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## Spring Toft, 14 Roman Bank, Moulton Seas End PE12 6LG

**GUIDE PRICE - £265,000 Freehold**

- Semi-Rural Location
- No Chain
- 3 Bedrooms
- Field Views to the Rear
- En-Suite

Deceptively spacious 3 bedroom detached bungalow situated in a semi-rural village location with field views to the rear, ample off-road parking and garage. Accommodation comprising entrance lobby, entrance hallway, lounge, kitchen diner, bathroom, 3 bedrooms with en-suite to the master. Full UPVC double glazed windows, doors and fascias. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406





#### ACCOMMODATION

Side entrance through an obscure leaded UPVC double glazed door into:

#### ENTRANCE LOBBY

6' 3" x 6' 7" (1.91m x 2.01m) Skimmed and coved ceiling, centre light point, tiled flooring, door into:

#### CLOAKROOM

2' 11" x 5' 10" (0.91m x 1.79m) Obscure UPVC double glazed window to the front elevation, skimmed and coved ceiling inset LED lighting, tiled flooring part tiled walls, heated towel rail, extractor fan, fitted with a two piece suite comprising low level WC and sink with mixer tap fitted into vanity unit with wall mirror over.

From the Entrance Lobby a part glazed door leads into:

#### MAIN ENTRANCE HALLWAY

7' 1" x 14' 11" (2.16m x 4.55m) Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, tiled floor, storage cupboard off housing hot water cylinder with slatted shelving. Door into:

#### LOUNGE

12' 8" x 13' 1" (3.87m x 4.01m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, fitted vertical blinds, skimmed and coved ceiling, centre light, radiator, feature brick fireplace with oak mantle and slate hearth with fitted multi fuel burner, TV point, telephone point, oak flooring.





From the Entrance Hallway via a part glazed door leading into:

#### **KITCHEN DINER**

11' 6" x 20' 2" (3.53m x 6.17m) 2 UPVC double glazed windows to the side elevation, UPVC double glazed window to the other side elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling inset LED lighting, 2 smoke alarms, 2 radiators, fitted with a wide range of base, eye level and tall boy units with work surfaces over, tiled splashbacks, part tiled walls, tiled floor, inset one and a quarter bowl stainless steel sink with mixer tap, integrated Neff electric fan assisted oven, integrated Stoves New Homes ceramic hob, washing machine, dishwasher, TV point, storage cupboard housing the floor mounted Camray oil fired boiler and electric consumer unit board.

From the Entrance Hallway a door leads into:

#### **FAMILY BATHROOM**

5' 3" x 7' 0" (1.62m x 2.15m) Obscure UPVC double glazed window to the rear elevation, fully tiled walls, tiled flooring, extractor fan, shaver point, medicine cabinet, skimmed and coved ceiling, inset LED lighting, fitted with a three piece suite comprising low level WC, wash basin with mixer tap fitted into vanity unit with storage below, bath with central mixer tap, shower screen and fitted Aqualisa power shower over.

From the Entrance Hallway into:

#### **INNER HALLWAY**

2' 11" x 11' 5" (0.90m x 3.48m) Skimmed and coved ceiling, inset LED lighting, smoke alarm, tiled flooring door into:

#### **MASTER BEDROOM**

10' 5" x 14' 2" (3.19m x 4.32m) UPVC double glazed French doors to the rear elevation, fitted vertical blinds, skimmed and coved ceiling, centre light, 2 double wall lights, TV point, double radiator, fitted bedroom fitment including 2 bedside chests, 4 drawer unit and 3 double wardrobes and single wardrobe.

#### **EN-SUITE**

3' 9" x 7' 4" (1.16m x 2.24m) Skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, shower enclosure with fitted Aqualisa shower over.

#### **BEDROOM 3**

7' 4" x 7' 0" (2.24m x 2.14m) UPVC double glazed window to the side elevation, skimmed and coved ceiling centre light point, radiator, solid oak flooring - currently used as an office with built-in desk, display unit and drawer units.

From the Entrance Hallway a door leads into:

#### **BEDROOM 2**

11' 10" x 12' 2" (3.61m x 3.71m) UPVC double glazed window to the front elevation, fitted vertical blinds, skimmed and coved ceiling, 2 centre lights, TV point, radiator, fitted oak flooring.

#### **EXTERIOR**

Gravelled driveway and then a double five bar gate access leading on to the front with further gravelled driveway with hedged boundaries.

#### **GARAGE**

9' 3" x 16' 0" (2.83m x 4.89m) Up and over door, power and lighting, separate electric consumer unit.

The front garden is predominantly laid to lawn with a wide range of fruit trees (plum, apple and pear trees) and garden pond. Extensive lighting. Water tap, electric sockets. Access via both sides of the property leading into:

#### **REAR GARDEN**

Extensive patio area, lighting, cold water tap, gravelled area with picket fence. A wide range of mature shrubs and trees/fruit trees, vegetable patch, further patio area. Fenced boundaries to both sides and to the rear elevation with field views to the rear.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue for 3.5 miles to Moulton, turn left signposted Moulton Seas End. Proceed for 2 miles into the village taking a right hand turning at the crossroads into Roman Bank and the property is on the right hand side.





**TENURE**

Freehold

**SERVICES**

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

**COUNCIL TAX BAND**

Band B

**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: S11356**

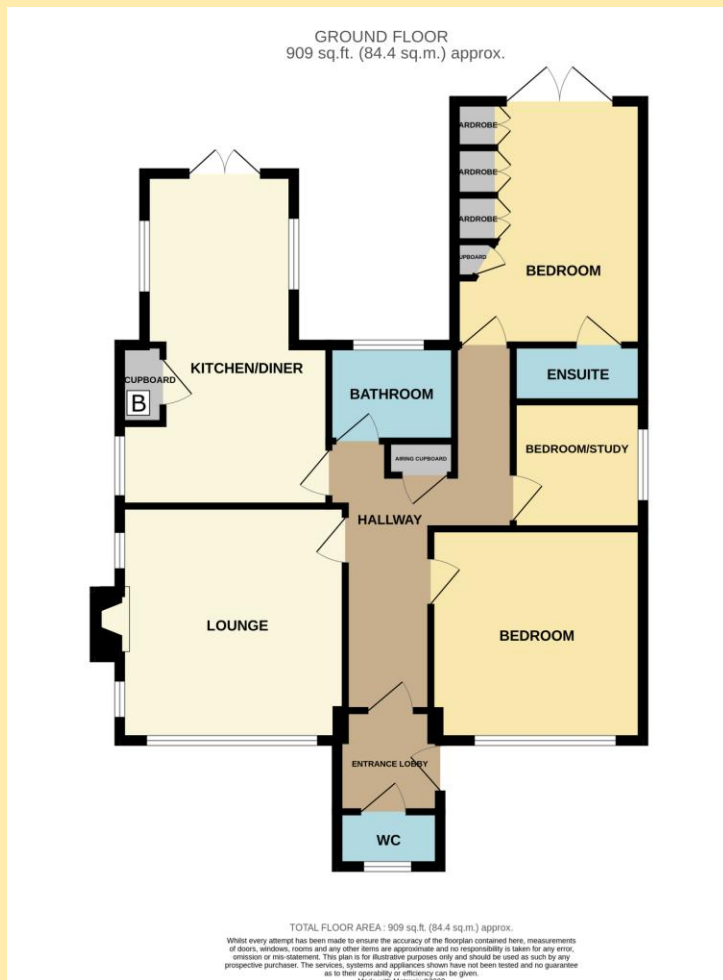
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Produced: 9 November 2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		