

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Earlsfield, Moulton Seas End PE12 6LE

£155,000 Freehold

- Village Location
- Semi-Detached House
- driveway and Gardens
- 2 Bedrooms
- No Onward Chain

Traditional semi-detached house with 2 bedrooms, bathroom, lounge, kitchen, ample off-road parking and established gardens. Village location.

SPALDING 01775 766766 BOURNE 01778 420406

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ACCOMMODATION Part glazed UPVC front entrance door to:

RECEPTION HALL 6' 2" x 7' 10" (1.89m x 2.41m) including staircase. Understairs cupboard housing the electricity meter and fuse box, door to:

LOUNGE DINER 20' 2" x 9' 4" (6.16m x 2.86m) Laminate flooring, dual aspect with UPVC windows to the front and rear elevations, electric heater, ceiling light, log burner on raised hearth (not working)

KITCHEN 13' 9" x 8' 10" (4.20m x 2.70m) Range of fitted base cupboards and drawers, worktops, intermediate wall tiling, matching eye level wall cupboards, freestanding cooker, cooker hood,



plumbing and space for washing machine, further appliance space, electric heater, 2 ceiling lights, TV point, UPVC windows to the rear and side elevations, half glazed UPVC external entrance door.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING Access to loft space, UPVC window to the side elevation, Airing Cupboard housing the hot water cylinder with immersion heater and slatted shelf, doors arranged off to:

BEDROOM 1 15' 6" x 10' 0" (4.73m x 3.06m) maximum 2 UPVC windows to the front elevation, laminate flooring, electric heater, ceiling light.

BEDROOM 2 11' 4" x 9' 10" (3.46m x 3.02m) Laminate flooring, UPVC window to the rear elevation, electric heater, ceiling light.

BATHROOM 5' 8" x 6' 7" (1.73m x 2.03m) Three piece suite comprising panelled bath with Triton shower over and glazed screen, pedestal wash hand basin, low level WC, majority wall tiling, electric heater, heated towel rail, obscure glazed UPVC window, recessed ceiling lights.

EXTERIOR At the front of the property there is a large gravelled driveway and parking area with turning bays, hedgerow to the front boundary, gated access leading to:

ESTABLISHED REAR GARDENS Laid to lawn with a patio area, timber fencing to the side and rear boundaries, 2 brick outhouses, outside tap.

SERVICES Mains water, electricity and drainage. Electric heating.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 continuing past Weston and on to Moulton. Turning left off the main road and continuing into Moulton Seas End. Turn left into Earlsfield and the property is situated on the left hand side indicated by the Agents For Sale sign.

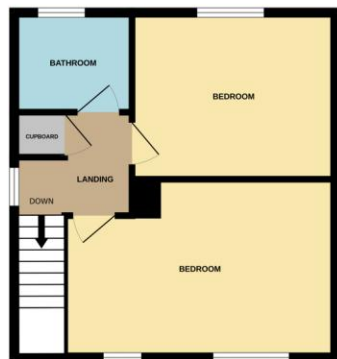
AMENITIES There is a local pub within the village. The well served village of Moulton is 2 miles distant with general stores, post office, primary school, doctors surgery etc. The market towns of Spalding and Holbeach are each approximately 6 miles distant.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

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: 17695

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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