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6 Seas End Road, Moulton Seas End PE12 6LD

£395,000 Freehold

- Detached House - Originally Built 1860's & Extended in 1930's
- Double Aspect Lounge
- Kitchen/Diner
- Family Room
- Dining/Garden Room

Charming detached house situated in the semi-rural village of Moulton Seas End. Spacious accommodation including 4 bedrooms, 4 receptions rooms and 2 bathrooms. Situated on a plot of approximately one acre with ample off-road parking for up to 6 vehicles, detached double garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Through the wooden stable door, into the:-

UTILITY/BOOT ROOM :

3.66m x 2.24m (12'0" x 7'4") Having two wooden sealed double glazed windows to the front, a wooden sealed double glazed window to the side, space and point for a chest freezer, space and plumbing for a tumble dryer, space and plumbing for a washing machine, power points, fuse box.

KITCHEN/DINER :

5.08m x 3.68m (16'8" x 12'1") UPVC double glazed window to the side, an internal wooden sealed double glazed window to the front looking onto the boot room, an internal wooden door to the boot room, a block archway through to the dining/family room and a barn style sliding door to the lounge.



Bespoke base and eye level units with a work surface over, Belfast sink with a mixer tap over, a freestanding Range with a double oven, and electric hob and extractor hood over, space and plumbing for a dishwasher, tiled floor, radiator, power points, skimmed ceiling with inset spotlights, space and point for a fridge/freezer.

DINING/GARDEN ROOM :

3.78m x 1.96m (max) (12'5" x 6'5" (max)) UPVC bi-folding doors to the rear, a floor to ceiling UPVC double glazed window to the rear, radiator, power points, TV point, skimmed ceiling with inset spotlights, Shaker style base units with a work surface over.



CLOAKROOM :

UPVC obscured double glazed window to the side, W.C, wash hand basin with a mixer tap over, tiled splash-back's, tiled floor, radiator.

DOUBLE ASPECT LOUNGE :

4.39m x 3.66m (14'5" x 12'0") UPVC double glazed windows to the front and side, a multi-fuel burner, radiator, power points, wall lights, an internal door to the side entrance which then leads on to a hallway with a storage cupboard.



FAMILY ROOM :

4.39m x 3.56m (14'5" x 11'8") UPVC double glazed window to the side, internal wooden door to the conservatory, an internal Georgian wooden window to the side entrance, an open fireplace, radiator, power points, wall lights.



CONSERVATORY :

4.27m x 3.05m (14'0" x 10'0") Of brick and UPVC construction with UPVC double glazed windows to the rear and UPVC double glazed French doors to the side, radiator, power points, fuse box, wooden door to the family room, UPVC double glazed French doors to the family/dining room.

SIDE ENTRANCE :

UPVC obscured double glazed door to the side, stairs leading up to the first floor accommodation.

LANDING :

Having a radiator, wall light, power points, airing cupboard.



BEDROOM ONE :

3.86m x 3.56m (12'8" x 11'8") UPVC double glazed bi-folding doors onto a Juliet balcony which overlooks the garden, a part vaulted ceiling, loft access, radiator and power points.



EN-SUITE :

UPVC obscured double glazed window to the side, W.C with a push button flush, pedestal washbasin with a mixer tap, fully tiled shower cubicle with a built-in mixer shower having an oversized fixed shower-head and a separate shower-head on a sliding adjustable rail, wall mounted heated towel rail.



BEDROOM TWO :

4.42m x 3.66m (14'6" x 12'0") UPVC double glazed window to the side, decorative fireplace, radiator, power points, wall lights and a single storage cupboard.



BEDROOM THREE :

3.56m x 3.15m (max) (11'8" x 10'4" (max)) UPVC double glazed window to the side, radiator, power points, wall lights.



BEDROOM FOUR :

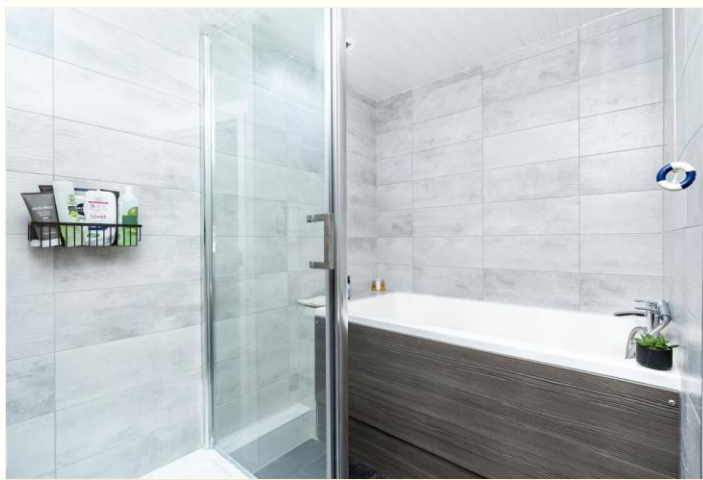
2.79m x 2.46m (9'2" x 8'1") UPVC double glazed window to the front, airing cupboard, built-in wardrobes, radiator and power points.

RE-FITTED FOUR PIECE BATHROOM :

Having a skylight to the ceiling, a Japanese deep bath with a mixer tap and a mixer tap handheld shower over, fully tiled shower cubicle with a built-in mixer shower, vanity washbasin and a W.C with a push-button flush all set with storage cupboards and having a work surface over, wall mounted medicine cabinet with a mirror front, storage cupboards, fully tiled walls, inset spotlights, wall mounted heated towel rail, loft access.

EXTERIOR :

The property sits on approximately a 1 acre plot, with the front garden being laid to lawn area and enclosed by a mixture of both panel fencing and mature hedging. The property benefits from having gravelled off-road parking for numerous vehicles and leads to the detached double garage. The rear garden is enclosed by panel fencing and is predominantly laid to lawn with a patio and decking seating area. To the bottom right corner there's a gravelled seating area with remote controlled



lighting, Wi-Fi and power, as well as having an outside bar, making the space ideal for entertaining.

DETACHED DOUBLE GARAGE :

Having power and lighting connected and one remote controlled electric roller door.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue for 4 miles to Moulton. Turn left signposted Moulton Seas End and proceed into the village and the property can be found on the left hand side identified by our For Sale sign.

AMENITIES

Moulton Seas End has a public house/restaurant and a playing field. The well served conservation village of Moulton is about 2 miles from the property and has a primary school, historic Church and working windmill, general stores/post office and public house. Moulton Seas End is equi distant from Holbeach and Spalding each 6 miles and offering a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is 22 miles to the south of the property and offers a fast train link with London's kings Cross minimum journey time 46 minutes.







Seas End Road, Moulton Seas End, Spalding, PE12

APPROX. GROSS INTERNAL FLOOR AREA 2266 SQ FT 210.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electricity and water. Oil central heating. Drainage to a septic tank.

COUNCIL TAX BAND E

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: M & M

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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