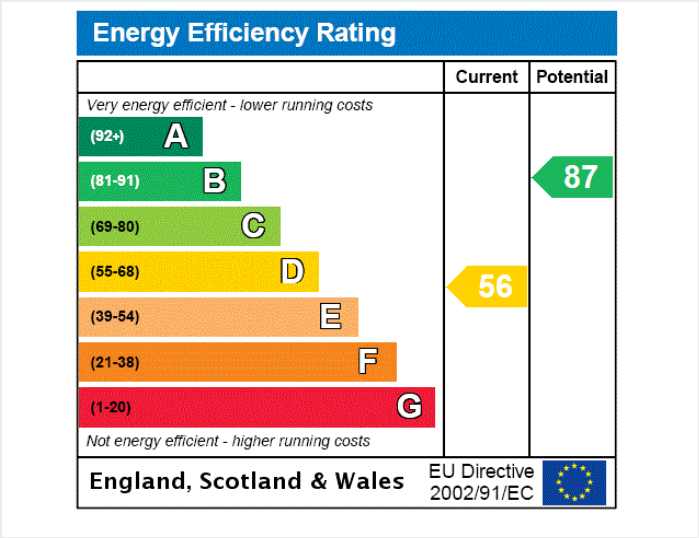


High Road, Moulton, Spalding

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.



42 High Road, Moulton, Spalding, PE12 6PE

£425,000 Freehold

Winkworth are delighted to offer for sale this impressive four bedroom detached family home. The property offers fantastic family accommodation benefiting from lounge, dining room, kitchen/breakfast room, utility room, spacious family room with spiral stair case to the master bedroom, further staircase in the entrance hall, master bedroom with jack and jill en-suite, three further bedrooms and family bathroom. The property is located in a none estate position with views over open fields. There is a large front garden set off the road and to the rear a large lawned garden. Please call 01778 392807 for more information.

Four Bedroom Detached House | UPVC Double Glazing | Family Bathroom, Downstairs Shower Room and Jack & Jill En Suite | None Estate & Open Field Views | EPC Rating - D

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ACCOMMODATION

Door Leading Through To:

Entrance Hall - With stairs leading to the first floor, under stairs storage cupboard and door leading through to

Lounge - 16'2" x 12'3" (4.93m x 3.73m) With UPVC double glazed window overlooking the front, attractive feature fireplace with real open fire, beamed ceiling, radiator, power points and sliding patio doors on to the rear garden.

Kitchen/Breakfast Room - 19'10" (6.05) (6.05) narrowing to 9' (2.74) (2.74) x 15'1" (4.6) (4.6) narrowing to 7' (2.13) (2.13) With range of fitted units comprising sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor fan above, space for fridge/freezer, space and plumbing for dishwasher, part tiled walls, coved ceiling, radiator, UPVC double glazed window overlooking the front and door leading through to

Dining Room - 14'11" x 14'8" (4.55m x 4.47m) With UPVC double glazed windows to the front and side, coved ceiling, downlighters, radiator, power points, dado rail and door leading through to

Family Room - 21'3" x 11'1" (6.48m x 3.38m) With french doors on to the rear garden, UPVC double glazed windows to the side, radiator, power points, spiral staircase leading to master bedroom.



Inner Hallway - With door leading through to

Downstairs Shower Room - With corner shower cubicle, low level WC, wash hand basin and frosted window

Utility Room - 12'4" x 10'2" (3.76m x 3.1m) With space and plumbing for washing machine, space for tumble dryer and UPVC double glazed frosted window.

Conservatory - With UPVC double glazed windows and doors on to the rear garden.

First Floor Landing - With two UPVC double glazed windows to the front and staircase leading down to the hallway.

Master Bedroom - 18'4" x 15'6" (5.6m x 4.72m) With UPVC double glazed windows overlooking the rear, stripped wooden floorboards, radiator, power points, built in wardrobe cupboard and door leading through to

Jack & Jill En Suite - With shower cubicle, low level WC, wash hand basin and door leading through to

Bedroom Three - 13'10" x 11'3" (4.22m x 3.43m) With UPVC double glazed window overlooking the front, radiator and power points

Bedroom Two - 15'2" x 10'4" (4.62m x 3.15m) With UPVC double glazed window to the front and side, radiator and power points

Bedroom Four - 11'3" x 9'3" (3.43m x 2.82m) With UPVC double glazed window to the rear, radiator and power points.

Family Bathroom - 10'11" x 8'4" (3.33m x 2.54m) With panelled bath, low level WC, wash hand basin, built in storage cupboard and UPVC double glazed frosted window.

Outside - To the front there is a large garden being mainly laid to lawn. To the side there is off road parking. The rear garden is a generous size with views over open fields.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

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