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## 8 Chapel Gardens, Moulton Chapel PE12 0XG

**£440,000 Freehold**

- Executive Detached House
- 4 Double Bedrooms
- Refitted Kitchen, Bathroom and En-Suite
- Good Sized Garden, Field Views to the Rear
- Oil Central Heating

Superbly presented, executive detached house, situated in a village location with field views to the rear. Accommodation comprising entrance hallway, lounge with fitted wood burner, snug, dining room, recently refitted kitchen breakfast room, utility room and cloakroom to the ground floor; 4 double bedrooms, recently refitted en-suite and family bathroom. Double garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Open porch with external lighting, steps up to solid wooden obscured leaded glazed door with 2 obscured UPVC double glazed windows leading into:

#### **ENTRANCE HALLWAY**

9' 6" at the widest point x 13' 2" (2.90m at the widest point x 4.03m) Coved and textured ceiling, centre light point, smoke alarm, central heating controls, double radiator, fitted LVT oak style flooring, staircase rising to first floor. Solid wooden door into:





### FORMAL LOUNGE

13' 0" x 16' 2" (3.97m x 4.94m) 2 UPVC double glazed wood grain windows to the side elevation and 2UPVC double glazed wood grain windows to the rear elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, BT point, 2 double wall lights, Carbon Monoxide detector, TV point, double radiator, Inglenook fireplace with oak mantle and tiled hearth with wood burning stove.

From the Entrance Hallway solid wooden door into:



### SNUG

8' 5" x 12' 11" (2.57m x 3.96m) UPVC double glazed wood grain bay window to the front elevation, fitted blinds, coved and textured ceiling, centre light point, double radiator, BT point.

From the Entrance Hallway solid wooden double doors into:



### DINING ROOM

10' 11" x 15' 3" (3.35m x 4.67m) UPVC double glazed wood grain bay window to the front elevation, fitted blinds, coved and textured ceiling, centre light point, double radiator.

From the Entrance Hallway solid wooden door into:



### RECENTLY REFITTED KITCHEN BREAKFAST ROOM

10' 1" x 17' 7" (3.08m x 5.36m) 2 UPVC double glazed wood grain windows to the rear elevation, skimmed and coved ceiling, inset LED lighting, LVT oak style flooring, radiator, wide range of base, eye level and drawer units, inset one and a quarter bowl stainless steel sink with mixer tap, integrated AEG induction hob, integrated stainless steel microwave oven, integrated AEG double fan assisted oven, integrated fridge freezer, extractor fan, solid wooden door into:

### UTILITY ROOM

6' 6" x 7' 9" (1.99m x 2.37m) Obscured UPVC double glazed wood grain window to the side elevation, solid wooden obscure glazed door to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, LVT oak style flooring, radiator, fitted with larder unit housing electric consumer unit, base units with worktop over, plumbing and space for washing machine, space for tumble dryer, wall mounted HRM Wall Star oil fired boiler, central heating controls, door into:



### CLOAKROOM

2' 8" x 6' 5" (0.82m x 1.98m) Obscured UPVC double glazed wood grain window to the side elevation, skimmed and coved ceiling, inset LED lighting, LVT oak style flooring, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap, tiled splashbacks and mirror.



From the Entrance Hallway the staircase rises to:

#### **GALLERIED LANDING**

9' 2" x 16' 4" (2.81m x 4.99m) 2 UPVC double glazed wood grain windows to the front elevation, coved and textured ceiling, centre light point, access to part boarded loft space with pull down ladder and lighting, radiator.

#### **MASTER BEDROOM**

13' 1" x 12' 11" (4.0m x 3.96m) UPVC double glazed wood grain window to the rear elevation, coved and textured ceiling, centre light point, radiator, solid wooden door into:

#### **EN-SUITE**

4' 5" x 10' 0" (1.35m x 3.05m) UPVC double glazed wood grain window to the rear elevation, skimmed and coved ceiling, inset LED lighting, fully tiled walls, tiled flooring, radiator, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shaver point and mirror over, fully tiled double shower enclosure with fitted thermostatic shower over.



#### **BEDROOM 2**

11' 0" x 13' 10" (3.36m x 4.22m) UPVC double glazed wood grain window to the rear elevation, coved and textured ceiling, centre light point, radiator, telephone point.



#### **BEDROOM 3**

9' 2" x 11' 2" (2.81m x 3.42m) UPVC double glazed wood grain window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.



#### **BEDROOM 4**

9' 8" x 10' 11" (2.97m x 3.35m) UPVC double glazed wood grain window to the front elevation, coved and textured ceiling, centre light point, radiator.

#### **RECENTLY REFITTED FAMILY BATHROOM**

8' 5" x 10' 2" (2.58m x 3.11m) Obscured UPVC double glazed wood grain window to the rear elevation, skimmed and coved ceiling, inset LED lighting, stainless steel heated towel rail, radiator, three piece suite comprising low level WC, pedestal wash hand





basin with mixer tap, medicine cabinet and shaver point over, bath with mixer tap, shower screen and fitted thermostatic shower over. Storage cupboard housing Worcester hot water cylinder and slatted shelving.

#### **EXTERIOR**

Extensive gravelled off-road parking, front gardens with paved pathways, mainly laid to lawn with shrubs and trees. Sensor lighting. Access to both side elevations, gravelled area with pergola and seating. Log store to the other side.

#### **DOUBLE GARAGE**

19' 3" x 18' 11" (5.87m x 5.77m) Brick construction, 2 up and over doors, sensor lighting, separate electric consumer unit board, strip lighting, power points, wooden shelving, storage into eaves.

#### **REAR GARDEN**

Extensive patio area, pond, lighting, cold water tap, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders. Field views beyond. Oil storage tank.

#### **DIRECTIONS**

From Spalding proceed in a southerly direction along the A16 Peterborough Road, continue to the Cowbit roundabout. Turn left signposted Moulton Chapel and proceed along this road and then turn left into Chapel Gardens the property will be situated on the right hand side.

#### **AMENITIES**

There is a primary school, public house, butchers and shop within the village of Moulton Chapel. The nearby village of Moulton has further amenities including doctors surgery, fish and chip shop, public houses, butchers, general stores etc. The well served market town of Spalding is approximately 4 miles to the north and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, the innovative water taxi service and, on the eastern outskirts, the Springfields Retail Outlet/Festival Gardens. Peterborough is 14 miles distance offering a fast train link to London's Kings Cross minimum journey time 50 minutes.











# 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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage. Oil central heating.

**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: S11395**

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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