

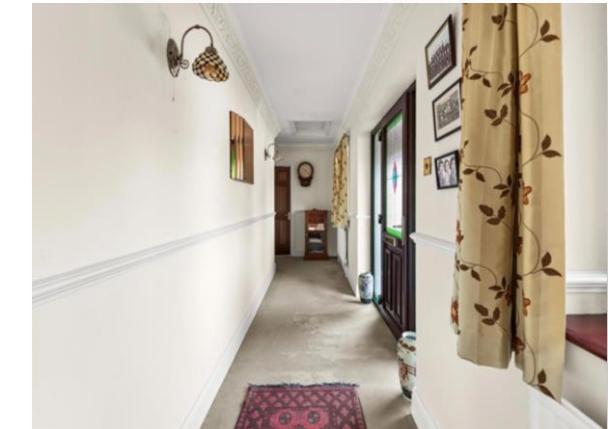


Station Road, Moulton Spalding PE12 6QE

welcome to

Station Road, Moulton Spalding

VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMMODATION PROVIDED IMPRESSIVE, UNIQUELY BUILT DETACHED BUNGALOW NESTLED WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF MOULTON.



L Shaped Entrance Hall

UPVC double glazed window to the front aspect
leads into the property

Telephone point, wall lights, power points, loft hatch
and radiator

Master Bedroom

12' 7" x 14' 6" (3.84m x 4.42m)
Built in wardrobes, bedside cabinets and dressing
table allowing for ample storage, radiator, power
points, decorative coving and TV point.

UPVC double glazed window to the side

Bedroom Two

9' 5" x 11' 8" (2.87m x 3.56m)
Carpeted flooring, radiator, wall lights, power
sockets, ceiling light, decorative coving.

Double glazed window to the front aspect.

L Shaped Lounge/Kitchen/Diner

Kitchen/Dining Room - '20'1 x 14'5

Fully fitted kitchen comprising of wall and base units
with worksurfaces over, tiled splashback,
sink/drainer, ample storage, single electric oven with
integrated microwave above, induction hob and
extractor fan over, integrated dishwasher, spotlights,
tiled flooring

Two double glazed windows to the rear aspect
showcasing impressive field views

Dining Area:

Carpeted flooring, radiator, power points.

Double glazed sliding doors leading into: Sun Room

Double glazed window to the rear aspect offering
picturesque field views.

Lounge: - 19'6 x 15'2

Feature grand fireplace made of Yorkshire Stone.
carpeted flooring, ceiling light, spotlights

Double glazed window to the side aspect.

Sun Room

15' 8" x 15' 11" (4.78m x 4.85m)
Spacious brick built sun room comprising of power
sockets, radiator.

Double glazed French doors leading

Rear Entrance Hall

Double glazed door leading into the rear garden.

Power points, radiator, tiled flooring.

Utility Room

9' 9" x 10' 10" (2.97m x 3.30m)
Tiled flooring, plumbing for washing machine and
tumble dryer, water softener, fridge/freezer, built in
storage and fuse box

Double aspect double glazed windows

Cloakroom

Radiator, ceiling light, tiled flooring, central heating
boiler.

Double glazed window

Family Bathroom

Finished to a high specification this impressive four
piece suite comprises of a panelled bath with a tiled
surround, mixer tap and shower attachment, large
fully tiled double shower cubicle with a separate
adjustable shower head, vanity wash hand basin with
storage underneath and a mirrored cabinet with
coloured sensor lighting, W/C. Spotlights, two large
wall mounted towel rails, one of which featuring a
full length mirror and an airing cupboard with
shelving.

Double glazed window

Exterior:

Accessed via a private driveway the property benefits
from an extensive tarmac driveway allowing for
ample off-road parking for numerous vehicles.

Rear Garden:

Enclosed predominantly laid to lawn garden
comprising of a large laid to lawn area comprising of
a multitude of mature shrubs and trees as well as
large planters, a large patio seating area spanning
the rear and side of the bungalow, a separate patio
seating area with power sockets, gated access to the
side and a separate laid to lawn garden overlooking
Moulton River.

Detached Outbuilding:

Study

9' 7" x 9' 10" (2.92m x 3.00m)
Fuse box, carpeted flooring, ceiling light.

Home Gym / Hobby Room

17' 8" x 9' 9" (5.38m x 2.97m)
Carpeted flooring, power points, ceiling light,
radiator

Double glazed window to the side

Workshop

18' 6" x 11' (5.64m x 3.35m)
Fitted units with worksurfaces over, fuse box,
workbench, power points

Double glazed window

Doors leading to:

Oversized Garage

11' x 18' 6" (3.35m x 5.64m)
Electric up and over door, storage in eaves, power
points.

Two small windows to the side aspect.

Work Room



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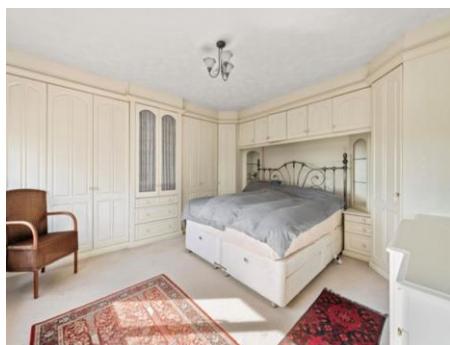
Station Road, Moulton Spalding

- INDIVIDUALLY BUILT TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN LOUNGE/KITCHEN/DINER
- TWO LARGE DETACHED OUTBUILDINGS WITH ANNEXE POTENTIAL
- EXTENSIVE OFF-ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£545,000



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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.



Property Ref:
SDG112132 - 0008



Please note the marker reflects the postcode not the actual property

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