



BRADLEY JAMES

ESTATE AGENTS



16 Lowther Avenue, Moulton, Spalding, PE12 6QD

Asking price £225,000

- PROPERTY IS ONLY 8 YEARS OLD
- WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE ASPECT LOUNGE WITH VIEWS OF THE FIELDS TO THE FRONT
- BATHROOM AND CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER VILLAGE
- INTEGRATED KITCHEN DINER
- BUILT IN WARDROBES AND EN-SUITE TO BEDROOM ONE
- OFF ROAD PARKING AND SINGLE GARAGE WITH ELECTRIC GARAGE ROLLER DOOR
- PRIMARY SCHOOL, SHOP, PUB AND DOCTORS IN THE VILLAGE

16 Lowther Avenue, Spalding PE12 6QD

Nestled in the charming village of Moulton, this modern semi-detached house on Lowther Avenue presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts a spacious entrance hall that leads to a cloakroom, enhancing the practicality of the living space. The double aspect lounge is particularly inviting, offering delightful views of the surrounding fields, creating a serene atmosphere.

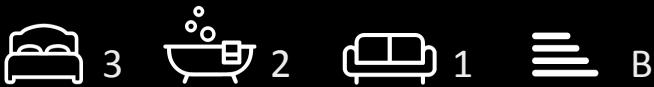
The heart of the home is undoubtedly the beautiful open-plan integrated kitchen diner, which features French doors that open onto the rear garden, allowing for seamless indoor-outdoor living. This area is perfect for entertaining or enjoying family meals while taking in the picturesque views.

On the first floor, you will find three well-proportioned bedrooms. The master bedroom is equipped with built-in wardrobes and an en-suite shower room, providing a private retreat. The modern family bathroom serves the other two bedrooms, ensuring convenience for all.

Outside, the property is set on a generous plot with tarmac off-road parking that leads to a single garage, complete with a remote-controlled electric roller door and a personal side entrance door to the garden. The rear garden is designed for low maintenance, featuring a patio area and Astroturf, making it an ideal space for relaxation or outdoor activities.

This home is conveniently located within walking distance to Moulton's fantastic village amenities, including a primary school, doctor's surgery, local shop with post office, butchers, hairdressers, fish and chip shop, pub, and church. At just eight years old, this property is a must-view for anyone looking to settle in a vibrant community while enjoying modern comforts.

There is a management charge on this estate around £300 a year.



Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, fuse box and skinned ceiling.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator, extractor fan and skinned ceiling.

Lounge

16'3 x 9'7

Double aspect with the UPVC doubled glazed window to the front and to the rear, radiator, power points, media plate, satellite point, TV point, telephone point and skinned ceiling.

Kitchen Diner

18'4 x 13'5

Double aspect with the UPVC double glazed window to the front, UPVC double glazed French doors leading onto the low maintenance rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with a Bosch induction hob and Bosch extractor over, integrated Bosch dishwasher, integrated Bosch fridge and freezer, integrated Bosch dishwasher, breakfast bar, radiator, power points and skinned ceiling with inset spotlights.

Landing

Power points and skinned ceiling.

Bedroom 1

14'5 x 11'8

Two UPVC double glazed windows to the front overlooking the fields, built-in wardrobes, radiator, power points and skinned ceiling.

Bedroom 1 En-suite

Shower room, UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled to the built-in mixer shower, pedestal wash hand basin with mixer taps over, tiled splashback, WC with push button flush, wall mounted heated towel rail, double shaver point, skinned ceiling with inset spotlights and extractor fan.

Bedroom 2

10'0 x 9'0

UPVC double glazed windows to the front overlooking the fields, radiator, power points, built-in single storage cupboard, skinned ceiling and loft hatch.

Bedroom 3

7'1 x 6'4

UPVC double glazed window to the rear, radiator, power points, TV points and skinned ceiling.

Bathroom

UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with mixer tap over, panel bath with mixer taps over and a mixer tap handheld shower, tiled splashback, double shaver point, wall mounted heated towel rail, extractor fan and skinned ceiling with inset spotlights.

Outside

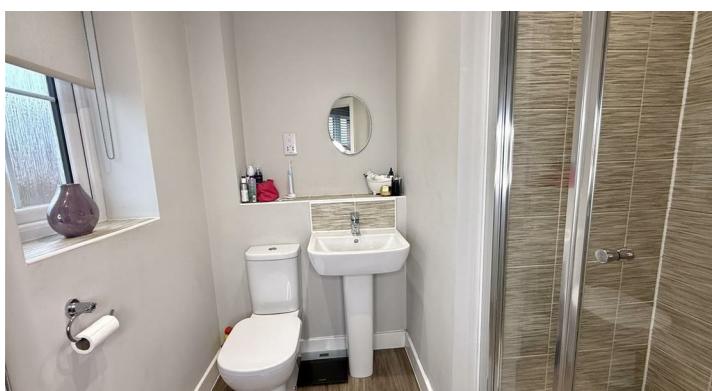
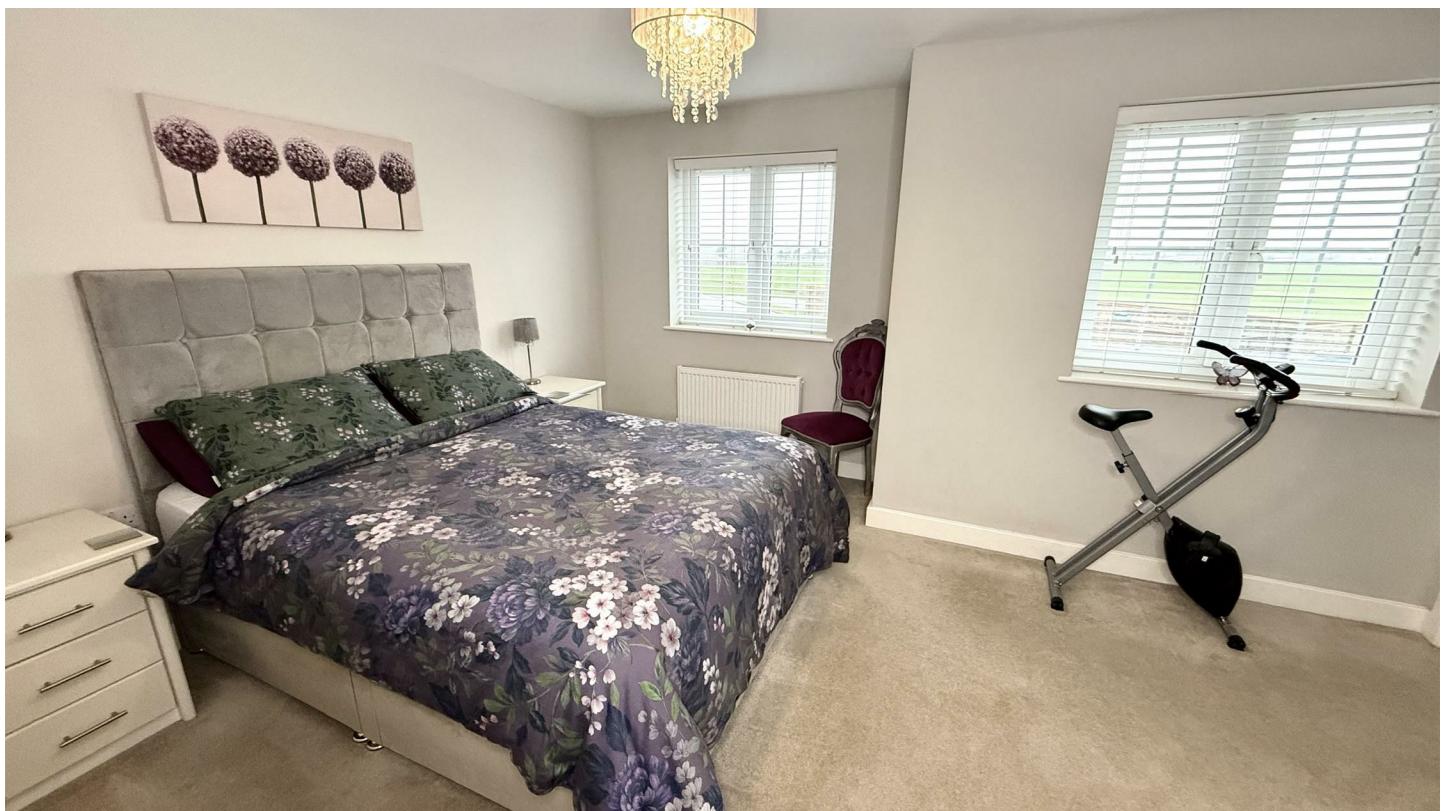
To the front there's a laid to lawn area to the front and side, open field views to the front, ramp path leading to the front door with storm porch and courtesy light, tarmac off-road parking which leads to the single garage. The rear garden is enclosed by panel fencing and has a decorative brick wall, it is all low maintenance being laid to Astroturf and patio.

Single Garage

18'3 x 10'4

Remote controlled electric roller door, UPVC obscured double glazed door going into the rear garden, separate fuse box and power and lighting connected.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR