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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Mawford Close, Moulton Seas End PE12 6LX

£367,500 Freehold

- 3 Double Bedrooms
- High Quality Fittings Throughout
- Air Source Heating System & Solar Panels
- Ample Off Road Parking
- Established Gardens

View now - you will be amazed! Deceptively spacious bungalow with 3 double bedrooms, air source heating, solar panels and air conditioning. High quality fittings throughout. Pleasant cul-de-sac location.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Part glazed UPVC front entrance door with similar side panel to:

RECEPTION HALL

17' 2" x 5' 1" (5.25m x 1.55m) Part leaded light glazed UPVC front entrance door with similar side panel, wood grain effect flooring, contemporary radiator, access to loft space, coved cornice, built-in linen cupboard, doors arranged off to:

BEDROOM 1

15' 7" x 11' 5" (4.76m x 3.50m) Wood grain effect laminate flooring, UPVC window to the front elevation, coved cornice, ceiling light, radiator.



BEDROOM 2

11' 5" x 11' 8" (3.50m x 3.58m) Wood grain effect laminate flooring, UPVC window to the front elevation, coved cornice, ceiling light, radiator.



DINING ROOM

10' 6" x 9' 9" (3.22m x 2.98m) Marble style ceramic floor tiles, UPVC window to the rear elevation, 2 pendant light fittings, radiator, square arch to:

LOUNGE

17' 4" x 14' 9" (5.30m x 4.50m) Triple aspect with UPVC windows to the front and rear elevations, UPVC French doors with full height side panels to the side elevation, vaulted ceiling with recessed ceiling lights, marble style ceramic floor tiles, Fujitsu air conditioning unit.



SHOWER ROOM

5' 7" x 8' 0" (1.71m x 2.45m) 1700mm shower tray with fixed screen, Mira Sport electric shower with overhead rainwater sprinkler, wash hand basin with mixer tap and storage unit beneath, low level WC, fitted store cabinet and three quarter height shelved medicine cabinet, modern tiled walls and floor, contemporary vertical radiator, recessed ceiling lights.

FITTED BREAKFAST KITCHEN

21' 7" x 9' 3" (6.58m x 2.83m) Contemporary green solid oak units including base cupboards and drawers, granite effect worktops, glazed display cabinet, wall units, plate rack, Metro style tiling, plumbing and space for dishwasher, twin wine racks, space for Range style cooker with Smeg multi speed canopy cooker hood above, 2 UPVC windows to the rear elevation, half glazed UPVC external entrance door, feature half height panelling around the breakfast area, radiator, plumbing and space for washing machine, Belfast sink with mixer tap, door to:



BEDROOM 3

15' 8" x 9' 3" (4.79m x 2.82m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, cupboard housing the modern fuse box and solar PV fuse box, woodgrain effect vinyl floor covering.



EXTERIOR

Extensive gravelled frontage with multiple parking and gated access leading round to:



ESTABLISHED GARDENS

Including:-

COVERED ENTERTAINING AREA

20' 6" x 16' 8" (6.26m x 5.10m) Block paved with a painted wooden framework and perspex roof over bamboo with multiple seating area, barbeque with canopied hood and under storage.

LAWNED GARDEN

Situated to the side and rear of the property with stepping stone pathways.

SUMMERHOUSE/GARDEN OFFICE

9' 2" x 11' 7" (2.80m x 3.55m) Painted timber with power and lighting, twin glazed entrance doors, block paved plinth.

WORKSHOP

17' 4" x 10' 9" (5.3m x 3.3m) approx Painted timber construction with entrance door, windows, power and lighting.

Trellised arch with climbing plants, raised stocked borders, circular patio/seating area, further stepping stone pathway, ornamental pond with water feature, Fujitsu air conditioning unit and Warmflow Air Source heat pump.



DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continue for 3.5 miles to Moulton, turning left signposted Moulton Seas End, proceed into the village and Mawford Close is a turning on the left hand side.

AMENITIES

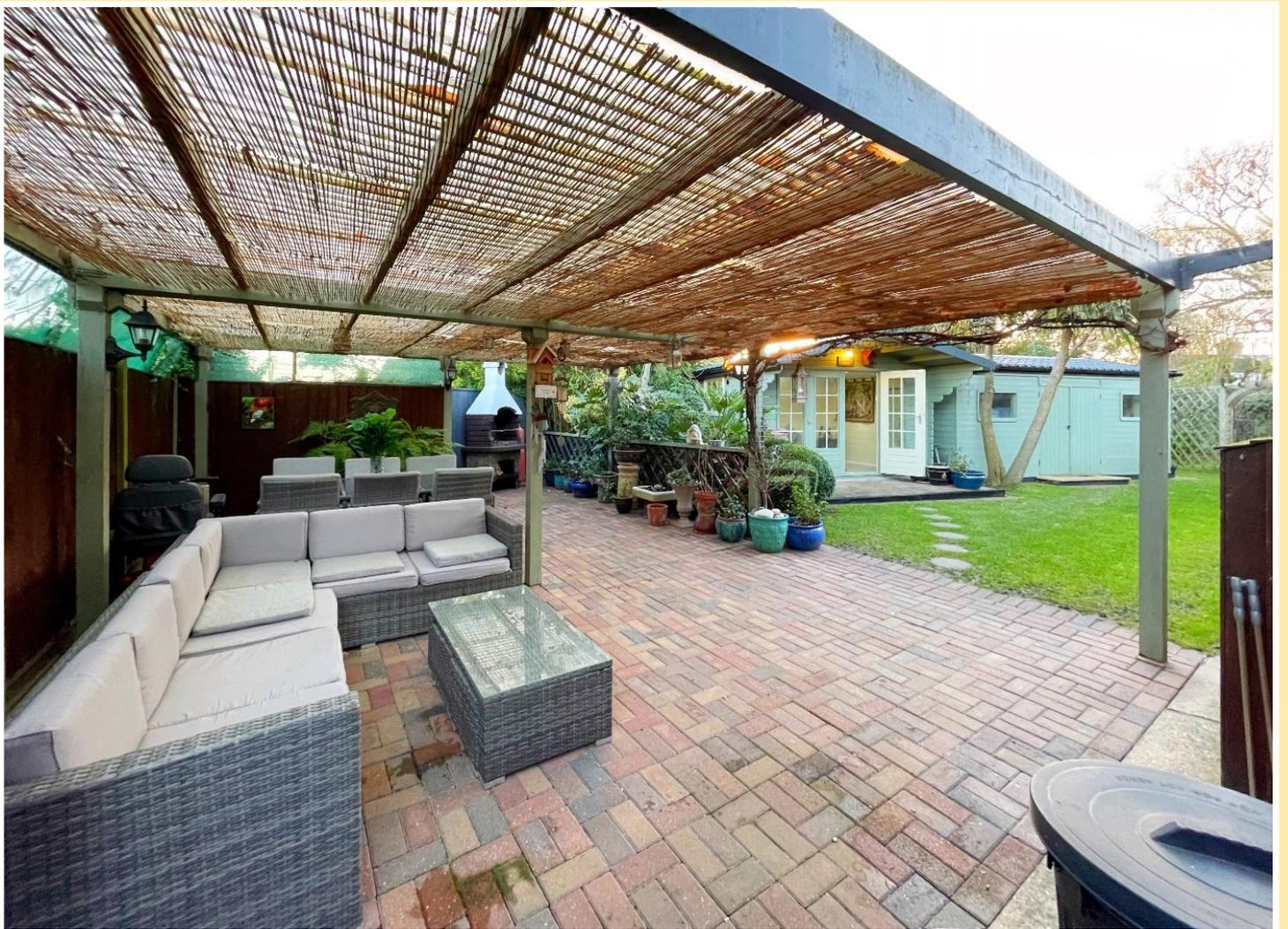
The nearby Conservation village of Moulton has shops, school, doctors surgery, Church etc. The Georgian market town of Spalding is 6 miles distant and the towns of Boston, Kings Lynn and Grantham and the city of Peterborough are also easily accessible by road. Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains water and electricity. Private drainage. Modern Air Source heating system. Air conditioning. Solar PV panels.













AWAIT FLOOR PLAN



3D VIRTUAL VIDEO TOURS POWERED BY MATTERPORT

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX 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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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.

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