



3 Cornelius Close  
Moulton Chapel PE12 0FN  
£269,500

### 3 Cornelius Close

#### Moulton Chapel PE12 0FN

Situated in a Cul De Sac location on a new residential development, this detached family home is offered in immaculate condition and is positioned not far from the local amenities offered by this ever popular village location.

Enjoying easy access to both Spalding and Crowland there are local schools for younger children. The accommodation comprises; Entrance hall with stairs to the first floor, storage and a convenient W.C Cloakroom. There is a comfortable size Lounge Diner and has access to the rear Garden. There is a well appointed fitted Kitchen Breakfast Room.

The Landing leads to an Ensuite main Bedroom, two further Bedrooms and a Family Bathroom.

Outside are Gardens front and rear with a driveway for off road parking leading to a single Garage.

Viewing is recommended of this well presented family home.

Tenure Freehold  
Council Tax C





Entrance Hall  
Stairs to the first floor Landing with a storage cupboard below, doors to

Cloakroom W.C.

Lounge Diner  
18'11" max x 12'11" max (5.77m max x 3.94m max)  
'L'Shape Room, PVCu French Doors to the rear Garden.



Kitchen Breakfast Room  
13'6" x 8'11" (4.12m x 2.74m)  
Fitted with a range of base and eye level units with complimentary work tops and upstands. Fitted electric oven and hob with hood above, plumbing for a dishwasher and washing machine, Integrated appliances are available via separate negotiation.

Landing  
Doors to

Bedroom 1  
11'10" x 9'8" m min (3.61m x 2.95 m min)  
Door to

Ensuite Shower Room

Bedroom 2  
9'8" x 8'11" (2.95m x 2.74m )

Bedroom 3  
10'5" x 6'9" min (3.18m x 2.07m min)

Family Bathroom

Outside  
To the front of the property is an open plan garden laid to lawn with a driveway to the side leading to a single Garage. Gated side access leads to an enclosed garden, laid to lawn with a good size patio area.



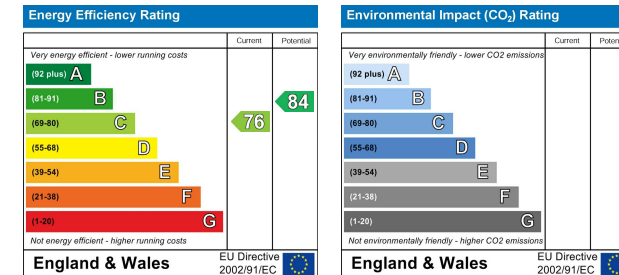
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,  
Crowland, PE6 0EG  
T: 01733 259995  
E: crowland@firminandco.co.uk