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130 Eaugate Road, Moulton Chapel PE12 0SZ

£255,000 Freehold

- 4 Bedrooms
- Recently Refitted Kitchen Diner
- Extensive Off-Road Parking
- Oil Central Heating
- Large Plot

Semi-rural location with field views, 4 bedroom semi-detached house set on a generous sized plot of approximately 0.303 acres with lawned gardens and extensive off-road parking. Accommodation comprising entrance hallway, bathroom, lounge and recently refitted kitchen diner to the ground floor; 4 bedrooms to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Wrought iron gate to side of the property leading to obscure UPVC double glazed door leading into:

ENTRANCE HALLWAY

3' 6" x 12' 2" (1.07m x 3.73m) Skimmed ceiling, centre spotlight fitment, part wood panelling to the walls, vinyl plank floor covering, built-in shelving, central heating thermostat, part glazed door to:

BOILER ROOM

5' 3" x 3' 9" (1.62m x 1.16m) Obscure UPVC double glazed window to the rear elevation, centre light point, tiled flooring, fitted worktop, floor standing Worcester oil fired boiler.



From the Entrance Hallway a part glazed door leads into:

BATHROOM

4' 11" x 7' 4" (1.52m x 2.26m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, vinyl plank flooring, part tiled walls, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap with further shower attachment tap.



From the Entrance Hall step up into:

INNER LOBBY

Skimmed ceiling, understairs storage area, wooden door into:

FORMAL LOUNGE

11' 7" x 15' 1" (3.54m x 4.60m) UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, electric consumer unit, radiator, inglenook fireplace with tiled hearth with fitted multi fuel burner, oak mantle over, TV point, telephone point, quarry tiled flooring.



From the Inner Lobby a door leads into:

RECENTLY REFITTED KITCHEN

10' 0" x 18' 3" (3.07m x 5.57m) UPVC double glazed window to the front elevation, UPVC double glazed sliding patio doors to the rear elevation, skimmed ceiling, 4 centre light points, inset LED lighting, oak beam, tiled flooring, fitted bench covered in leather, feature wooden wall with shelving and exposed brick, radiator, breakfast bar with 2 stools, fitted with a wide range of base, eye level and drawer units, integrated fridge freezer, pull out larder unit, built-in fan assisted electric oven and combi/microwave oven, built-in induction 5 ring hob, extractor hood over, pull out bin, inset sink with mixer tap, larder cupboard with power.



From the Lounge the staircase rises to:

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, UPVC double glazed window to the side elevation, solid oak door off into:

MASTER BEDROOM

11' 4" x 11' 8" (3.47m x 3.56m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, Wifi.



BEDROOM 2

10' 3" x 11' 3" (3.13m x 3.44m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, radiator, TV point, Wifi.



BEDROOM 3

9' 6" x 10' 5" (2.91m x 3.18m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, recessed shelving.

BEDROOM 4

7' 1" x 8' 3" (2.17m x 2.53m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, TV point.

EXTERIOR

Extensive lawned area to the front, paved pathways, there is a further lawned area to the side. Extensive gravelled driveway providing multiple off-road parking. Five bar gate leading to further parking.

REAR GARDENS

Extensive flagstone patio area, lighting, wooden lean-to shed, mainly laid to lawn with fenced boundaries to both sides and to the rear elevation, vegetable patch, wooden garden shed, oil tank, wooden storage sheds, potting shed, glasshouse, wide range of fruit trees, external power sockets.

BRICK BUILT OUTBUILDING

Low level WC, pedestal wash hand basin with taps.

UTILITY AREA

Plumbing and space for automatic washing machine, power points, separate electric consumer unit.

STORE

Power and lighting, wooden floor.

FREESTANDING WOODEN BUILT GYM

With power.

WOODEN BUILT WORKSHOP





DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 3 miles to the Cowbit roundabout. Turn left and follow the road to Moulton Chapel turning right into Roman Road, continue without deviation following the sharp right hand bend past the primary school and up to Snake Hall corner. Turn right at the 'T' junction into Eaugate Road.

AMENITIES

Moulton Chapel village has a primary school, public house/restaurant, butchers etc. The nearby larger village of Crowland has a good range of amenities and the property is within easy reach of Spalding (9 miles) and Peterborough (10 miles) the latter having a fast train link with London's Kings Cross minimum journey time 48 minutes.

AGENTS NOTE

The current vendor purchased the property from The Crown with the following restrictive covenants.

1. Not to do on the property anything which in the Vendor's opinion may be or become a public or private nuisance or an annoyance, grievance or inconvenience to the Vendors, their successors in title or the tenants or occupiers of the Retained Land, or which may lessen the value of the Retained Land.
2. Not to use the property except as a single private dwelling house in the occupation of one household only.
3. Not to erect any building or alter or add to the exterior of any building on the property except in accordance with drawings and specifications approved in writing by the Vendors and on payment by the transferee of the Vendors' surveyors' reasonable fees in connection with such approval.





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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX

Band A

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: S11319

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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