



Centurion Street, Moulton Chapel Spalding PE12 0FL

welcome to

Centurion Street, Moulton Chapel Spalding

Impressive four bedroom detached family home, BUILT IN 2024 WITH 8 YEARS LEFT ON NHBC. Two reception rooms, SPACIOUS KITCHEN DINER and utility. Family bathroom, TWO EN-SUITES & downstairs WC. Off road parking for two cars, DOUBLE GARAGE, fully enclosed rear garden & ADDITIONAL 'SECRET' SIDE GARDEN



Entrance Hall

Having LVT flooring. Stairs leading to the first floor.
Built-in cupboards.

Study

6' 8" x 11' 4" (2.03m x 3.45m)
Comprising of LVT flooring.

W/C

8' x 3' 6" (2.44m x 1.07m)
Having a W/C. Sink. Heated towel rail. Tiled flooring.
Partly tiled walls.

Lounge

12' 11" x 21' 5" (3.94m x 6.53m)
Comprising of a fireplace with fitted log burner.

Family Room

12' 7" x 9' 11" (3.84m x 3.02m)
Having a bay window to the side. LVT flooring.

Kitchen

23' 11" x 13' 8" (7.29m x 4.17m)
Comprising of wall and base units. Single bowl Belfast sink. Quartz surfaces. Integrated electric oven, Grill, Four ring hob, Extractor fan, Fridge freezer, dishwasher, Bins and wine fridge. LVT flooring. Central island with storage, Quartz surfaces and two seated breakfast bar. Bi-fold doors to the garden.

Utility Room

5' 8" x 7' 4" (1.73m x 2.24m)
Having wall and base units. Single bowl sink. Extractor fan. LVT flooring. Space for a washing machine and tumble dryer.

Landing

Comprising of loft access with partially boarded loft.
Built-in cupboards

Bedroom One

12' 11" x 15' 2" (3.94m x 4.62m)

En Suite

4' 5" x 8' (1.35m x 2.44m)
Having a W/C. Double shower cubicle with dual head

thermostatic shower. Extractor. Heated towel rail.
Shaving point.

Bedroom Two

12' 7" x 15' 2" (3.84m x 4.62m)

En Suite

4' 5" x 7' 7" (1.35m x 2.31m)
Comprising of a W/C. Sink. Double shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Shaving point.

Bedroom Three

12' 11" x 11' 1" (3.94m x 3.38m)

Bedroom Four

12' 7" x 10' (3.84m x 3.05m)

Bathroom

8' 8" x 9' 3" (2.64m x 2.82m)
Having a W/C. Inset sink. Bath. Shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Shaving point.

Exterior

Rear: Enclosed by fencing and brick wall. Lawn. Three patio seating areas. Outside tap. Rear gate to parking.
Side garden - Enclosed by fencing. Paved with timber bar. Space for a hot tub.

Garage

18' 2" x 18' 8" (5.54m x 5.69m)
Having two up and over electric doors. Power and lighting.

Agents Note

This property is subject to management charge of £395.61 per annually.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead."



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welcome to

Centurion Street, Moulton Chapel Spalding

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED EXECUTIVE HOME
- TWO RECEPTION ROOMS, KITCHEN DINER & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER, EN-SUITE TO BEDROOM TWO & DOWNSTAIRS WC
- OFF ROAD PARKING & DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN & LOW MAINTENANCE SIDE GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113156 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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