



BRADLEY JAMES

ESTATE AGENTS



## 27 River Lane, Moulton, Spalding, PE12 6NX

Asking price £425,000

- 38 foot open plan lounge diner with vaulted ceiling and two bi fold doors
- Three double bedrooms
- Luxurious four piece en-suite to bedroom one
- EPC rating of 96 out of 100
- Off road parking and single garage with space for motorhome or caravan
- Hi spec kitchen diner with integrated appliances and quartz worktops
- Three en-suites
- 36 foot hallway
- Underfloor heating throughout
- Open field views to the front

# 27 River Lane, Spalding PE12 6NX

1933 SQUARE FOOT, THREE DOUBLE BEDROOMS AND THREE EN-SUITES

Bradley James welcomes you to River Lane in the charming village of Moulton. This stunning detached bungalow, built in 2021, offers an exceptional living experience. Spanning an impressive 1,933 square feet, the property boasts three spacious double bedrooms, each with its own en-suite, including a luxurious four-piece suite in the bedroom one.

Please check out the marketing VIDEO for this property.

The heart of the home is undoubtedly the high-spec kitchen diner, featuring a Neff hide-and-slide oven, a wine cooler, and elegant quartz worktops. The mezzanine floor, adorned with a glass balustrade, adds a touch of sophistication, while the adjoining utility room enhances practicality.

The impressive 38-foot lounge diner, with its vaulted ceiling and two bi-fold doors, seamlessly connects indoor and outdoor living, leading to a beautifully landscaped rear garden.

This bungalow is designed for comfort and efficiency, benefiting from underfloor heating throughout and an impressive EPC rating of 96 out of 100.

Set on a generous plot, the property offers ample off-road parking for up to six vehicles, with additional space for a caravan or motorhome. A single garage, equipped with kitchen units and a sink, provides further convenience, with an internal door leading directly into the bungalow.

Located on the outskirts of Moulton village, residents will enjoy easy access to local amenities, including a doctor's surgery, a shop with a post office, a butcher, a fish and chip shop, a hairdresser, and a pub. Excellent road links to the A17 and A16 ensure convenient travel to Peterborough, Spalding, Lincoln, and Norfolk.

This property is a must-see to truly appreciate the high standard of accommodation on offer. Whether you are looking for a family home or a peaceful retreat, this bungalow is sure to impress.



Council Tax Band: E



### Entrance Hall

Double glazed front door into the entrance hall, which is 36ft in length, two light tunnels, air purifier in the ceiling, underfloor heating, skimmed ceiling, power points, coat cupboard, airing cupboard with hot water tank, underfloor heating controls and water softener.

### Cloakroom

WC with push button flush and inset shelving above, wash hand basin with mixer taps over, tiled splashback, underfloor heating, extractor fan and skimmed ceiling with inset spotlights.

### Open Plan Lounge/Dining Room

38'1 x 14'3

Double aspect with two double glazed bi-folding doors to the rear garden UPVC double glazed window to the side, beautiful vaulted ceiling, wall mounted remote controlled electric fireplace, underfloor heating, power points, TV points and telephone point.

### Kitchen Diner

20'2 x 16'8

UPVC double glazed window to the side, base and eye level units with quartz work surface over, sink and drainer with mixer taps over, integrated Neff hide and slide oven, integrated Neff convection microwave and oven with warming tray below, integrated wine cooler, integrated AEG induction hob with centre extractor fan, integrated AEG dishwasher, integrated AEG fridge, integrated AEG freezer, inset shelving with LED lighting, vaulted ceiling, space and point for American fridge freezer, underfloor heating, power points, skimmed ceiling with inset spotlights and ladder leading to the mezzanine floor with glass balustrade.

### Utility Room

10'4 x 5'6

UPVC obscured double glazed door to the side, space and plumbing for washing machine, space and point for tumble dryer, underfloor heating, power points, skimmed ceiling with inset spotlights and internal door leading through to the garage.

### Bedroom 1

20'1 x 11'6 x 11'0

UPVC double glazed window to the front enjoying open field views, underfloor heating, power points, skimmed ceiling, dressing area with space for wardrobes and door leading to the four piece luxury en-suite.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the side, roll top bath with side mounted mixer taps over and a

handheld shower, vanity wash hand basin with mixer taps over and storage drawers beneath, WC with push button flush, walk in shower with push button built in mixer shower with a fixed oversized rain style showerhead and a separate showerhead on a sliding adjustable rail, underfloor heating and skimmed ceiling with inset spotlights.

### Bedroom 2

13'0 x 9'5

UPVC double glazed window to the front with open field views, underfloor heating, power points, skimmed ceiling and door to the en-suite.

### Bedroom 2 En-suite

Walk in shower room, double shower cubicle with a push button built in mixer shower with a oversized fixed rain style showerhead and a separate showerhead on sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and worksurface over, wall mounted mirror with inset LED lighting, wall mounted heated towel rail, tiled splashback, underfloor heating, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 3

12'3 x 11'5

UPVC double glazed window to the side, underfloor heating, power points, skimmed ceiling with inset spotlights and a door to the third en-suite.

### Bedroom 3 En-suite

Shower room, UPVC obscured double glazed window to the side, walk-in shower cubicle with push button built in mixer shower with a oversized fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush with vanity wash hand basin with mixer taps over with storage cupboards beneath and worksurface over, tiled floor with underfloor heating and skimmed ceiling with inset spotlights.

### Outside

The property sits on a non-estate plot with a vast amount of gravel off-road parking, room for caravan or motorhome, leads to a single garage, side gated access leading to the rear garden which has been landscaped by the current vendor with multiple seating areas, upgraded patio areas, outside power points, two outside taps and outside lights.







## Viewings

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

## EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		96	98
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 179.6 sq. metres (1933.0 sq. feet)