

EST 1770



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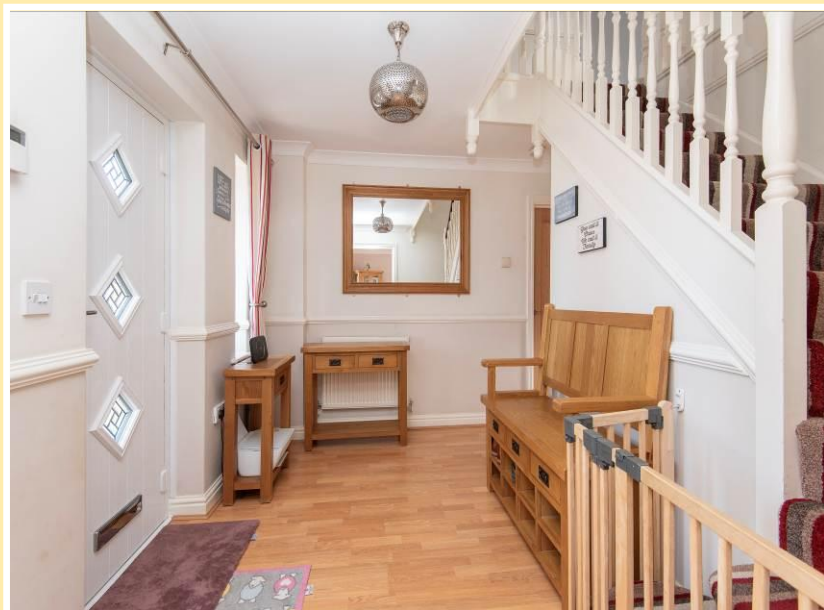
2 Wiles Avenue, Moulton Chapel PE12 0QB

(Offers in Region Of) £400,000 Freehold

- Spacious and Stylish 5 Bedroom Detached House
- Popular Village Location
- Double Garage, Established Gardens
- Well Presented Throughout

Elegant Neo-Georgian 5-bedroom detached family house in popular location. Multi car driveway and detached brick double garage. Established rear gardens. Reception hall, cloakroom, ground floor bedroom 5, study, sitting room, open plan living/dining/kitchen and utility room to the ground floor; master bedroom with en-suite, 3 further double bedrooms and bathroom to the first floor. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Composite front entrance door with leaded light glazed panels, 2 side windows, access to:

RECEPTION HALL

11' 3" x 7' 1" (3.43m x 2.18m) plus 8' 4" x 3' 9" (2.56m x 1.15m), wood grain effect laminate flooring, radiator, dado rail, coved cornice, 2 ceiling lights, staircase off, understairs doaks cupboard with hanging rail.

CLOAKROOM

7' 7" x 3' 8" (2.33m x 1.14m) Two piece suite comprising hand basin with mixer tap and vanity storage unit, tiled splashback, low level WC, radiator, coved cornice, ceiling light, extractor fan.



BEDROOM 5

12' 1" x 10' 4" (3.69m x 3.17m) Wood grain effect laminate flooring, coved cornice, ceiling light, 2 UPVC windows to the front elevation, 2 radiators.

STUDY

9' 1" x 6' 8" (2.77m x 2.05m) plus large door recess. UPVC window to the side elevation, coved cornice, ceiling light, radiator.



FAMILY ROOM

8' 4" x 14' 2" (2.56m x 4.33m) Recessed ceiling lights, coved cornice, UPVC window to the rear elevation, modern wood grain effect flooring, radiator, open plan through:

CENTRAL DINING SPACE

9' 3" x 6' 9" (2.84m x 2.08m) Wall mounted Fujitsu air conditioning unit, coved cornice, ceiling light, open arch to:

MODERN FITTED KITCHEN

12' 8" x 14' 7" (3.88m x 4.46m) Comprehensive range of stylish fitted units comprising integrated tall larder fridge and freezer, dishwasher, storage bins, extensive range of base cupboards, eye level wall cupboards, microwave housing units, bottle rack, space for Range style cooker with concealed cooker hood above, under lighters, Quartz worktops with integrated drainer and single bowl sink unit with Quooker boiler water tap, central island with integrated deep storage drawers and comfortable seating for four, further double base cupboard with worktop above, recessed ceiling lights, 3 stylish pendant lights over the island, modern Anthracite vertical radiator, half glazed external entrance door, UPVC window to the rear elevation and a pair of UPVC glazed French doors opening on to the patio. Door to:



UTILITY/LAUNDRY ROOM

9' 0" x 5' 7" (2.75m x 1.72m) Quartz worktop with single bowl sink unit, integrated drainer and mono block mixer tap, cupboards beneath, three quarter height provision cupboard, plumbing and space for washing machine, space for tumble dryer, range of coat hooks, coved cornice, ceiling light, extractor fan, radiator.



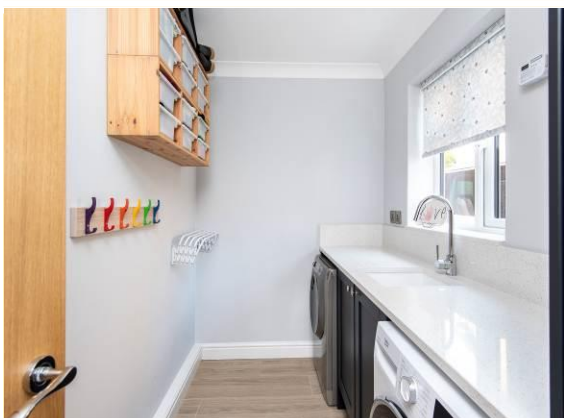
SITTING ROOM

22' 8" x 12' 0" (6.93m x 3.66m) Decorative coved cornice, dado rail, 2 ceiling lights, 3 radiators, 2 UPVC windows to the front elevation, fitted carpet, coal effect gas fire with decorative timber surround and polished marble style hearth, almost full width sliding patio doors to the rear elevation.

From the Reception Hall the carpeted staircase rises to:

GALLERIED FIRST FLOOR LANDING

11' 4" x 14' 5" (3.46m x 4.40m) UPVC window to the front elevation, fitted carpet, coved cornice, access to loft space, 2 ceiling lights, 2 smoke alarms, radiator, dado rail, built-in Airing Cupboard housing the large hot water cylinder with slatted shelf, doors arranged off to:





MASTER SUITE

Comprising:-

EN-SUITE SHOWER ROOM

7' 6" x 5' 8" (2.31m x 1.74m) Half tiled walls, corner tiled shower cabinet with fitted shower, low level WC, pedestal wash hand basin, shaver point, recessed ceiling lights, coved cornice, extractor fan, obscure glazed UPVC window.

LOBBY

8' 4" x 4' 0" (2.56m x 1.22m) Coved cornice.

BEDROOM

12' 8" x 10' 3" (3.88m x 3.13m) Fitted carpet, coved cornice, ceiling light, radiator, UPVC window to the rear elevation, recessed double and single wardrobes.

BEDROOM 2

15' 7" x 11' 2" (4.76m x 3.41m) maximum UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 3

12' 5" x 11' 5" (3.81m x 3.49m) Fitted carpet, coved cornice, ceiling light, 2 radiators, 2 UPVC windows to the front elevation.

BEDROOM 4

12' 2" x 8' 5" (3.72m x 2.57m) 2 radiators, 2 UPVC windows to the front elevation, coved cornice, ceiling light.

BATHROOM

9' 1" x 7' 5" (2.79m x 2.27m) maximum Three piece suite comprising 'P' shaped bath with side mounted mixer tap, fitted shower with glazed screen, low level WC with concealed cistern and push button flush, vanity storage units and hand basin with mixer tap, vertical radiator/towel rail, half tiled walls, obscure glazed UPVC window, coved cornice, recessed ceiling lights, extractor fan.

EXTERIOR

The property is nicely situated overlooking a green area with open plan lawned frontage, double width multi car driveway with access to:

DETACHED DOUBLE GARAGE

17' 0" x 16' 6" (5.19m x 5.04m) Brick construction beneath a pitched tiled roof with overhead storage space, twin up and over doors, concrete floor, power and lighting, side personnel door.

ESTABLISHED REAR GARDENS

Including lawned areas, raised corner paved patio, further patio area, fenced child's play area with sandpit and play equipment, garden shed, close boarded fencing to the side and rear boundaries. Cold water tap, double socket. To the other side of



GROUND FLOOR CLOAKROOM



GROUND FLOOR BEDROOM 5



GROUND FLOOR BEDROOM 5



GROUND FLOOR STUDY/BEDROOM 6

the property there is an oil storage tank.

DIRECTIONS

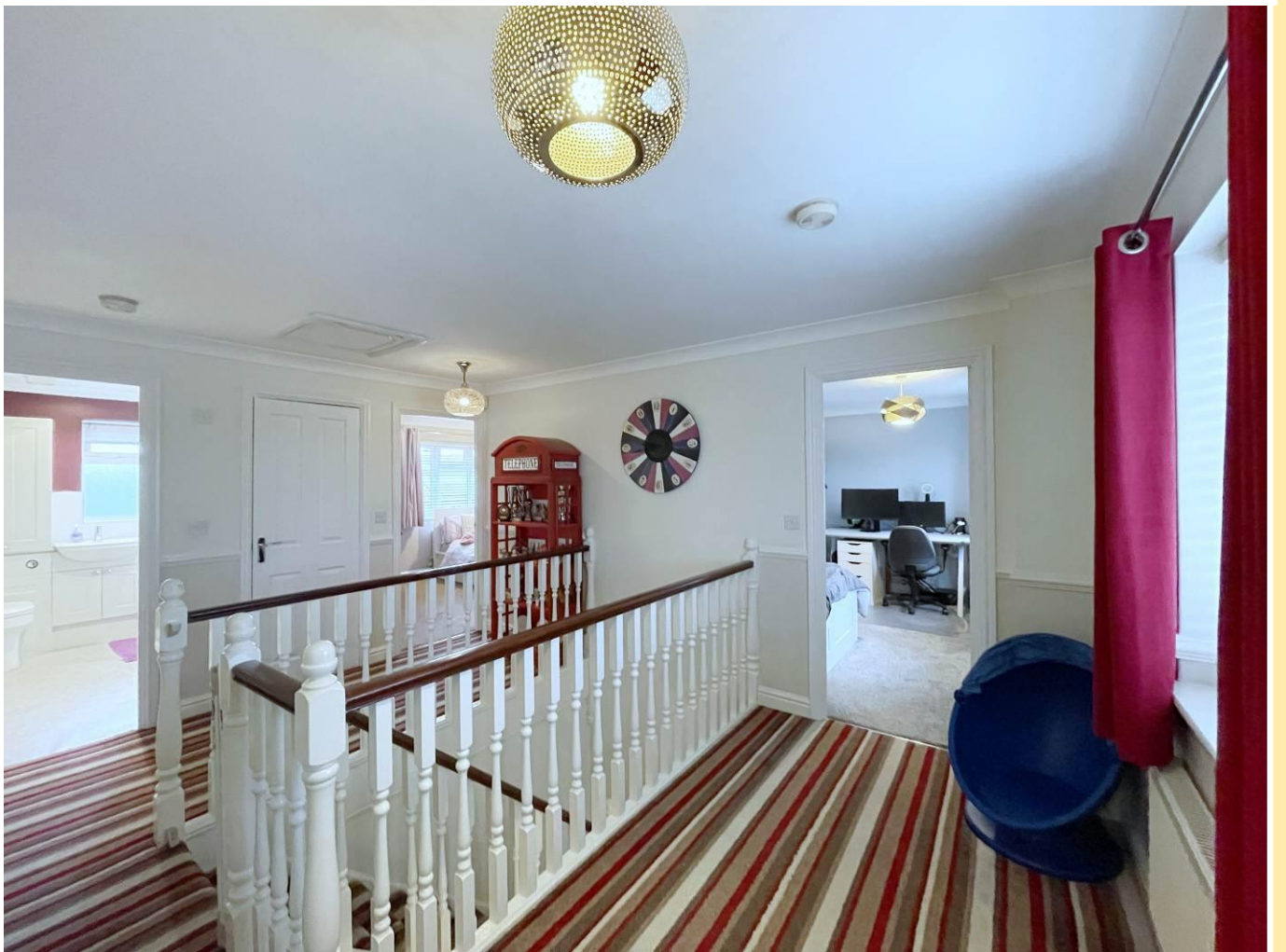
From Spalding proceed in a southerly direction along the A16 Peterborough Road continue into Cowbit and taking the first exit at the roundabout on to the Moulton Chapel Road. Proceed to Moulton Chapel, round the sharp left hand bend into Fengate and then turn right into St James Way, first left into Braybrooks Way and then right into Wiles Avenue where the property is on the left hand side.

AMENITIES

Moulton Chapel has a butchers, general stores, primary school, public house etc. Spalding is 5 miles distant offering a full range of facilities and the cathedral city of Peterborough is 14 miles from the property offering a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with easy access to the A1 and a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains water, electricity and drainage. Oil central heating. LPG bottles for the gas fire.





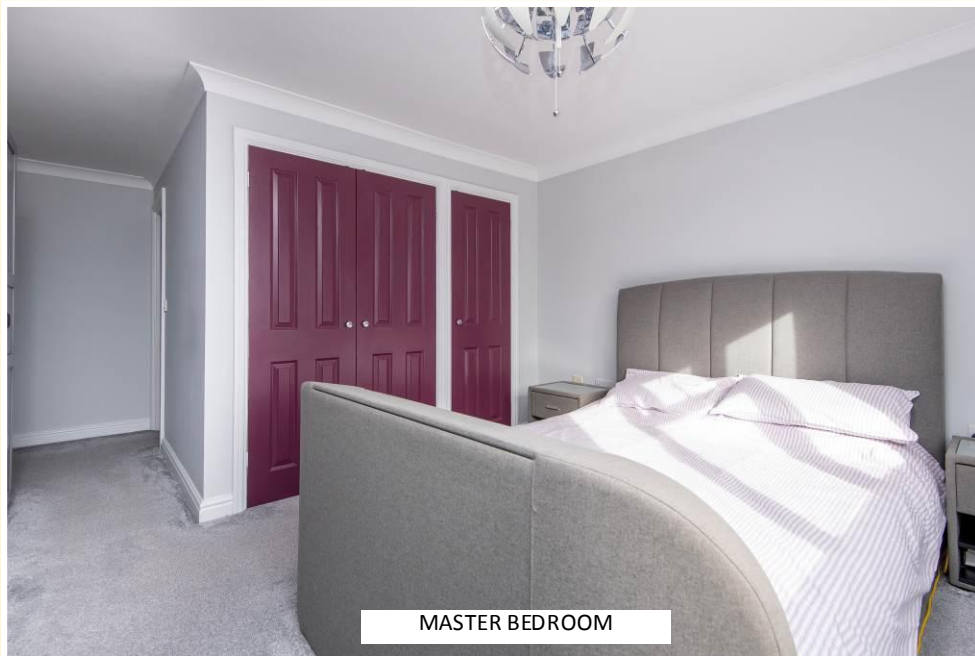
FAMILY BATHROOM



FAMILY BATHROOM



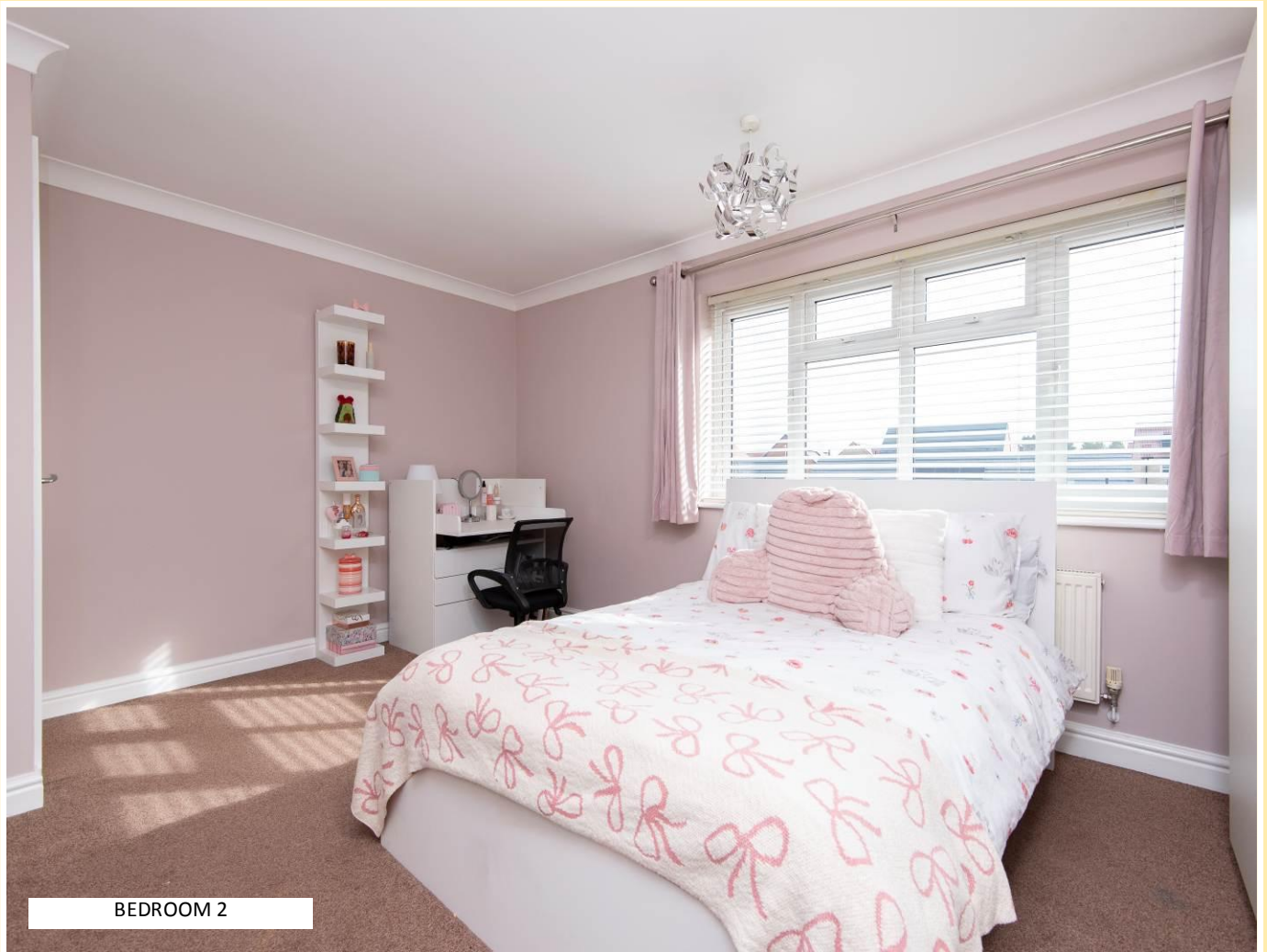
MASTER ENSUITE



MASTER BEDROOM



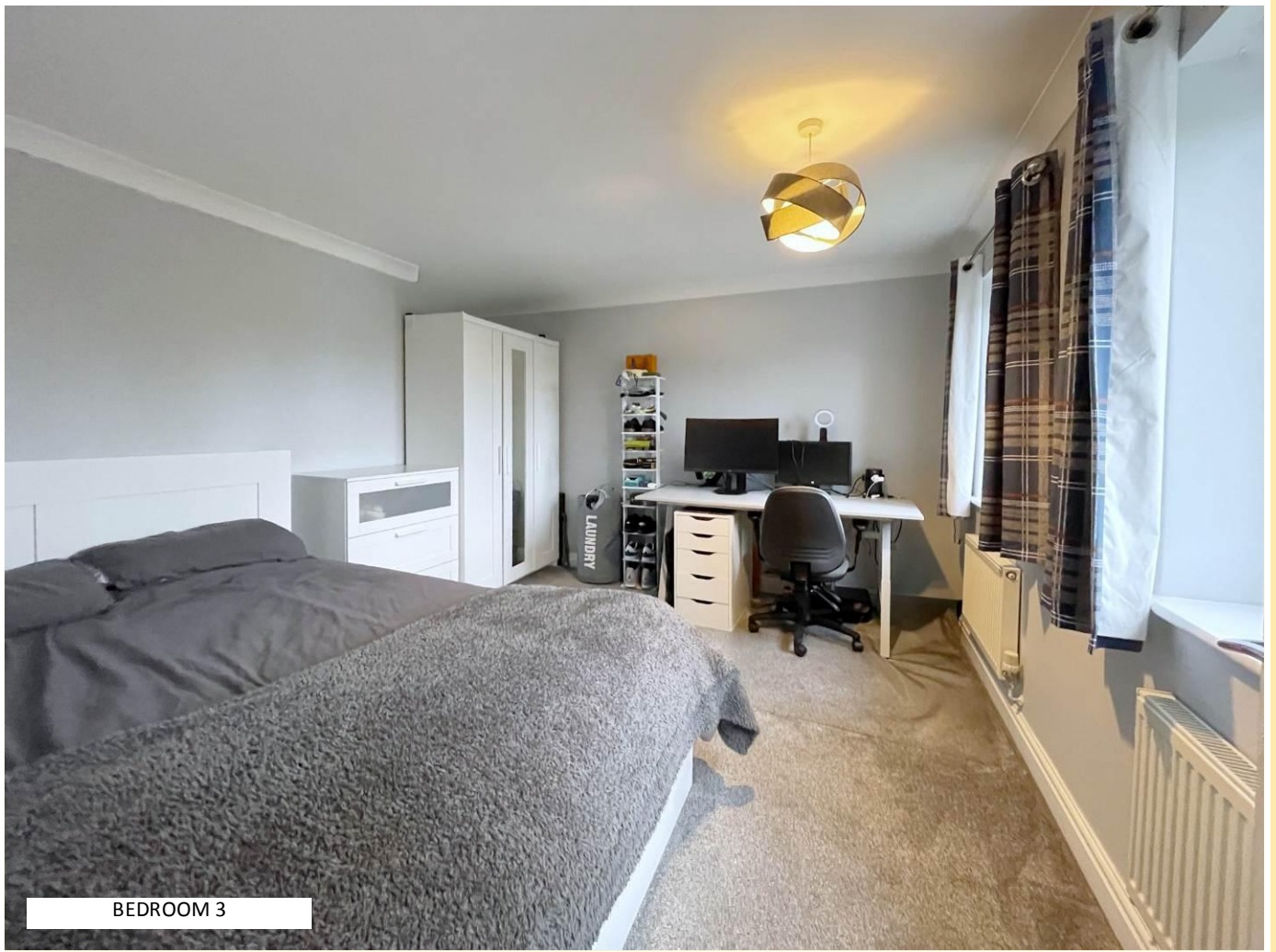
BEDROOM 4



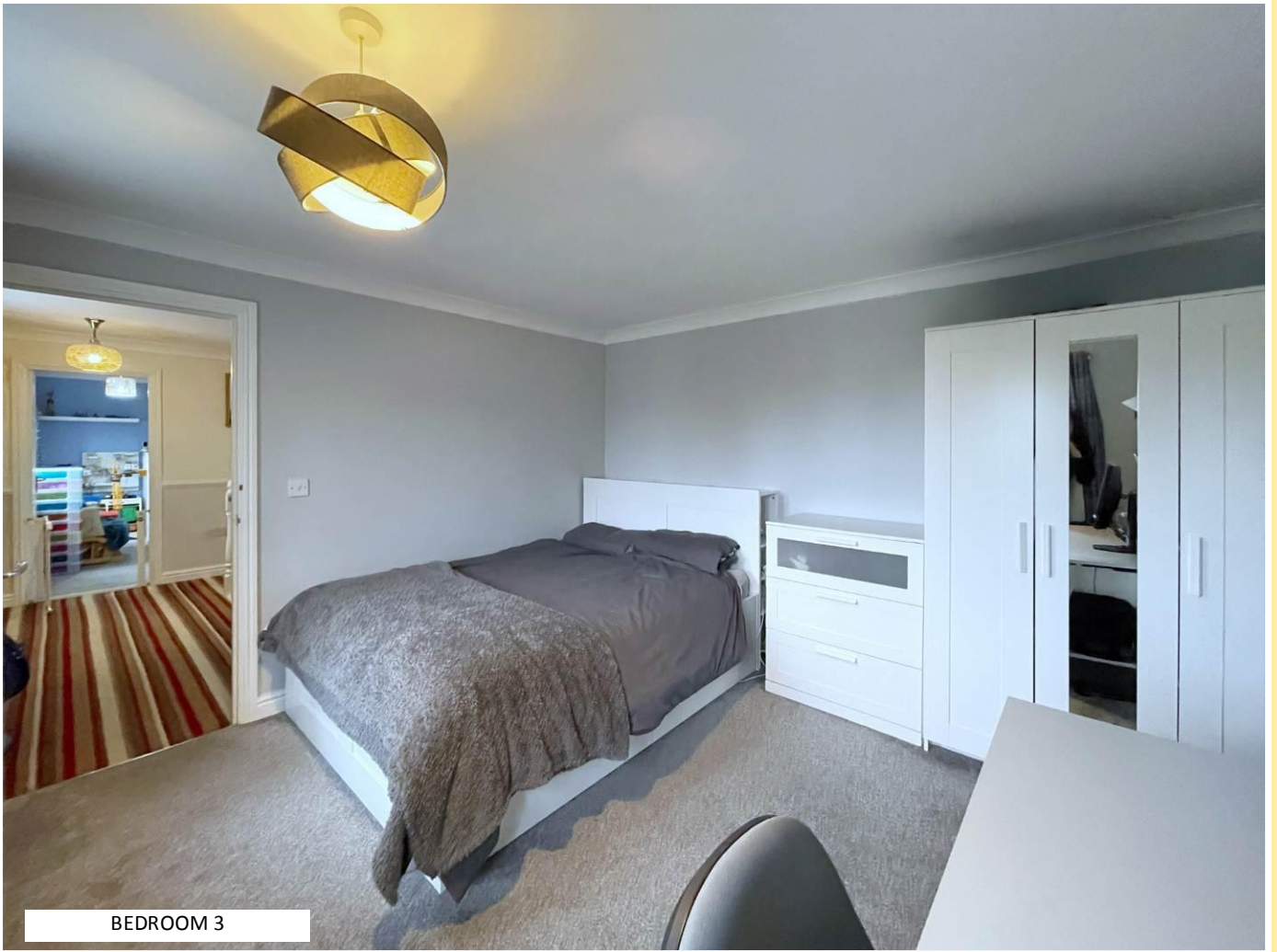
BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 3





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TENURE: Freehold

SERVICES: TBC

COUNCIL TAX BAND: E

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.

Ref: S11934 (4 March 2026)

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