



## 9 Benton Close, Moulton Chapel

**£300,000**

WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN THE POPULAR VILLAGE OF MOULTON CHAPEL Benefiting from off road parking, double garage, enclosed rear garden and easy access to the A16 with road links to Peterborough and Spalding Town Centre. The property comprises of entrance hallway, study, cloakroom, living room with arch through to dining room, kitchen and utility. The first floor offers a galleried landing, with access to bedroom one with fitted wardrobes and en-suite shower room, three further good size bedrooms and family bathroom. The front of the property is well maintained with lawn area and driveway providing ample off road parking with access to the double garage. Enclosed rear garden, mainly laid to lawn with patio area ideal for seating and entertaining.

- Four Bedroom Detached Family Home
- Off Road Parking and Double Garage

- Enclosed Rear Garden
- Spacious Throughout

## ENTRANCE HALLWAY

10'8 x 8'10 (3.25m x 2.69m)

Part glazed door to front aspect. Stairs to first floor landing. Security alarm panel. Smoke alarm. Laminate flooring. Radiator.



## STUDY

8'6 x 7'0 (2.59m x 2.13m)

Upvc window to front aspect. Laminate flooring. Radiator. Television point. Understairs cupboard.

## CLOAKROOM

6'0 x 3'5 (1.83m x 1.04m)

Toilet. Vanity unit with wash hand basin and cupboard beneath. Extractor fan. Tiled flooring. Radiator.

## LIVING ROOM

14'9 x 12'0 (4.50m x 3.66m)

Upvc window to front aspect. Laminate flooring. Radiator. Television point. Arch through to dining room.



## DINING ROOM

7'3 x 9'0 (2.23m x 2.74m)

Upvc french doors to rear aspect. Laminate flooring. Down lighting. Radiator.

## KITCHEN

12'3 x 8'9 (3.73m x 2.67m)

Upvc window to rear aspect. Base and wall units with work surface over. Stainless steel sink with drainer. Space for dishwasher and freestanding fridge freezer. Tiled flooring. Tiled splashback walls. Space for dual fuel Range cooker with large cooker hood over.



## UTILITY ROOM

7'9 x 5'5 (2.36m x 1.65m)

Part glazed Upvc door to rear garden. Wall unit with work surface. Space and plumbing for washing machine and tumble dryer. Wall mounted oil fired central heating boiler. Radiator. Tiled flooring.



## GALLERIED LANDING

Upvc window to front elevation. Carpeted. Loft access. Security alarm panel. Radiator.

## BEDROOM ONE

11'7" x 11'6 (3.63m x 3.51m)

Upvc window to front elevation. Carpeted. Fitted double and single wardrobe. Telephone point. Television point. Radiator.

### ENSUITE

6'5 x 5'7 (1.96m x 1.80m)

Upvc window to front elevation. Corner shower cubicle. Wash hand basin with drawer and mono block mixer tap. Toilet. Half tiled walls. Tiled flooring. Shaver point. LED illuminated mirror. Extractor fan. Towel rail.



### BEDROOM TWO

7'5 x 10'5 (3.48m x 3.18m)

Upvc window to rear elevation. Carpeted. Radiator. Television point.

### BEDROOM THREE

9'2 x 8'7 (2.79m x 2.69m)

Upvc window to rear elevation. Carpeted. Radiator. Television point.



### BEDROOM FOUR

9'0 x 8'7 (2.74m x 2.72m)

Upvc window to rear elevation. Carpeted. Radiator. Television point.

### BATHROOM

10'0 x 5'6 (3.05m x 1.68m)

Upvc window to front elevation. Bath with shower over and glass shower screen. Wash hand basin with drawer and mono block mixer tap. Toilet. Part tiled splashback walls. Tiled flooring. LED illuminated mirror. Towel rail. Extractor fan.



### DETACHED DOUBLE GARAGE

17'1 x 16'6 (5.21m x 5.03m)

Up and over doors to the front aspect. Power and lighting.

### EXTERIOR

Open frontage with lawn and gravelled area. Gated side access to the rear garden. Block paved driveway providing off road parking and vehicular access to the double garage. The rear garden is fully enclosed, mainly laid to lawn with patio area ideal for seating and entertaining. Outside lighting, water tap and power socket.



### ADDITIONAL INFORMATION

Freehold with vacant possession on completion.  
PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

## VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

## ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

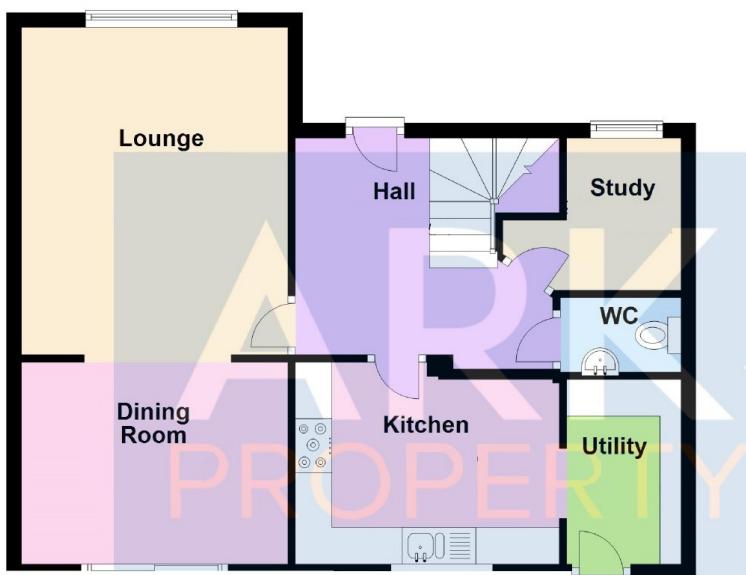
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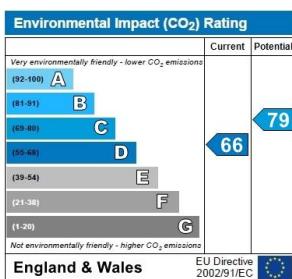
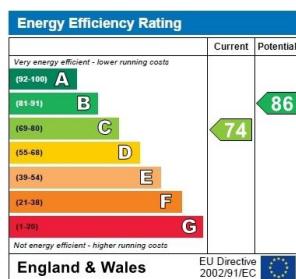
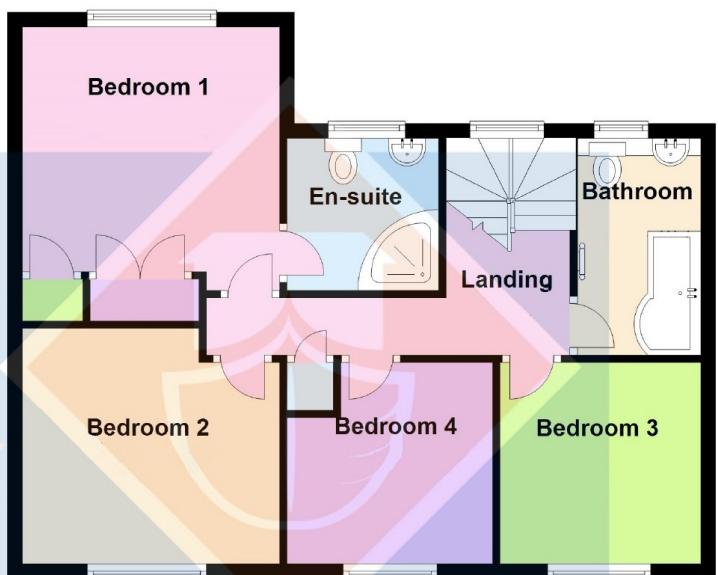




## Ground Floor



## First Floor



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