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Plot 5, Moulton Chapel Road, Cowbit, Spalding PE12 0XD

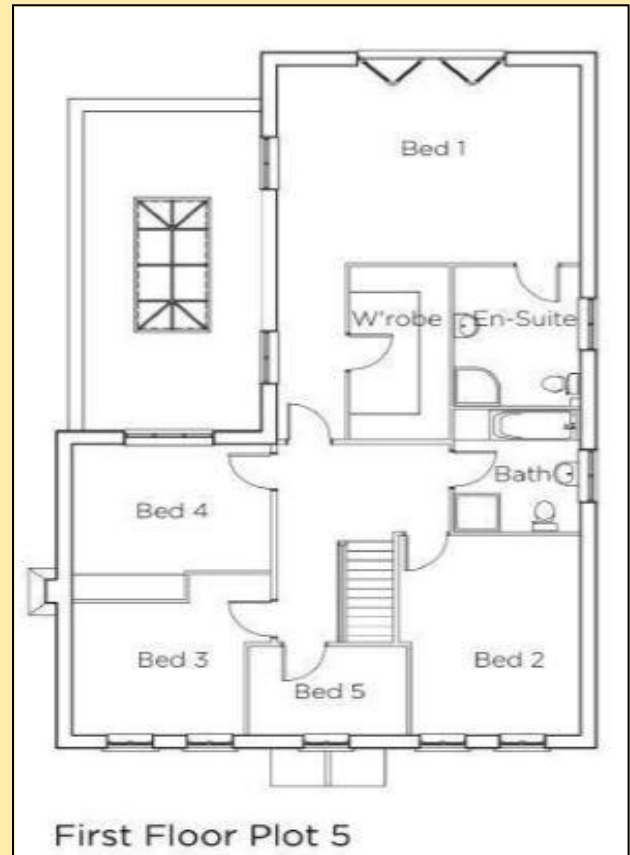
### **PRICE - £575,000 Freehold**

- Executive Design
- Village Location
- Ready in Spring 2025
- South facing rear garden
- Open plan Kitchen/Living
- Sash effect windows to front
- Stone effect window cills
- Detached double garage

Plot 5 is a 5 bedroom detached 'Farmhouse' style new home, with detached double garage, set on a large 0.25 acre frontage plot, off Moulton Chapel Road. It is nearing completion, ready for kitchen/utility/tile choices.

Located off Moulton Chapel Road, this new homes developer has designed this small development of just 8 new properties around the benefit of having south facing rear gardens with open field views.

**SPALDING 01775 766766    BOURNE 01780 420406**



## **PLOT 5**

The property has a modern Air Source Heat Pump central heating system, with underfloor heating to ground floor areas and radiators at first floor.. The property has an Oak porch, and an extensive high specification fitted kitchen with integrated appliances included, as well as carpets from a selected range, and LVT flooring/Tiles to some areas. Chrome sockets and switches are throughout the property.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **HALLWAY**

Grey composite door with 2 glass side panels leading from an 'oak framed' entrance porch. Power points, Telephone point. Recessed downlights. LVT Flooring. Manifold/Cylinder cupboard off. Stairs off

#### **CLOAKROOM 2.16m x 1.38m (7'1" x 4'6") -**

Low level Wc and vanity unit with wash hand basin. Chrome heated towel rail. Recessed ceiling downlights. LVT Flooring.

#### **STUDY 3.95m x 3.55m (12'11" x 11'7")**

Pendant light fitting, power points, Underfloor Heating Control. Carpeted. Recessed consumer unit

#### **LIVING AREA 6.95m x 3.85m (22'9" x 12'7")**

Working fireplace, pendant light fittings, power points, Media/TV point, FTTP, Underfloor Heating Control. Carpeted. Double doors with glazed side panels to

#### **ORANGERY – WITH ATRIUM**

Recessed ceiling downlights, power points, media panel, Underfloor Heating Control. LVT Flooring. 4 panel glazed full height window Open to Kitchen

#### **KITCHEN/FAMILY ROOM 8.86m x 5.95m (29'0" x 19'6")**

To have an extensive Kitchen to be provided from selected ranges. Designed kitchen includes a range of Tall, base and wall cupboards, and an Island. Integrated Appliances are included, comprising two Ovens, Fridge/Freezer, Dishwasher, Electric induction Hob and an Extractor, all with contrasting worktops over, with tiled splashbacks, and a ceramic 1 1/2 Bowl Sink unit with contemporary Tap. There are ample Power points and recessed Ceiling Downlights, and the area has Underfloor Heating with zone control. Data point. Flooring is to be LVT. Bifolds to garden

**UTILITY ROOM 2.99m x 2.85m (9'9" x 9'4")**

To have Baseline units and ceramic sink with Contemporary Stainless Tap set in worktop, over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. LVT Flooring. UPVC Door to Garden.

**FIRST FLOOR****LANDING**

Carpeted. Radiator. Cupboard off. Loft hatch

**MAIN BEDROOM (REAR) 5.95m x 4.67m (19'6" x 15'3")**

Power points, Pendant light fittings, TV point, Telephone point, Data point, Radiator. Carpeted. French doors to open field views with Juliette Balcony.

**DRESSING ROOM**

Carpeted. Radiator, Power points

**ENSUITE 3.28m x 2.52m (10'9" x 8'3")**

Large Shower with Soaker head and standard shower spray, Low level wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Shaver point, Tiled floor, and Half tiled walls.

**BEDROOM 2 (FRONT) 4.80m x 3.31m (15'8" x 10'10")**

Power points, TV point, Data point. Pendant light fitting, Radiator. Carpeted

**BEDROOM 3 (SIDE) 3.19m x 3.31m (10'5" x 10'10")**

Power points, TV point, Data Point, Pendant Light fitting, Radiator. Carpeted.

**BEDROOM 4 (FRONT) 3.85m x 2.97m (12'7" x 9'8")**

Power points, TV point, Data Point, Pendant Light fitting, Radiator. Carpeted.

**BEDROOM 5 / STUDY 3.11m x 2.16m (10'2" x 7'1")**

Power points, TV point, Data point, Pendant Light fitting, Radiator. Carpeted.

**BATHROOM 2.88m x 2.16m (9'5" x 7'1")**

New white 4 piece suite with Bath, separate large Shower cubide, Low level Wc and Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls.

**OUTSIDE**

Gravelled driveway with turfed front gardens and rear gardens. Indian Sandstone Slabbed footpaths and patio, with timber fencing to all boundaries, some 7' dose board, others Lincolnshire post and rail. Air source heat pump. Outside Tap. Contemporary PIR exterior lights to front, rear and side doors, and to garage.

**DETACHED DOUBLE GARAGE**

Concrete floor, Fluorescent Light and power points. Anthracite Electric Rollershutter door. UPVC Personnel door to side.

**LOCATION/AMENITIES**

Situated on the outskirts of the pleasant South Lincolnshire village of Cowbit, the village is just 2 miles from the centre of the Georgian market town of Spalding, The property lies within walking distance of the village shop/Post office, and Primary school, Church and Village Hall. There is a bus service to Spalding from the bus stops (within ½ mile).

**DIRECTIONS**

From the centre of Spalding proceed out of town on the A16 towards Peterborough. At the Cowbit roundabout, turn left onto Moulton Chapel Road. The property is on the right after 300 yards, noted by the agents For Sale sign.

**TENURE**

Freehold.

**SERVICES** Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating to ground floor and radiators to first floor. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

**COUNCIL TAX BAND - Predicted Band E    EPC - Predicted Band B**



## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY** Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements

**Ref: S** Jan 2025. These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## VIEWINGS BY APPOINTMENT ONLY

## ADDRESS

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