



Connells

Roman Bank  
Moulton Seas End Spalding

# Roman Bank Moulton Seas End Spalding PE12 6LG

Guide Price  
**£300,000 to £325,000**



## Property Description

A BREATH OF FRESH AIR

"Placid, private and peaceful"

Situated in the village of Moulton Seas End offering rural walks within a picturesque setting, this detached bungalow occupies a generous plot with stunning views to the rear. The property is being offered in attractive order with generous living accommodation comprising of an entrance hall, lounge, study / additional bedroom, conservatory which overlooks the rear garden & family bathroom. The modern fitted kitchen/diner leads into a utility room, guest cloakroom, bedroom two & side entrance. The bedrooms are all good sizes with bedroom two benefiting from a shower. The rear garden is generously sized and has been beautifully landscaped with mature and established trees and herbaceous plantings, three timber constructed sheds and views of open farmland. Call 01733 579412 for a viewing appointment.

## Entrance Hall

Half glazed patterned UPVC double glazed door with a matching window to one side into the main entrance. Wall mounted electric heater, door into airing cupboard housing the cylinder water tank, coving to textured ceiling with loft access. Doors off onto the lounge, kitchen, bathroom, study and bedrooms two and three.

## Lounge

Wall mounted electric heater, TV and telephone point, coving to textured ceiling and a double glazed bow window the front.

## Master Bedroom

Wall mounted electric heater, shower cubicle with electric shower fitted, textured ceiling and UPVC double glazed windows to the front and side.

## Bedroom Three

Wall mounted electric heater, TV point, coving to textured ceiling and UPVC double glazed window to the side.

## Study / Additional Bedroom

Electric heater, laminate flooring, coving to textured ceiling, UPVC double glazed French doors into the conservatory.

## Conservatory

Being constructed of a brick base with UPVC double glazed windows surround. Laminate flooring, ply carbonate roof and French doors to the side/rear garden.

## Bathroom

Being fully tiled and comprising a three piece suite to include a bath with mixer tap and shower attachment, further shower fitted over with shower rail, a wash hand basin with mixer tap over plus a WC. Shaver point, coving to textured ceiling and a patterned UPVC double glazed window to the rear.

## Kitchen/Diner

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Cookerpoint with extractor hood above, space for a full standing fridge freezer, coving to textured ceiling, UPVC double glazed window to the rear and a door through to the utility.

## Utility

Comprising of wall and base level units, worktop, plumbing for washing machine and dishwasher plus space for a further appliance, coving to textured ceiling, UPVC double glazed window to the rear, half glazed patterned UPVC door into the side entrance. Doors off onto bedroom two and cloakroom.

## Cloakroom

Comprising of a two piece suite to include a wash hand basin with mixer tap and a WC. Coving to textured ceiling.

## Bedroom Two

Electric heater, TV point, range of fitted wardrobes with hanging rails. coving to textured ceiling and UPVC double glazed window to the front.

## Side Entrance

Patterned UPVC double glazed window to side, UPVC doors to the front and rear elevation.

## Outside

The front garden is laid to lawn with planted side borders. A gravel driveway provides off road parking for several vehicles with gated access to the front. Further gated access to the rear garden.

The rear garden is laid to lawn with mature and established planted areas. Three paved patio areas, one with a circular feature. Three timber built sheds, outside light and tap. The garden is surrounded by a timber built fence with stunning views of open farm land.









Total floor area 115.1 m<sup>2</sup> (1,239 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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