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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Plots 1 and 2 Shivean Gate, Moulton PE12 6PL

GUIDE PRICE - £475,000 Freehold (Each Property)

- Deceptively Spacious Property
- Superb Village Location
- Gas Central Heating
- Underfloor Heating
- Kitchen Allowance of £14,000

2 Brand New Executive 'Georgian Style' Detached Houses, individually designed and built to a high specification. Spacious accommodation of 2045sq.ft comprising entrance hallway, lounge diner, study, open plan kitchen/diner, utility room and cloakroom to the ground floor; 4 bedrooms (en-suite to the master) and family bathroom. Off-road parking, single garage and enclosed rear garden. Sought after location in the popular village of Moulton within walking distance of amenities including the primary school and doctors surgery.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite door with glazed panel above leading into:

SPACIOUS ENTRANCE HALLWAY

6' 9" x 25' 8" (2.07m x 7.83m) Georgian style UPVC double glazed sash window to the rear elevation, Staircase rising to the first floor, skimmed ceiling, centre light point, Door into:

WALK IN STORAGE CUPBOARD

3' 6" x 6' 3" (1.07m x 1.91m) Skimmed ceiling, centre light point, controls for under floor heating.

LOUNGE DINER

12' 3" x 25' 9" (3.75m x 7.87m) Georgian style UPVC double glazed sash window to the front elevation, UPVC double glazed French doors to the rear elevation, TV point, telephone point.

From the Entrance Hallway door leads into:

STUDY

8' 7" x 11' 6" (2.64m x 3.52m) Georgian style UPVC double glazed sash window to the front elevation, skimmed ceiling, centre light point, telephone point.



CLOAKROOM

2' 8" x 6' 5" (0.83m x 1.98m) Skimmed ceiling, centre light point, fitted with a two piece suite comprising low level WC and wash hand basin.

OPEN PLAN KITCHEN/DINER

12' 10" x 24' 4" (3.93m x 7.43m) Georgian style UPVC double glazed sash window to both side elevations, UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, to be fitted with a wide range of base and eye level units, integrated appliances, built in breakfast bar. There is a kitchen allowance for this. Door into:

UTILITY ROOM

6' 2" x 8' 4" (1.89m x 2.56m) Skimmed ceiling, to be fitted with a range of base units, sink, composite glazed door to the side elevation, wall mounted boiler.

FIRST FLOOR GALLERIED LANDING

6' 10" x 25' 9" (2.09m x 7.87m) Georgian style UPVC double glazed sash window to the front and rear elevations, radiator, storage cupboard off.

FAMILY BATHROOM

9' 7" x 11' 7" (2.93m x 3.54m) Georgian style UPVC double glazed sash window to the side elevation.

MASTER BED ROOM

11' 10" x 13' 7" (3.62m x 4.15m) Georgian style UPVC double glazed sash window to the rear elevation, skimmed ceiling, TV point, telephone point, radiator.

WALK-IN WARDROBES

4' 4" x 5' 1" (1.33m x 1.56m)

EN-SUITE

6' 1" x 7' 1" (1.87m x 2.17m) Obscured glazed sash window to the side elevation, skimmed ceiling.

BEDROOM 2

12' 4" x 12' 7" (3.76m x 3.85m) Georgian style UPVC double glazed sash window to the rear elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 3

12' 4" x 12' 8" (3.77m x 3.87m) Georgian style UPVC double glazed sash window to the front elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 4

8' 3" x 11' 6" (2.53m x 3.53m) Georgian style UPVC double glazed sash window to the front elevation, skimmed ceiling, centre light point, unfitted radiator, TV point, telephone point.

EXTERIOR

Small fore-garden to the front and gravelled driveway to the side providing multiple off-road parking and leading to:

SINGLE GARAGE

Power and lighting, storage into eaves.

REAR GARDEN

Extended patio area with seating area and the garden will be laid to lawn.

HIGH SPECIFICATION

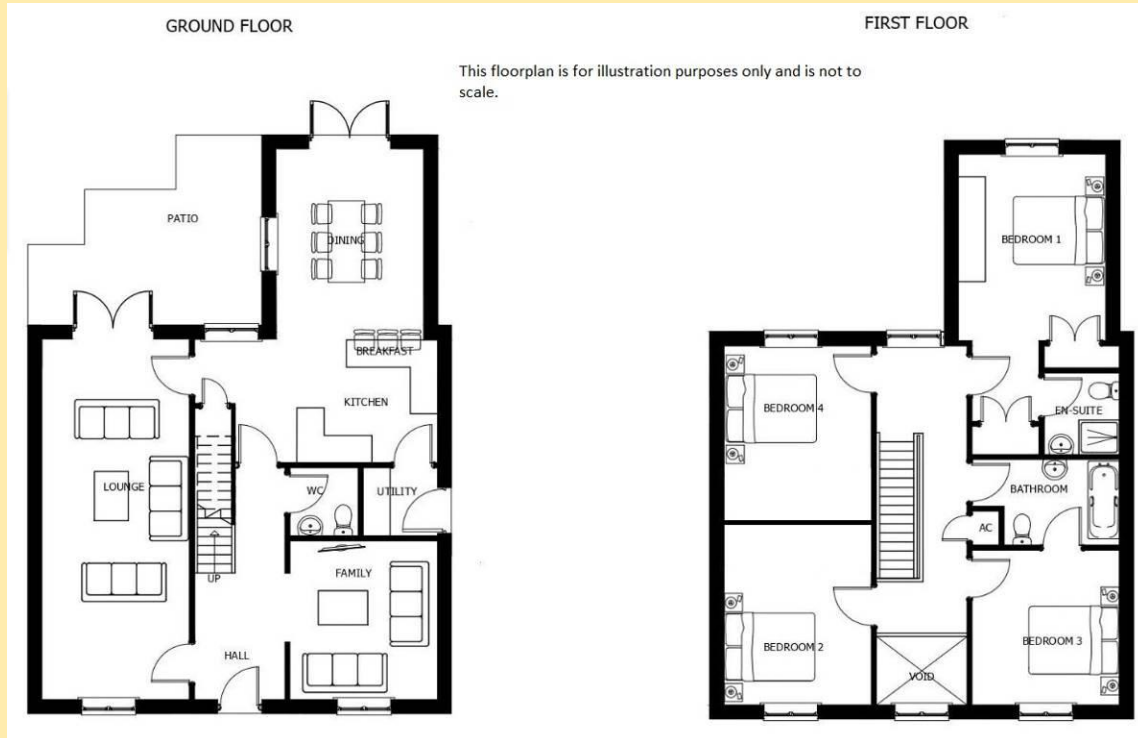
The properties are built to a high specification with underfloor heating, oak veneer internal doors, a slate roof, bespoke timber windows, a kitchen allowance of £14,000 and a choice of flooring.

DIRECTIONS/AMENITIES

Leave Spalding along the A151 through Weston into Moulton. Proceed past Baytree Motors and take the right hand turning into Shivean Gate. Follow the road round and the property is situated on the right hand side.

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.





TENURE Freehold **SERVICES** Mains water, electricity and drainage. Gas central heating. **COUNCIL TAX BAND** TBA

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.

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Produced: 19th December 2024