



BRADLEY JAMES

ESTATE AGENTS



51 Carrington Road, Moulton Seas End, Spalding, Lincolnshire, PE12 6LS

Asking price £235,000

- OPEN FEILD VIEWS
- DETACHED GARAGE WORKSHOP
- LOUNGE
- KITCHEN DINER
- EN-SUITE TO BEDROOM ONE AND DOWNSTAIRS BATHROOM
- VAST AMOUNT OF OFF ROAD PARKING
- TWO SHIPPING CONTAINERS FOR STORAGE
- CONSERVATORY
- BOOT ROOM/UTILITY ROOM
- THREE BEDROOMS

51 Carrington Road, Spalding PE12 6LS

RURAL, 2 RECEPTION ROOMS, DETACHED GARAGE WORKSHOP AND EN-SUITE TO BEDROOM 1

Located in the tranquil setting of Carrington Road, Moulton Seas End, this charming semi-detached house offers a delightful blend of comfort and countryside living. With a generous living space of 1,035 square feet, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The home features three well-proportioned bedrooms and a modern en-suite to bedroom one, providing ample space for families or guests, added bonus of a downstairs bathroom that cater to your daily needs.

This residence exudes character and charm, while offering the conveniences of contemporary living. One of the standout features of this property is the extensive parking available for up to eight vehicles, this leads to your detached garage workshop, ideal for running a business from home or a serious hobby enthusiast. This makes it ideal for families with multiple cars or for those who enjoy hosting gatherings.

Situated at the end of a peaceful country road, this home enjoys uninterrupted views of the stunning open fields that surround it. The picturesque countryside provides a serene backdrop, allowing you to unwind and appreciate the beauty of nature right from your doorstep.

This property is not just a house it is a sanctuary where you can create lasting memories in a beautiful setting. Whether you are looking for a family home or a peaceful retreat, this semi-detached house in Moulton Seas End is a remarkable opportunity that should not be missed.



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E

Council Tax Band: A



Boot Room and Utility Room

10'2 x 6'4

UPVC front door Into the utility boot room, UPVC double glazed window to the front, space and point for fridge freezer, space and plumbing for washing machine, space and point for tumble dryer, floor mounted oil boiler, power points and radiator. Storage cupboard

Downstairs Bathroom

UPVC double glazed window to the side, panel bath with mixer taps, electric mixer shower, pedestal wash basin with mixer taps, WC with pushbutton flush and wall mounted heated towel rail.

Kitchen Diner

16'8 x 7'7

UPVC double glazed window to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer tap over, space and point for freestanding cooker, space and point for fridge, space and plumbing for slimline dishwasher, tile splashback, tiled floor, radiator and power points.

Lounge

16'9 x 12'0

UPVC double glazed window to the rear enjoying open field views, UPVC double glazed French doors going onto the conservatory, staircase leading to the first floor accommodation, radiator, power points and skimmed and coved ceiling.

Conservatory

9'5 x 9'2

Brick and UPVC construction, UPVC double glazed French doors going to the rear garden, enjoying open field views.

Landing

UPVC double glazed window to the side, skimmed and coved ceiling and loft hatch.

Bedroom 1

11'6 x 8'0

UPVC double glazed window to the front enjoying field views, radiator, power points, built-in wardrobes.

En-Suite

Separate shower cubicle with a built-in mixer shower, wall mounted heated towel, pedestal wash and basin with taps over, WC with pushbutton and flush.

Bedroom 2

12'0 x 8'8

UPVC double glazed window to the rear enjoying open field views, radiator, power points and TV point.

Bedroom 3

8'2 x 7'9

UPVC double glazed window to the rear with open field view, radiator and power points.

Garage Workshop

15'8 x 14'4

There's a roller door to the front, power and lighting connected, storage in the loft, multiple power points and separate fuse box.

Outside

The property is the last property on the road and enjoys open field view to the front side and rear. Vast amount of off-road

parking for numerous vehicles, a laid to lawn grass area to front, two shipping containers for storage, caravan charging point, outside light, side access leading to your rear garden, which is enclosed by low-level wooden fencing, it again enjoys field view to the rear and side, it is laid to lawn and has a decking seating area coming off of the conservatory. There's an unfinished extension which could be split into a boot room and separate study. 14'5 x 9'0.



Viewings

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

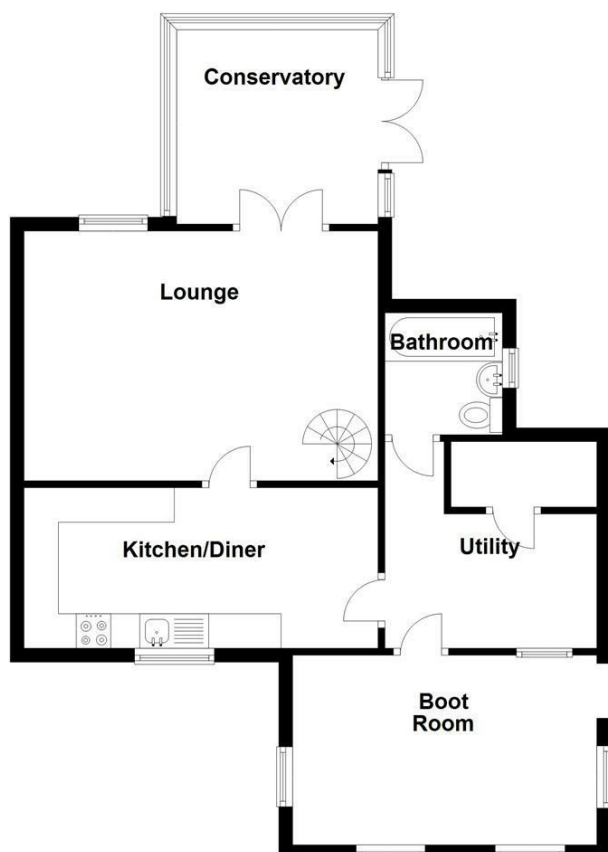
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

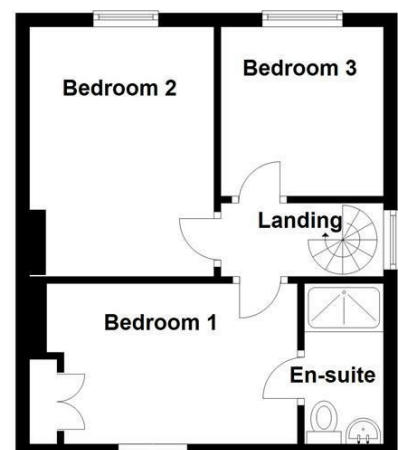
Ground Floor

Approx. 65.1 sq. metres (700.2 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.7 sq. feet)