

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Plot 7, Moulton Chapel Road, Cowbit, Spalding PE12 0XD

£459,950 Freehold

- South Facing rear garden with large patio
- Detached double garage with electric door
- Turfed front and rear gardens
- Extensive Fitted kitchen with integrated appliances
- Air Source heat pump with Underfloor heating

NEARING COMPLETION - Plot 7 is a 3 bedroom detached bungalow, with detached double garage, set on a large frontage plot, off Moulton Chapel Road. It is nearing completion, and is now ready for Buyer choices of kitchen/utility/tiles.

Located off Moulton Chapel Road, this new homes developer has designed this small development of just 8 new properties around the benefit of having south facing rear gardens with open field views.

SPALDING 01775 766766 BOURNE 01778 420406



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The property has a modern Air Source Heat Pump central heating system, with underfloor heating to all areas. The property has an extensive and high specification fitted kitchen with island and integrated appliances included, as well as carpets from a selected range, and LVT flooring/Tiles to some areas. Chrome sockets and switches are throughout the property. This property has extra high ceilings throughout - 2.7m.

ACCOMMODATION

HALLWAY

14' 8" x 19' 0" (4.49m x 5.81m) Grey composite door. Power points, Telephone point. Recessed downlights. Carpeted. Manifold/Cylinder cupboard off.



LIVING AREA

4.50m x 3.20m (14'9" x 10'5") Recessed light fittings, Media point, power points, data point, FTTP, Underfloor Heating Control. Carpeted. Bifold doors to rear garden. Open to

UTILITY ROOM

2.40m x 1.92m (8'0" x 6'3") To have Baseline units and ceramic sink with Contemporary Stainless Tap set in worktop, over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. LVT Flooring. UPVC Door to Garden. Door off to

KITCHEN/DINING

8.31m x 4.65m (27'3" x 15'3") To have an extensive Kitchen to be provided from selected ranges. Designed kitchen includes a range of Tall and base units and an Island. Integrated Appliances are included, comprising two Ovens, Fridge/Freezer, Dishwasher, Electric induction Hob and an Extractor, with upstands, with splashbacks, and a ceramic 1 1/2 Bowl Sink unit with contemporary Tap. There are ample Power points and recessed Ceiling Downlights, and the area has Underfloor Heating with zone controls. Data point. Flooring will be LVT or tiled to Kitchen area and carpet to Dining area. Bifolds to garden

CLOAKROOM

1.20m x 1.92m (4' x 6'3") Low level Wc and wash hand basin. Chrome heated towel rail. Recessed ceiling downlights. LVT or tiled Flooring

MAIN BEDROOM (FRONT) PLUS BAY

5.40m x 5.30m (17'8" x 17'4") Power points, Pendant light fittings, TV point, Telephone point, Data point. Carpeted.

ENSUITE

2.90m x 1.90m (9'6" x 6'2") Large Shower with Soaker head and standard showerspray, Low level wc, Wash hand basin. Chrome Heated Towel rail, recessed ceiling downlights, Shaver point, half tiled walls, LVT or tiled flooring.

BEDROOM 2 (FRONT)

4.50m x 3.82m (14'9" x 12'6") Power points, TV point, Data point. Pendant light fitting, Carpeted

BEDROOM 3 (REAR)

17' 10" x 15' 3" (5.46m x 4.65m) maximum Power points, TV point, Data Point, Pendant Light fitting, Carpeted.

BATHROOM

7' 6" x 10' 2" (2.3m x 3.1m) white 4 piece suite with Bath, separate large Shower cubicle, Low level Wc and wash hand basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, LVT or tiled Flooring, and Half tiled walls.

OUTSIDE

Gravelled driveway with turfed front gardens and rear gardens. Indian Sandstone Slabbed footpaths and patio, with timber fencing to all boundaries, some 7' dose board, others Lincolnshire post and rail. Air source heat pump. Outside Tap. Contemporary PIR exterior lights to front, rear and side doors, and to garage. 6 x 450w PV panels on rear roof

DETACHED DOUBLE GARAGE

6200mm x 6100mm external (subject to site measurement)

5600mm x 5550mm internal (subject to site measurement)

Concrete floor, Fluorescent Light and power points. Anthracite Electric Roller shutter door. UPVC Personnel door to side.

DIRECTIONS

From the centre of Spalding proceed out of town on the A16 towards Peterborough. At the Cowbit roundabout, turn left onto Moulton Chapel Road. The property is on the right after 300 yards, identified by the Agents For Sale sign.





TENURE Freehold

SERVICES Electricity, water and drainage. Heating and Hot water via Airsource Heat pump, with underfloor heating throughout. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

COUNCIL TAX BAND Predicted Band E
EPC predicted Band B

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: 16946/S11668

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

