



Mawford Close, Moulton Seas End Spalding PE12 6LX

welcome to

Mawford Close, Moulton Seas End Spalding

Five double bedroom detached family home, DECEPTIVELY SPACIOUS & WELL PRESENTED THROUGHOUT. Two reception rooms, conservatory, kitchen diner and utility. FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM. Ample off road parking, SINGLE GARAGE & fully enclosed garden to rear



Entrance Hall

Having stairs to the first floor. Laminate flooring.

Shower Room

2' 9" x 8' 8" (0.84m x 2.64m)

Comprising of a W/C. Inset sink. Shower cubicle with electric shower. Extractor. Heated towel rail. Tiled walls and flooring.

Lounge

14' 3" x 11' 8" (4.34m x 3.56m)

Having a fitted log burner with solid hearth. Double doors leading to the kitchen/ Diner.

Reception Room

15' 10" x 8' 8" (4.83m x 2.64m)

Currently being used as a playroom.

Kitchen

10' 10" x 17' 11" (3.30m x 5.46m)

Having wall and base units. Single bowl sink with Quooker tap. Fitted three seater breakfast bar. Built-in under stairs cupboard. Laminate flooring. Integrated electric oven, Four ring induction hob, Extractor, Grill, Dishwasher. Sliding door to the conservatory.

Utility Room

5' 10" x 8' 8" (1.78m x 2.64m)

Comprising of space for a washing machine and tumble dryer. Freestanding oil boiler.

Conservatory

10' 4" x 9' 9" (3.15m x 2.97m)

Having french doors to the garden. Tiled flooring. Ceiling light with fan. Fitted air conditioner and heating unit.

Landing

Having a loft access. Built-in airing cupboard housing the hot water tank.

Bedroom One

17' 10" x 13' 8" (5.44m x 4.17m)

Bedroom Two

14' 4" x 8' 8" (4.37m x 2.64m)

Having a dressing room;

Dressing Room

8' 8" x 7' 9" (2.64m x 2.36m)

Bedroom Three

13' 5" x 9' 9" (4.09m x 2.97m)

Bedroom Four

8' 8" x 8' 9" (2.64m x 2.67m)

Having a range of built-in wardrobes.

Bedroom Five

8' 2" x 8' 10" (2.49m x 2.69m)

Bathroom

5' 5" x 8' 9" (1.65m x 2.67m)

Having a W/C. Inset sink. Bath with electric shower over. Shower attachment.

Exterior

Front: Having a gravel drive for multiple vehicles. Side gate access.

Rear: Enclosed by fencing. Lawn. Patio area. Outside tap.

Garage

18' 1" x 13' 10" (5.51m x 4.22m)

Comprising of a up and over door. Power and lighting. Fitted air conditioning unit.

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

Mawford Close, Moulton Seas End Spalding

- SUBSTANTIAL FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS, KITCHEN DINER, UTILITY & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113488 - 0010

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