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Sales & Letting Agents



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Fen Gate, Moulton Chapel £494,995

*** WOW *** This astonishing accommodation can easily be adapted for multi-generational living, providing separate zones for two families to enjoy comfort and privacy. An exceptional detached Family Home in Moulton Chapel with six spacious double bedrooms, including two with en-suite bathrooms, plus a stylish family bathroom. On the ground floor, you'll find an additional shower room for convenience. The home boasts a generous lounge and dining room, a large study, and a welcoming family room. The light and airy kitchen/breakfast area is complemented by a practical utility room, with a personal door leading to the double garage. Designed for versatility, additional features include:

PVCu double glazing
Oil-fired central heating
Ample off-road parking
Front and rear gardens

Located in the charming village of Moulton Chapel, this property is a commuter's delight, with local amenities including a school, shop/post office, butcher, pub, Chinese takeaway, village hall, and primary school.

 **Call us ANYTIME to book your viewing - 01406 424441.**

Accommodation Comprises:

Composite entrance door with leaded glazed insert with matching side panel to:

Entrance Hall 5.70m x 2.22m (18'8" x 7'3") max

Cove to ceiling, ceramic tiled flooring, telephone point, dado rail, staircase to first floor landing, wall mounted central heating thermostat, door to:

Lounge 5.87m x 4.00m (19'3" x 13'1")

Feature fireplace with marble inserts and hearth with electric fire (open fire is behind), wall light points, TV point, dado rail, radiator x 2, ornate cove to ceiling, PVCu double glazed bow window to front aspect, PVCu double glazed window to side aspect.

Dining Room 4.04m x 4.00m (13'3" x 13'1")

Ornate cove to ceiling, dado rail, radiator, PVCu double glazed sliding patio door to rear garden.

Study/Office 3.51m x 2.73m (11'6" x 8'11")

Cove to ceiling, radiator, built in bookshelves, PVCu double glazed window to front aspect.

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled WC, vanity wash hand basin with mixer tap, storage cupboard under, cove to ceiling with recessed spotlights, ceramic tiled flooring, extractor fan, radiator.

Kitchen Breakfast Room 5.50m x 3.00m (18'1" x 9'11")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, one and a half bowl polycarbonate sink unit with mixer tap, splashbacks, fitted eye level Hotpoint double electric oven, four ring Cooke & Lewis halogen hob with extractor hood, integrated full size dishwasher, integrated low level fridge, ceramic tiled floor, cove to ceiling, radiator, PVCu double glazed window to rear aspect x 2.

Garden Room 3.32m x 3.24m (10'11" x 10'8")

Cove to ceiling, radiator, wood effect flooring, TV point, PVCu double glazed French doors to rear garden, door to:

Utility Room 3.24m max x 1.79m (10'8" x 5'10") max

Fitted with base units with worktop space over, stainless steel single drainer sink unit, plumbing for washing machine, wall mounted central heating and hot water control panel, extractor fan, PVCu double glazed door to rear garden, personal door to double garage, PVCu double glazed window to side aspect, door to:

Ground Floor Shower Room

Fitted with a two-piece suite comprising: Tiled shower enclosure with fitted main shower, close coupled dual flush WC, ceramic tiled flooring, extractor fan, spotlight to ceiling.

First Floor Landing

Cove to ceiling with access to loft space, smoke detector, door to built in airing cupboard housing pressurised hot water tank with linen shelving, door to:

Main Bedroom Suite 6.40m x 5.21m max (21' x 17'1") max

Cove to ceiling, radiator x 2, double opening doors to built in wardrobes with hanging rails and storage shelving, 2 x PVCu double glazed dormer windows to front aspect with recessed spotlights over, door to:

En-Suite Bathroom 3.04m x 1.74m (10' x 5'9")

Fitted with a three-piece suite comprising: Deep panel double ended bath with telephone style mixer tap with hand shower attachment, vanity wash hand basin with mixer tap, storage cupboard under, vanity mirror over, close coupled dual flush WC, extractor fan, shaver point, fully tiled surrounds, ceramic tiled flooring, wall mounted vertical towel radiator, PVCu double glazed opaque window to side aspect.

Bedroom 2 5.79m max x 3.91m (19' x 12'10") max

Cove to ceiling, radiator, double opening doors to built in wardrobes with hanging rail and storage shelving, telephone point, TV point, PVCu double glazed window to front aspect, door to:

En-Suite Shower Room 2.31m x 1.64m (7' x 5'5")

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted mains shower, tiled surrounds, close coupled dual flush WC, pedestal wash hand basin, shaver point, extractor fan, recessed spotlights to ceiling, cove to ceiling, PVCu double glazed opaque window to side aspect.

Bedroom 3 4.03m x 3.94m (13'3" x 12'11")

Cove to ceiling, radiator, PVCu double glazed window to rear aspect.

Bedroom 4 3.18m max x 3.00m (10'5" x 9'10") max

Cove to ceiling, radiator, PVCu double glazed window to rear aspect.

Bedroom 5 3.59m x 2.35m (11'9" x 7'9")

Cove to ceiling, radiator, PVCu double glazed window to front aspect.

Bedrooms 6 3.59m x 2.34m (11'9" x 7'8")

Cove to ceiling, radiator, PVCu double glazed window to front aspect.

Family bathroom 3.00m x 2.25m (9'10" x 7'5")

Fitted with a four-piece suite comprising: Tiled corner entry shower cubicle with fitted mains rainfall shower with hand shower attachment, deep panel bath with tiled surround, concealed cistern close coupled dual flush WC, vanity wash hand basin with mixer tap, storage cupboards under, wall mounted vertical towel radiator, extractor fan, shaver point, PVCu double glazed opaque window to rear aspect.

Outside:

The front garden is partly enclosed with low level and mature hedging with area laid to lawn with inset shrubs. Pathway leads to the main entrance door with storm porch and courtesy lighting. Tarmac driveway provides ample off-road parking leading to:

Double Garage 5.27m x 5.03m (17'3" x 16'6")

With twin electric up and over roller doors, floor standing oil fired central heating boiler servicing heating and domestic hot water, solar panel inverter pack, power and lighting connected.

The rear garden is enclosed with wood panel fencing with areas laid to lawn with flower and shrub borders, paved patio, outside water tap, outside courtesy lighting.

The property benefits from OWNED Solar Panels, these heat the hot water supply and unused energy goes back to the grid which provides money back to the household. The controls are located inside the garage.

Council Tax: F - £3,174.01 (2025/2026) South Holland District Council

EPC - D

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

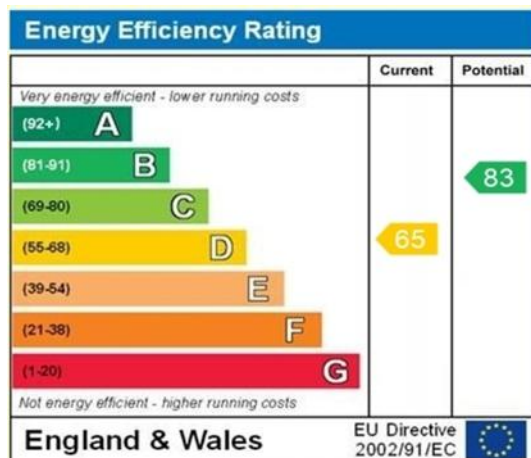
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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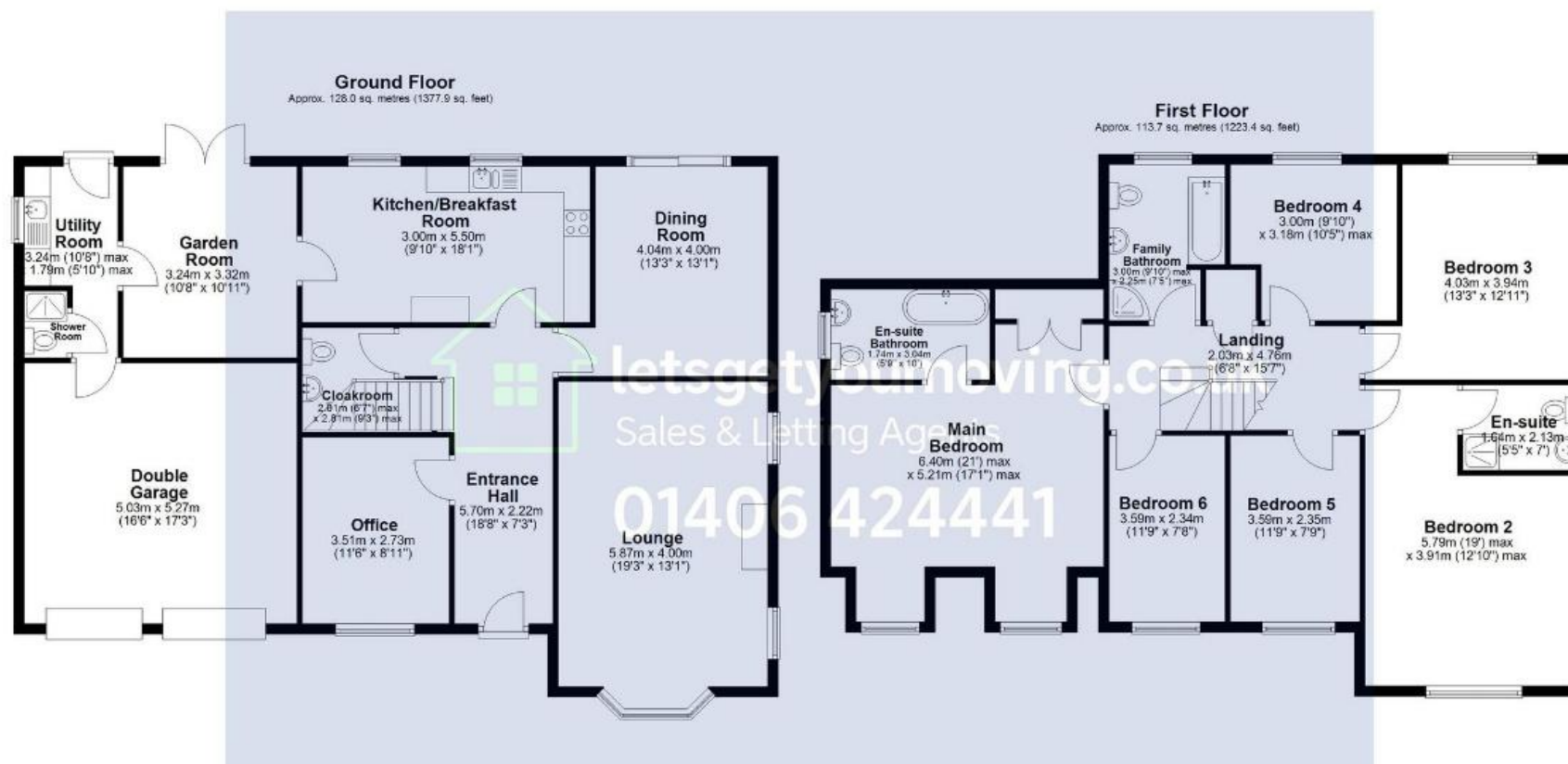


Anna
Lender & Broker



Curtis
Lender & Broker

*Your home may be repossessed if you do not keep up repayments on your mortgage**



Total area: approx. 241.7 sq. metres (2601.3 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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