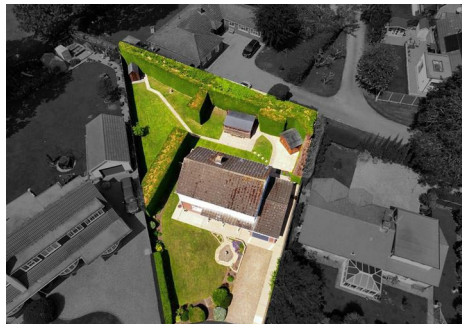




BRADLEY JAMES

ESTATE AGENTS



## 5 Somerby Close, Moulton, Spalding, PE12 6PZ

Asking price £345,000

- Vendors have lived here for 42 years
- Views of Moulton church and Moulton mill from the front of the property
- Two reception rooms, double aspect lounge and a family/dining room
- Property had an insurance claim 30 years ago for subsidence
- Generous plot with front, side and rear gardens
- Desirable cul-de-sac location
- Walking distance to Moulton's amenities
- Kitchen diner with utility room off
- Modern bathroom suite
- Located in a sought after conservation village

Nestled in the charming cul-de-sac of Somerby Close in Moulton, this delightful detached house presents a rare opportunity for prospective buyers. Having been cherished by the current vendors for an impressive 42 years, this property is a true gem in a conservation village known for its community spirit and excellent amenities.

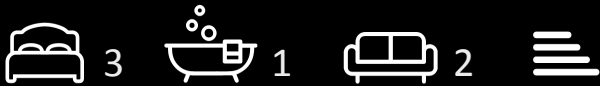
As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The double aspect lounge offers a warm and inviting atmosphere, with lovely views of the historic Moulton Mill and the picturesque church. Adjacent to the lounge is a separate dining room or family room, perfect for entertaining or enjoying family meals. The heart of the home is undoubtedly the well-appointed kitchen diner, which flows seamlessly into a practical utility room, ensuring that daily tasks are a breeze. Completing the ground floor is a modern refitted cloakroom, adding convenience for guests.

Upstairs, you will find three generously sized double bedrooms, each offering ample space and comfort. A separate modern WC and a three-piece bathroom suite provide essential facilities for family living.

Outside, the property boasts off-road parking, along with a single garage for additional storage. The side gated access leads to a private and enclosed rear garden, ideal for outdoor gatherings or simply enjoying the tranquillity of your surroundings. Two sheds provide extra storage for gardening tools or outdoor equipment.

Somerby Close is conveniently located within walking distance to Moulton's fantastic amenities, including a doctors' surgery, primary school, pub, butchers, shop with post office, hairdressers, and a beloved fish and chip shop. This property is not just a house; it is a wonderful home in a vibrant community, waiting for its next chapter.

Property had an insurance claim 30 years ago for subsidence



Council Tax Band: E



### Hallway

Composite obscured double glazed front door into the entrance hall which has a radiator, power points and telephone points.

### Cloakroom

UPVC obscured double glazed window to the rear, WC with push button flush, wash hand basin with mixer tap over, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

### Lounge

20'2 x 12'0

Double aspect UPVC double glazed window to the front and rear, radiator, power points, gas fireplace, TV point and wall lights.

### Dining Room

12'0 x 9'0

Two double glazed windows to the front with views across the windmill and the landscaped green, radiator, power points, telephone points and skimmed and coved ceiling.

### Kitchen/Diner

11'8 x 10'8

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill, integrated Neff four burner gas hob with extractor over, integrated Neff dishwasher, tiled splash back, tiled floor, radiator and power points.

### Utility Room

9'1 x 6'6

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with work surface over, sink and drainer with tap over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, tiled splash back and tiled floor.

### Landing

UPVC double glazed window to the rear, loft hatch, power point and airing cupboard.

### Bedroom 1

12'2" x 12'2"

UPVC double glazed window to the front enjoying views of Moulton Church and Moulton Windmill and the green, radiator, power points and built-in wardrobes. (Measurements excluding built-in wardrobe).

### Bedroom 2

12'4" x 10'0"

UPVC double glazed window to the rear, radiator,

power points and built-in wardrobes. (Measurements excluding built-in wardrobe).

### Bedroom 3

14'0" x 7'4"

UPVC double glazed window to the front, radiator, power points, built-in wardrobes, views of Moulton Church and Moulton Mill. (Measurements excluding built-in wardrobe).

### Upstairs WC

UPVC obscured double glazed window to the rear and WC with push button flush.

### Bathroom

UPVC obscured double glazed windows to the side, panel bath with mixer taps over, pedestal wash hand basin with mixer taps over, separate shower cubicle which is fully tiled with a built-in mixer shower it has a fixed shower head and separate shower head on a sliding adjustable rail, wall mounted heated towel rail, fully tiled walls and airing cupboard with shelving.

### Outside

There are five properties on the exclusive cul-de-sac with a landscaped green to the front. There is a generous front garden with gravel off-road parking for two cars but this can easily be extended to create off-road parking for a further 2 to 3 cars if needed. There is side gated access to the rear garden which is enclosed by panel fencing and conifers, there is a concrete seating area, a ramp and steps which lower down to the rear garden which is laid to lawn, has a summer house with patio seating area and a shed with another patio to the front. In the second part of the rear garden there's another shed and it is laid to lawn, there is a side gated access both sides of the property which then leads back to the front garden.

### Single Garage

16'6 x 9'8

Double wooden doors to the front, UPVC obscured double glazed window to the side, loft hatch, fuse box, power points and a door leading into the utility room.





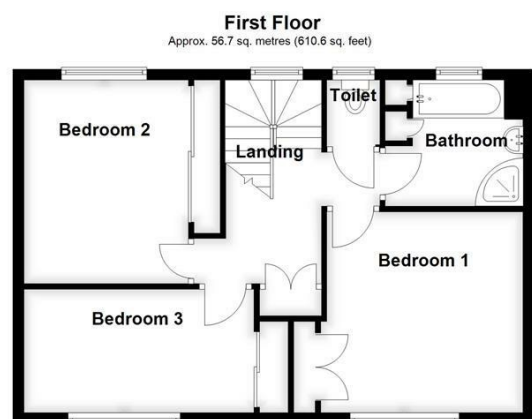
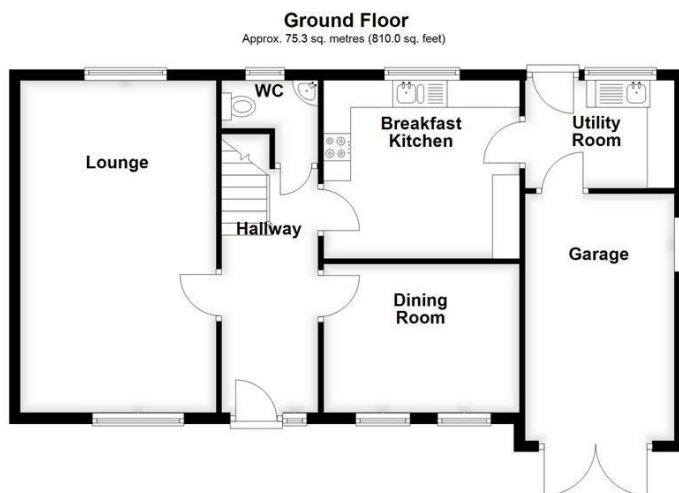


## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 132.0 sq. metres (1420.6 sq. feet)