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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



82 Roman Road, Moulton Chapel PE12 0XQ

£260,000 Freehold

- 3 Bedroom Bungalow
- Open Plan Kitchen/Diner/Living
- Refitted Bathroom
- No Chain
- Popular Village

Well presented 3 bedroom detached bungalow with integral garage. Accommodation comprising entrance hall, open plan lounge/dining/kitchen with central island, 3 double bedrooms recently refitted bathroom with four piece suite. Enclosed rear garden. Infrared electric central heating.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Obscured UPVC double glazed door with matching obscured UPVC double glazed panel to the side leading into:

ENTRANCE PORCH

2' 7" x 4' 1" (0.80m x 1.27m) Skimmed ceiling, centre light point, engineered oak flooring, double oak doors with obscured glazed panels leading into:

OPEN PLAN KITCHEN/DINING/LIVING AREA

20' 6" x 23' 4" (6.27m x 7.12m) Engineered oak flooring, radiator cover/shelving, skimmed ceiling, inset LED lighting, smoke alarm, 3 Infrared electric



panels. The kitchen area is fitted with a wide range of base, eye level and tall boy units, fitted oak worktops over, tiled splashbacks, inset enamel one and a quarter bowl sink with fitted mixer tap, integrated AEG dishwasher, fridge freezer, eye level AEG fan assisted electric oven and combination over, pull out larder units, central island with AEG induction hob, drawer units, extractor hood over, UPVC double glazed window to the rear elevation, obscured glazed stable door to the rear elevation, UPVC double glazed patio doors to the rear elevation, UPVC double glazed window to the front elevation, inset multi fuel burner set on tiled hearth, tiled splashbacks and solid oak mantle, TV point. Square arch into:

STUDY

6' 6" x 8' 6" (1.99m x 2.61m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, solid oak flooring, solid oak block desk area, door into Garage.

From the Entrance Hallway solid oak door leads into:

INNER HALLWAY

6' 10" x 9' 6" (2.09m x 2.90m) Engineered oak flooring, skimmed ceiling, inset LED lighting, smoke alarm, access to part boarded loft space with pull down ladder and lighting, storage cupboard off housing electric hot water cylinder, space and plumbing for washing machine and tumble dryer. Solid oak door with obscured glazed panels leading into:

MASTER BEDROOM

11' 5" x 11' 9" (3.48m x 3.59m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, Infrared electric panel, fitted charging points, engineered oak flooring.

From the Inner Hallway a solid oak obscured glazed door into:

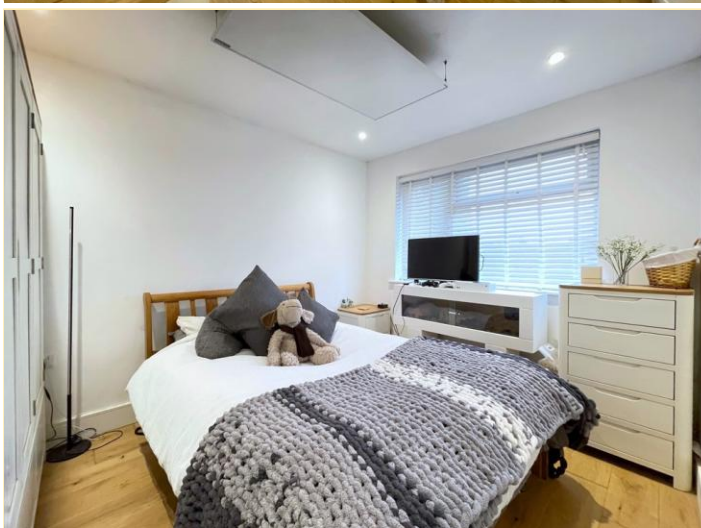
BEDROOM 2

8' 9" x 11' 5" (2.67m x 3.49m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, Infrared electric panel, USB charging point, engineered oak flooring.

From the Inner Hallway a solid oak door leads into:

BEDROOM 3

7' 10" x 9' 5" (2.39m x 2.88m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, Infrared electric panel, engineered oak flooring, fitted oak worktop (ideal for desk).



From the Inner Hallway into:

RECENTLY REFITTED BATHROOM

7' 11" x 9' 1" (2.42m x 2.79m) 2 Obscured UPVC double glazed windows to the rear elevation, skimmed ceiling, inset LED lighting, fitted electric towel rail, part tiled walls, tiled flooring, under floor heating, wall cabinet, extractor fan, fitted with a four piece suite comprising low level WC, circular wash hand basin with mixer tap set in solid oak vanity unit with 4 drawers, oval bath with fitted swan mixer tap and further shower attachment tap, fully tiled one and a half sized shower cubicle with digital thermostatic shower with rainfall shower head and further shower attachment tap.

EXTERIOR

Extensive gravelled driveway providing multiple off-road parking leading to Integral Garage. Wide range of mature shrubs and trees. To the side of the property there is an electric car charging point and gated access to the rear. Oil storage tank.

INTEGRAL GARAGE

Up and over door to the front elevation, power and lighting.

REAR GARDEN

Hedged and fenced boundaries. The garden is currently being improved.



DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road continue into Cowbit and taking the first exit at the roundabout on to the Moulton Chapel Road. Turn right into Roman Road and the property is situated on the left hand side identified by our For Sale board.

AMENTIES

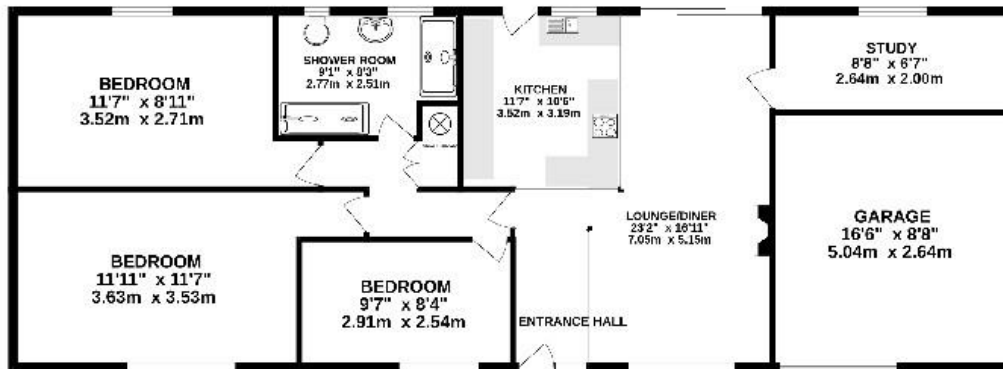
Moulton Chapel has a butchers, general stores, primary school, public house etc. Spalding is 5 miles distant offering a full range of facilities and the cathedral city of Peterborough is 14 miles from the property offering a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with easy access to the A1 and a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains water and electricity. There is an oil storage tank at the property and oil fired boiler fitted but there is infrared electric heating which is currently used.



GROUND FLOOR
1499 sq.ft. (139.3 sq.m.) approx.



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: S11937

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		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

