
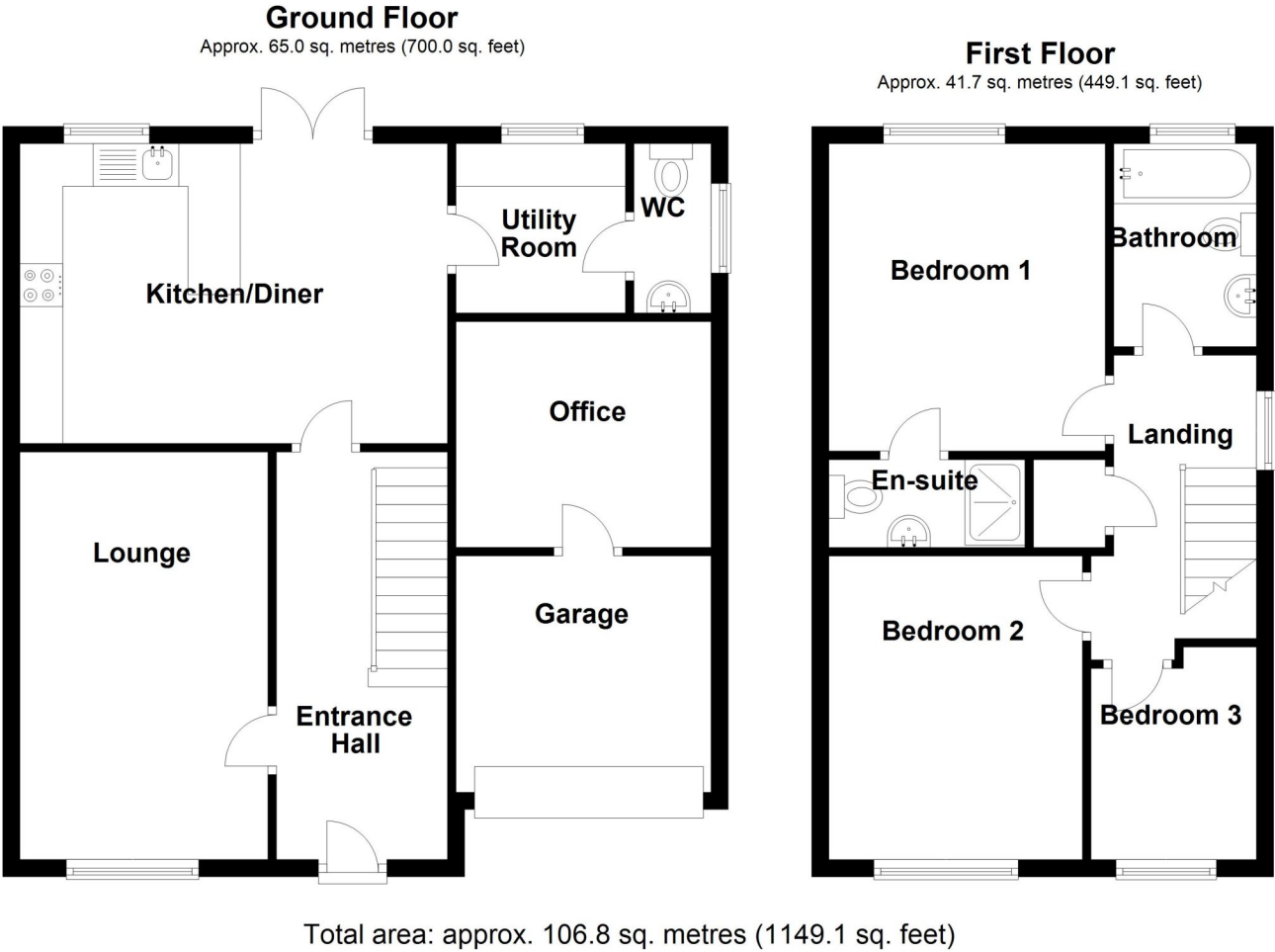


Ashton View, Common Road, Moulton  
Seas End, Spalding

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ashton View, Common Road, Moulton Seas End, Spalding, PE12 6LF  
£245,000 Freehold

Winkworth are delighted to offer for sale this truly stunning energy efficient three bedroom semi-detached home with the advantage of an air source heat pump supplying hot water and central heating and an energy rating of band B. The property offers bright and spacious accommodation throughout and benefits from, entrance hall with space for desk/study area under the stairs, lounge, stunning kitchen/dining room with french doors onto the rear garden, separate utility room with downstairs cloakroom off. Upstairs the master bedroom boasts a modern en-suite shower room, two further bedrooms and family bathroom. Outside there is a generous gravelled driveway providing ample off-road parking leading to a single garage (currently divided to create a home office) The rear garden enjoys views over open fields and is fully enclosed. Please call 01778 392807 for more information.

Stunning energy efficient three-bedroom semi-detached home | Advantage of an air source heat pump | Generous gravelled driveway | Ample off-road parking | Single garage currently divided to create a home office | EPC Rating B | Council Tax Band A

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**Bedroom One** - 12' x 10' (3.66m x 3.05m) With part panelled walls, radiator, power points, upvc double glazed window overlooking the rear and door to.

**En-Suite Shower Room** - Modern fitted suite comprising, fully tiled shower cubicle with dual head shower, low level wc, wash hand basin and heated towel rail.

**Bedroom Two** - 10'9" x 8'11" (3.28m x 2.72m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 8' x 7'4" (2.44m x 2.24m) With upvc double glazed window to the front, radiator, power points.



**Bathroom** - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, heated towel rail and frosted window.

**Outside** - To the front there is a generous gravelled driveway providing ample off-road parking leading to a SINGLE GARAGE (the vendors have divided the garage to create a study area but could easily be turned back) The rear garden has a paved patio area leading onto a good size lawned garden with views over open fields.

ACCOMMODATION

**Entrance Hall** - With LVT flooring, radiator, stairs leading to the first floor with space for desk under, radiator and door to.

**Lounge** - 15'8" x 9'6" (4.78m x 2.9m) With upvc double glazed window to the front, LVT flooring, radiator, power points and tv point.

**Kitchen/Dining Room** - 16'4" x 11'6" (4.98m x 3.5m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in double oven, hob with extractor above, integrated fridge freezer, integrated dishwasher, upstands, LVT flooring, french doors and window onto the rear garden and door leading to.

**Utility Room** - 6'7" x 5'6" (2m x 1.68m) With fitted worktop with space and plumbing for washing machine and tumble dryer under, built in storage, LVT flooring and door leading to.

**Downstairs Cloakroom** - With low level WC, wash hand basin, LVT flooring and frosted window.

**First Floor Landing** - With built in airing cupboard and door leading to.



LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

A