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7 Mawford Close, Moulton Seas End PE12 6LX

£265,000 Freehold

- Village Location
- Kitchen Diner, Utility Room, Cloakroom
- Conservatory
- Mature Gardens
- 3 Bedrooms

Well presented 3 bedroom detached house situated within a cul-de-sac location with the village of Moulton Seas End. Entrance hallway, lounge, kitchen diner with conservatory off, utility room and cloakroom to the ground floor; 3 bedrooms and family bathroom with four piece suite. Ample parking and single garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Open porch with lighting and leading through a composite obscured leaded double glazed door with matching obscured UPVC double glazed panels to the side leading into:

ENTRANCE HALLWAY

5' 10" x 14' 5" (1.78m x 4.40m) Coved and textured ceiling, centre light point, smoke alarm, staircase rising to first floor, electric Dimplex storage heater, vinyl mosaic flooring, door to:

LOUNGE

11' 6" x 14' 4" (3.53m x 4.38m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre fan light with remote control, 3 wall lights, Dimplex electric storage heater, TV point, telephone point, freestanding log effect electric fire.

From the Entrance Hallway a door leads into:



KITCHEN DINER

10' 11" x 17' 9" (3.34m x 5.43m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading into Conservatory, coved and textured ceiling, 2 centre light points, spotlight fittings, vinyl oak effect plank flooring, Dimplex electric storage heater, smoke alarm, understairs storage cupboard with coat rail, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, built-in water softener, eye level electric fan assisted oven, integrated Bosch ceramic hob with stainless steel splashback, stainless steel extractor hood, door to:

UTILITY ROOM

5' 10" x 9' 6" (1.78m x 2.90m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, extractor fan, vinyl oak effect plank flooring, Dimplex electric storage heater, fitted with base and eye level units, worktops over, tiled splashbacks, inset stainless steel one and a quarter bowl sink with mixer tap, further water tap, integrated dishwasher, storage cupboard with shelving and coat rail. Door into:

CLOAKROOM

2' 10" x 5' 8" (0.87m x 1.74m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, stainless steel heated towel rail, coat rail, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap.

Also from the Kitchen Diner UPVC double glazed French doors lead into:

CONSERVATORY

8' 0" x 9' 3" (2.46m x 2.84m) Solid roof, dwarf brick wall and UPVC construction, UPVC double glazed windows to both sides and to the rear elevation, power points.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 7" x 10' 11" (2.02m x 3.33m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space with ladder, Dimplex electric storage heater, storage cupboard off housing hot water cylinder with slatted shelving, door to:



MASTER BEDROOM

10' 11" x 13' 8" (3.35m x 4.19m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre fan light, Dimplex electric storage heater, freestanding triple wardrobe, further fitted furniture.

BEDROOM 2

11' 1" x 11' 5" (3.38m x 3.50m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre fan light (remote control), electric storage heater, freestanding triple wardrobe.

BEDROOM 3

7' 10" x 8' 9" (2.40m x 2.69m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, electric storage heater.

FAMILY BATHROOM

5' 6" x 8' 9" (1.69m x 2.69m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, Dimplex fitted wall heater, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with telephone shower mixer tap, wall mirror, medicine cabinet, fully tiled shower cubicle with thermostatic shower over.

EXTERIOR

The front garden is laid to lawn with a wide range of shrubs and trees, paved pathways and gravelled driveway. Wooden side access gate leading into the rear garden.

INTEGRAL GARAGE

9' 0" x 16' 7" (2.75m x 5.06m) Up and over door, textured ceiling, centre light point, access to loft space, electric consumer unit board, power and lighting, UPVC double glazed window to the side elevation, further strip light.

REAR GARDEN

Extensive patio, lighting, electric double socket, cold water tap, the garden is mainly laid to lawn with mature shrub and tree borders, fenced boundaries to both sides and to the rear elevations. Further patio area, pergola with seating area.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continue for 3.5 miles to Moulton, turning left signposted Moulton Seas End, proceed into the village and Mawford Close is a turning on the left hand side.

AMENITIES

The nearby Conservation village of Moulton has shops, school, doctors surgery, Church etc. The Georgian market town of Spalding is 6 miles distant and the towns of Boston, Kings Lynn and Grantham and the city of Peterborough are also easily accessible by road. Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

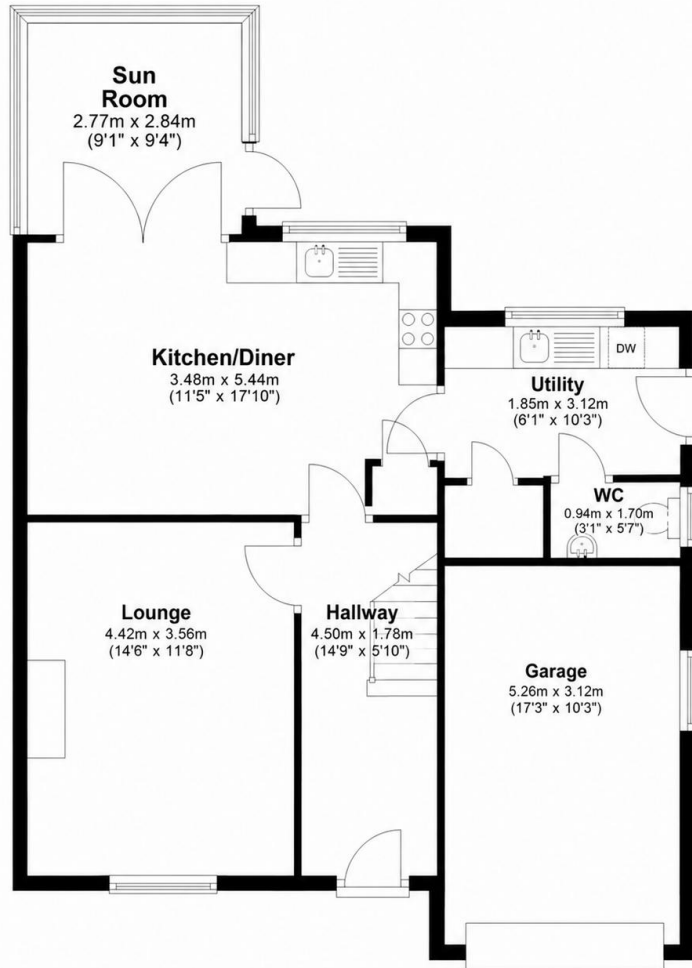
Mains water and electricity. Private drainage.





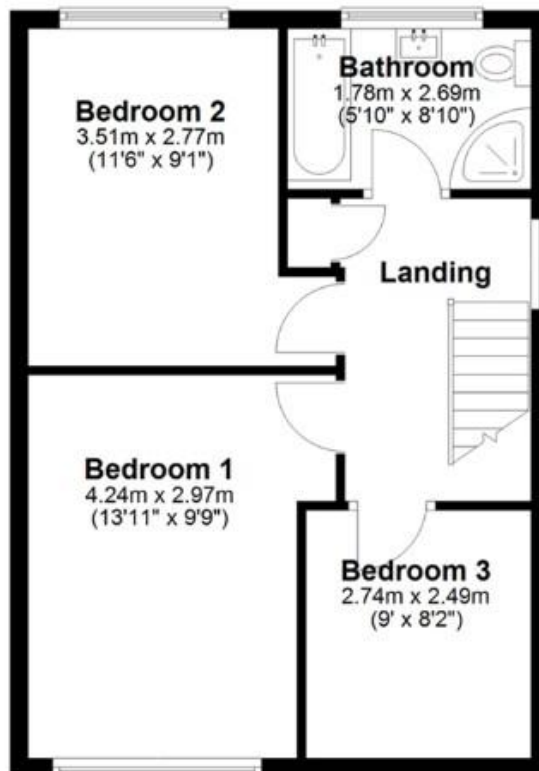
Ground Floor

Approx. 78.2 sq. metres (842.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S12049

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		