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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



35 High Street, Moulton PE12 6QB

- Individually Designed and Extended 4 Bedroom Home
- Spacious Property Ideal for a Growing Family
- Annexe Potential
- Ample Parking, Double Garage
- Total surface area approx. 292.0 sq m (3142.8 sq. ft.)

£475,000 Freehold

Substantial detached residence situated down a private driveway. Ideal family property with spacious accommodation including lounge, dining room, conservatory, large FAMILY ROOM/OFFICE, with HOBBIES ROOM above, gym/spa room, fitted kitchen, utility and cloakroom to the ground floor; 4 bedrooms, en-suite to the master bedroom and family bathroom to the first floor. Ample parking, double garage and beautifully presented large garden to front and rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Obscure UPVC double glazed door with matching full length obscure glazed panel to the side leading into:

ENTRANCE PORCH

4' 0" x 7' 4" (1.24m x 2.24m) Coved and textured ceiling, centre light point, radiator, obscure wooden glazed door with matching obscure glazed panel into:

MAIN ENTRANCE HALLWAY

10' 1" x 13' 8" (3.09m x 4.19m) Coved and textured ceiling, centre light point, understairs storage area, double radiator, BT point, door into:

KITCHEN DINER

12' 10" x 18' 1" (3.92m x 5.53m) UPVC double-glazed bay window to the front elevation, coved and textured ceiling, inset LED lighting, centre light point, centre lighting with hanging



canopy with inset LED lighting over the central island, tiled flooring, double radiator, fitted with handmade oak kitchen units comprising a wide range of base, eye level and drawer units, tiled splashbacks, under cabinet lighting, integrated fridge, freezer and dishwasher, inset Range style cooker with gas hob and electric oven, extractor hood over, central island with drawer unit, door into Dining area, door into:

ENTRANCE LOBBY

5' 9" x 6' 5" (1.76m x 1.96m) Obscure UPVC double-glazed door to the front elevation, coved and textured ceiling, centre light point, tiled flooring, radiator, fitted coat rail, door to:

UTILITY ROOM

5' 10" x 13' 10" (1.79m x 4.23m) UPVC double-glazed window to the rear elevation, coved and textured ceiling, centre light point, access to loft space, tiled flooring, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, electric consumer unit, fitted wall mounted Worcester Bosch boiler, space for fridge freezer.

From the Entrance Hallway door leads into:

LOUNGE/DINING ROOM

DINING ROOM

10' 11" x 12' 11" (3.35m x 3.94m) UPVC double-glazed sliding patio doors to the rear elevation leading into Conservatory, door into Kitchen, coved and textured ceiling with centre light point, double radiator, 2 wall lights, dimmer switch, square arch into:

LOUNGE

13' 11" x 17' 11" (4.25m x 5.47m) 2 UPVC double glazed patio doors to the rear elevation, UPVC double-glazed window to the side elevation, coved and textured ceiling, centre light point, feature brick fireplace with side plinth with Yorkstone tiled hearth and fitted multi fuel burner.

From the Dining Room into:

EDWARDIAN STYLE UPVC CONSERVATORY

10' 6" x 15' 8" (3.21m x 4.79m) Dwarf brick wall and UPVC construction with UPVC double-glazed windows to both sides and to the rear elevation, fitted window and roof blinds, tiled flooring, central fan light, various power points, 2 double wall lights.

From the Entrance Hallway door into:

CLOAKROOM

3' 10" x 10' 0" (1.18m x 3.05m) UPVC obscure double-glazed window to the side elevation, coved and textured ceiling, centre light point, vinyl plank flooring, radiator, fitted with a two-piece suite comprising low





level WC and pedestal wash hand basin with mixer tap and tiled splashbacks and wall mirror.

From the Entrance Hallway into:

FAMILY ROOM/GAMES ROOM

16' 2" x 24' 3" (4.94m x 7.40m) 2 UPVC double glazed windows to the side elevation, coved and textured ceiling, 2 centre light points, access to loft space, 2 wall lights, 2 double radiators.

STORAGE CUPBOARD OFF

4' 11" x 5' 4" (1.50m x 1.63m) Textured ceiling, centre light point, radiator.

GYM/SPA ROOM

16' 7" x 16' 9" (5.08m x 5.11m) Vaulted beamed ceiling, inset LED lighting, tiled flooring, 2 double radiators, 5 fitted wall lights, UPVC double glazed French doors to the side elevation with matching full length glazed panels to both sides with fitted window blinds, fully tiled shower enclosure with fitted power shower over.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

10' 9" x 13' 3" (3.30m x 4.05m) maximum UPVC double glazed window to the front elevation, coved and textured ceiling, 2 centre light points, access to loft space, radiator, double door storage cupboard off housing hot water cylinder with slatted shelving.

MASTER BEDROOM

12' 8" x 13' 8" (3.88m x 4.18m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, door into:

EN-SUITE BATHROOM

8' 7" x 9' 11" (2.63m x 3.04m) UPVC obscure double-glazed window to the side elevation, coved and textured ceiling, centre light point, part tiled walls, tiled flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with fitted telephone shower mixer tap.

BEDROOM 2

9' 2" x 13' 2" (2.80m x 4.02m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, power points, fitted bespoke units (currently used as an office with various bookshelves, storage cupboards and desk).





BEDROOM 3

7' 8" x 10' 8" (2.34m x 3.26m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 4

9' 11" x 10' 8" (3.03m x 3.27m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

8' 4" x 9' 11" (2.56m x 3.03m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, part wood panelling to the walls, fitted with a three-piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap.



EXTERIOR

Extensive tarmac driveway providing multiple off-road parking for vehicles. Borders with a wide range of shrubs and trees. Lawned garden with further mature shrubs and trees. Extensive outdoor lighting.

ATTACHED DOUBLE GARAGE

2 up and over doors to the side elevation, shelving, power points, separate electric consumer unit.



REAR GARDEN

Cold water tap, water butt, gravelled area, brick wall with gate leading into the rear gardens predominantly laid to lawn with a wide range of mature shrub and tree borders, glasshouse, wooden garden shed, dog run.

DIRECTIONS

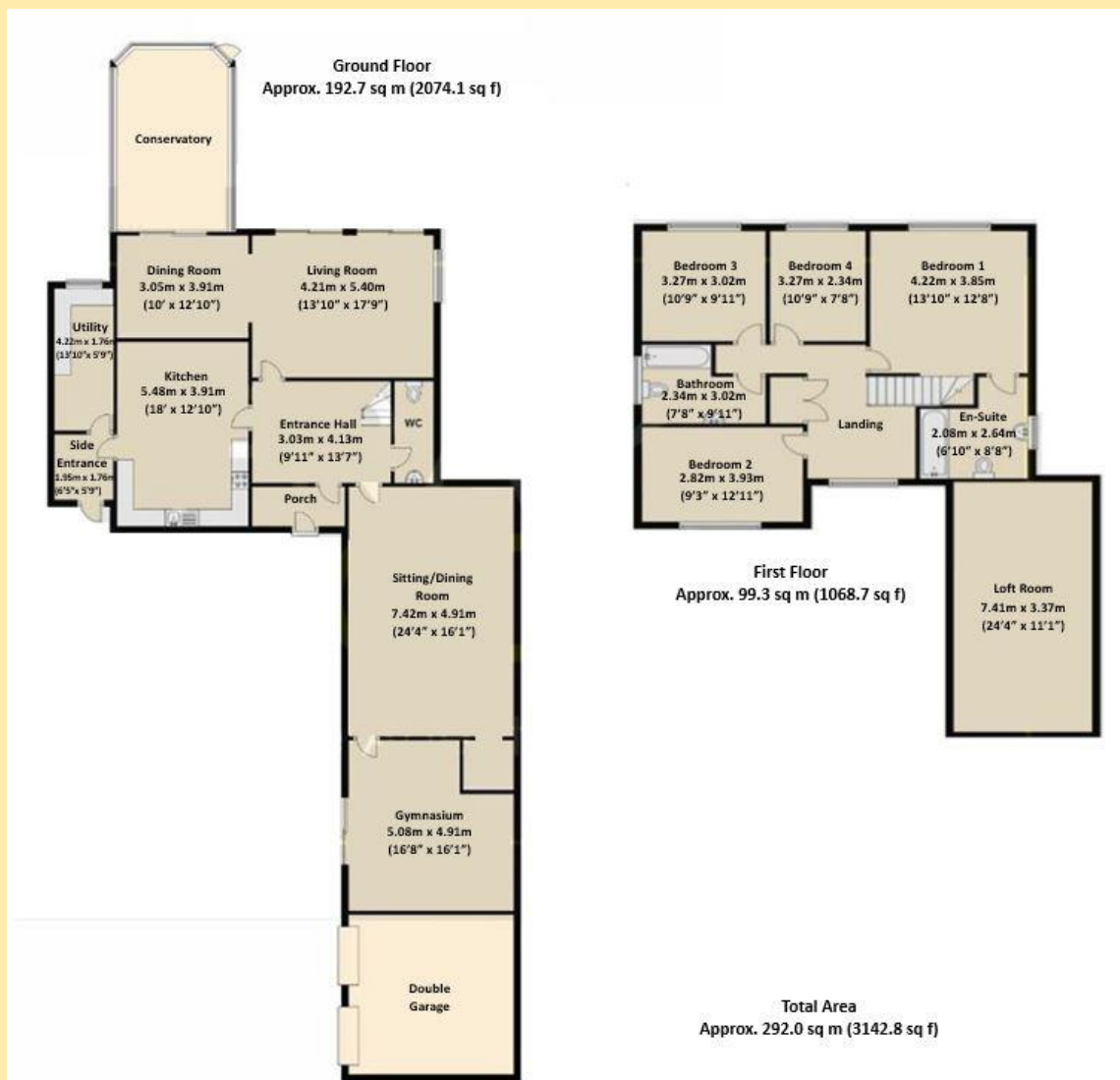
Leave Spalding along the A151 Holbeach Road, upon reaching the Weston mini roundabout (Near Baytree Garden Centre) turn left to follow the bypass into Moulton. Turn right onto Bell Lane follow the road through the village centre and proceed onto High Street. Turn right where the old Butchers Shop is down the private roadway, and the property is located at the end of the roadway to the right-hand side.

AMENITIES

The Conservation village of Moulton has a reputable primary school, Church, working windmill, public house/restaurant, general stores, butchers' shop and doctors' surgery. The market towns of Spalding and Holbeach are each 4 miles distant and have a range of shopping, banking, leisure, commercial, educational and medical facilities. Peterborough is 20 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.



Large Storage Loft area accessed from the Family/Games Room





THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band D

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: S11344

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.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
F: 01775 762289
E: spalding@longstaff.com
www.longstaff.com

