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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



109 Moulton Chapel Road, Cowbit PE12 0XB

£325,000 Freehold

- No Chain
- Spacious, Versatile Accommodation
- Multiple Off-Road Parking
- 3 Reception Rooms
- Semi-Rural Location with Field Views

Older style detached property situated in a semi-rural location with field views. Ideally situated for access on to the A16 to Peterborough. Multiple off-road parking, integral garage. Spacious accommodation with 3 reception rooms, conservatory, good sized kitchen diner, utility and bathroom to the ground floor; 2 bedrooms and bathroom to the first floor. Gas central heating. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Obscured UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 5" x 3' 6" (1.05m x 1.07m) Staircase rising to first floor, textured ceiling, smoke alarm, door to:

RECEPTION ROOM 1

9' 10" x 13' 5" (3.00m x 4.11m) UPVC double glazed window to the front and side elevations, UPVC double glazed French doors to the rear elevation leading into Conservatory, coved ceiling, centre light point, double radiator, feature wooden fireplace with tiled hearth and fitted gas fire, TV point.

From the Entrance Lobby door into:



RECEPTION ROOM 2

11' 5" x 13' 3" (3.48m x 4.05m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, feature brick fireplace with built-in plinths and wooden mantle with inset gas coal effect fire, tiled hearth, central heating thermostat, storage cupboard off housing electric consumer unit board, door into:

UTILITY ROOM

9' 0" x 15' 5" (2.75m x 4.70m) Glazed window to the side elevation, UPVC double glazed door to the side elevation leading into Conservatory, tiled flooring, skimmed ceiling, 2 centre strip lights, smoke alarm, built-in Carbon Monoxide detector, double radiator, fitted with a wide range of base, eye level and display units, work surfaces over, tiled splashbacks, floor mounted gas Ideal Mexico boiler, plumbing and space for washing machine, space for fridge, square arch into Kitchen. Understairs storage cupboard off with lighting and coat rail.

CONSERVATORY

10' 7" x 9' 6" (3.25m x 2.90m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to the side elevation, UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, radiator, tiled flooring, central fan light, heat resistant polycarbonate roof, roof windows, power points.

From the Utility square arch into:

KITCHEN DINER

10' 3" x 17' 11" (3.13m x 5.48m) UPVC double glazed window to the side elevation, coved and textured ceiling, 2 centre spotlight fittings, tiled flooring, double radiator, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, plumbing and space for dishwasher, inset stainless steel sink with swan mixer tap, freestanding gas and electric Range style Flavel Milano cooker, stainless steel canopy extractor hood over, door into:

REAR LOBBY

9' 3" x 9' 6" (2.84m x 2.91m) UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, tiled floor, double radiator, BT point. Door to:

BATHROOM

9' 3" x 7' 10" (2.84m x 2.41m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, built-in extractor fan, fully tiled walls, vinyl floor covering, double radiator, storage cupboard off with slatted shelving, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage cupboards below and mirror, light and shaver point over, walk-in Spa bath with Mira mixer tap with further shower attachment tap.



From the Rear Lobby door into:

RECEPTION ROOM 3

10' 10" x 17' 11" (3.32m x 5.48m) UPVC double glazed French doors to the side elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, 2 double wall lights, double radiator, freestanding electric log effect fire with remote control.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, access to loft space, door to:

MASTER BEDROOM

11' 5" x 12' 8" (3.48m x 3.87m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage cupboard off with coat rail, fitted bedroom fitment comprising 2 double wardrobes, single wardrobe, dressing table and 3 drawer chest and over storage unit.

BEDROOM 2

10' 3" x 12' 2" (3.14m x 3.71m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage cupboard off.

FAMILY BATHROOM

8' 11" x 15' 4" (2.72m x 4.68m) Obscured UPVC double glazed window to the side elevation, textured ceiling, 2 centre light points, fitted double door Airing Cupboard housing hot water cylinder with slatted shelving, 2 double radiators, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps with wall light over and shaver point, bath with part wall tiling with taps, fully tiled shower cubicle with fitted thermostatic shower over, curtain and rail.

EXTERIOR

Hedged boundaries with gravelled borders, extensive gravelled driveway providing multiple off-road parking for vehicles. The front garden is mainly laid to lawn with shrub and tree borders, mature lawn with shrub borders. Wrought iron gates lead on to further gravelled driveway. Block paved patio with lighting, cold water tap.

REAR GARDEN

Lawned area, paved pathways.

INTEGRAL GARAGE

18' x 12'7" (5.50m x 3.85m) Up and over door, power and lighting.





DIRECTIONS

From Spalding proceed in a southerly direction along the Peterborough Road and continue to the Cowbit roundabout. Turn left signposted Moulton Chapel and the property is situated on the right hand side.

When typing these details on the 8th April there road is closed and there are diversions in place.

AMENITIES

The local village of Cowbit has a primary school and general stores. Moulton Chapel has a primary school, public house, butchers and post office. The well served market town of Spalding is approximately 4 miles to the north and has a twice weekly market along with a range of shopping, banking, leisure, commercial and educational facilities, bus and railway stations, various sports and leisure clubs, an innovative water taxi service and the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is approximately 14 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.





TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

COUNCIL TAX BAND C

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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Ref: S11993

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		