



Seas End Road, Moulton Seas End Spalding PE12 6LD

welcome to

Seas End Road, Moulton Seas End Spalding

SUBSTANTIAL TWO DOUBLE BEDROOM DETACHED BUNGALOW, extended to front & rear. THREE RECEPTION ROOMS, kitchen & boot room. Family bathroom & EN-SUITE TO MASTER. Ample off road parking, INTEGRAL DOUBLE GARAGE & fully enclosed low maintenance rear garden WITH PORCELAIN PATIO AREA



Study / Office

10' 11" x 14' 4" (3.33m x 4.37m)
with tiled floor and French doors to:

Lounge

20' 1" x 15' 3" (6.12m x 4.65m)
having wall mounted living flame electric fire, built-in airing cupboard with hot water tank, doors off to both bedrooms and door to:

Kitchen

14' 7" x 12' 11" max (4.45m x 3.94m max)
having a range of wall and base units, composite work surfaces and a single bowl sink. Integrated electric oven, four ring electric hob, stainless steel extractor and grill. Space for fridge freezer and dishwasher, ceiling skylight, tiled floor and open plan access to:

Dining Room

11' 8" x 19' 7" (3.56m x 5.97m)
tiled floor, French doors to side leading to rear garden and door to:

Boot Room

8' 2" x 10' 1" (2.49m x 3.07m)
having fitted units, tiled floor, loft access, door to double garage and door to bathroom

Bedroom 1

9' 11" x 9' 8" (3.02m x 2.95m)
built-in wardrobe and door to:

En-Suite

8' x 6' 4" (2.44m x 1.93m)
comprising three piece suite of WC, inset sink and shower cubicle with fitted Mermaid style panelling and thermostatic shower. Extractor, heated towel rail and tiled walls and floor

Bedroom 2

11' 8" x 12' 11" (3.56m x 3.94m)
having a range of fitted built-in wardrobes

Bathroom

8' 2" x 6' (2.49m x 1.83m)
comprising three piece suite of WC, pedestal sink and bath with electric shower over. Extractor and fully tiled walls and floor

Outside

to the front of the property there is a gravel driveway providing off road parking with a shrub border to the left hand side. The driveway continues to the right hand side and leads to double gates giving access to the rear of the property, providing further parking laid to gravel and entry to an integral double garage. The rear garden is fully enclosed by timber fencing and is low maintenance in the majority, featuring a Porcelain patio area and a timber garden shed

Integral Double Garage

17' 1" x 25' 2" (5.21m x 7.67m)
having electric roller door, power and lighting

Agents Note

the gravel driveway to the right of the property is owned by the property itself, however, vehicular right of access in and out is granted to the equestrian field to the rear. This must be kept clear at all times and cannot be used for parking, either by the homeowners or the owners of the equestrian field behind

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Seas End Road, Moulton Seas End Spalding

- SUBSTANTIAL TWO DOUBLE BEDROOM DETACHED BUNGALOW
- THREE RECEPTION ROOMS TO INCLUDE LOUNGE, DINING ROOM & STUDY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- FULLY ENCLOSED & PRIVATE LOW MAINTENANCE GARDEN WITH PORCELAIN PATIO

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112944 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)