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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 West Cobgate, Moulton PE12 6QN

GUIDE PRICE - £220,000 Freehold

- No Chain
- 3 Bedrooms
- Brick Built Work From Home Office/Annexe
- Gas Central Heating
- Viewing Recommended

Well presented 3 bedroom semi-detached property situated in a prime location of Moulton. Accommodation comprising lounge, shower room, kitchen diner and conservatory to the ground floor; 3 bedrooms to the first floor. Enclosed gardens, work from home office/annexe. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Canopy wooden porch with external lighting and doorbell leading to a composite obscure glazed door leading into:

LOUNGE

17' 5" x 21' 9" (5.33m x 6.63m) Skimmed ceiling, inset LED lighting, under stairs storage area, vinyl plank flooring, 2 radiators, feature inglenook brick fireplace with oak mantle and fitted multi fuel burner, archway into eaves with 4 wall lights, TV point, telephone point, electric consumer unit concealed into cupboard, staircase rising to first floor, door into:

RECENTLY REFITTED SHOWER ROOM

4' 8" x 11' 10" (1.43m x 3.61m) Obscure UPVC double glazed window to the rear and side elevations, coved and textured ceiling with 2 centre light points, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising of low level WC, sink fitted into vanity unit with mixer tap and storage drawers below, walk-in shower cubicle with fitted thermostatic multi jet shower.

From the Lounge a door leads into:



KITCHEN BREAKFAST ROOM

12' 2" x 11' 11" (3.73m x 3.64m) UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation with matching glazed panels to the side leading into Conservatory, skimmed ceiling, inset LED lighting, vaulted roof window, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel bowl sink with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, integrated Lamona combination oven, integrated Lamona 5 ring ceramic hob with glass splashback, stainless steel canopy extractor hood over, integrated stainless steel double fan assisted oven, pull out drawers, under cabinet lighting, TV point. Door into:

CONSERVATORY

8' 2" x 13' 10" (2.51m x 4.24m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to the side and to the rear elevation, UPVC double glazed door to the side elevation, UPVC double glazed French doors to the rear elevation, tiled flooring, fitted wall lights, power points. Small storage cupboard with shelving.

From the Lounge the staircase rises to:

HALF LANDING

Leaded UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, access to loftspace, door into:



MASTER BEDROOM

9' 1" x 14' 2" (2.77m x 4.34m) UPVC double glazed window to the front elevation, textured ceiling, spotlight fitment, wooden laminate plank flooring, TV point, radiator, storage cupboard off.

PART EN-SUITE

Skimmed ceiling, centre light point, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap, laminate flooring.



BEDROOM 2

9' 0" x 11' 10" (2.76m x 3.63m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, wall mounted gas boiler, fitted wardrobe with hanging rail and shelving.

BEDROOM 3

8' 1" x 8' 9" (2.48m x 2.67m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, laminate flooring.



EXTERIOR

Extensive gravelled driveway providing multiple off-road parking for vehicles, tarmac access pathway to the side leading to a arched brick wall with wooden garden gate.

REAR GARDEN

Flagstone patio area, mainly laid to lawn, fenced boundaries to both side elevations and to the rear elevation, wooden pergola, further patio area leading to:

BRICK BUILT WORK FROM HOME OFFICE

13' 9" x 13' 8" (4.21m x 4.17m) Solid brick construction with cavity, UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, UPVC double glazed bi-fold doors to the front elevation, fitted vinyl plank flooring, TV point, various power points, USB point, corner fitted multi fuel burner set on tiled hearth.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to the village of Moulton. Turn right into Bell Lane proceed through the centre of the village and then take a right hand turning into West Cobgate where upon the property is situated on the right hand side.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

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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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: S11346

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		