


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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

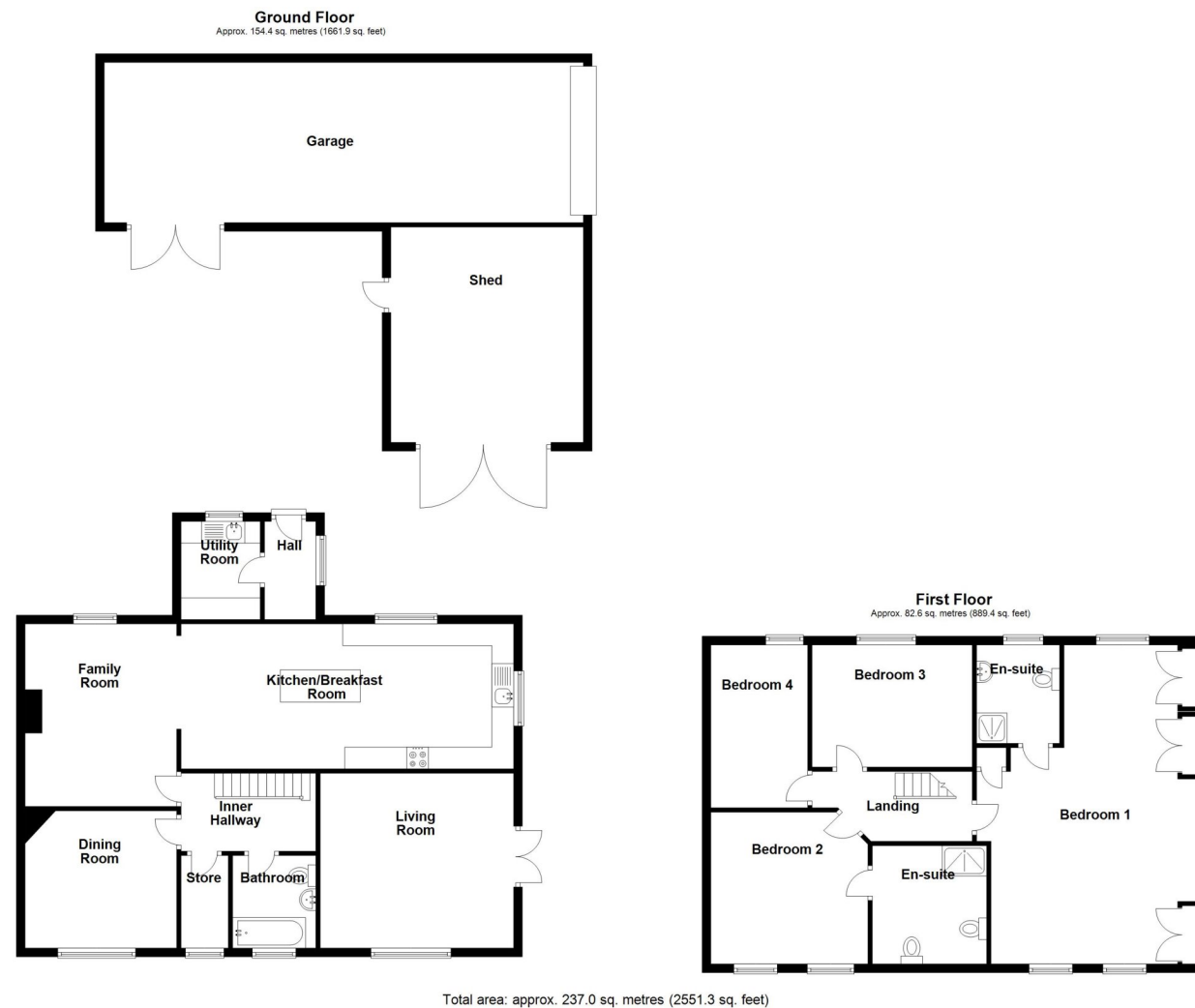


10 High Road, Moulton, Spalding, Lincolnshire, PE12 6PE

O.I.E.O £310,000 Freehold

Winkworth are delighted to offer for sale this impressive extended and much improved four bedroom semi-detached home located in a non-estate position with 38ft garage/workshop and 18ft shed. The property offers excellent family accommodation benefiting from, lounge and separate dining room, 36ft kitchen/family room with newly fitted units, large master bedroom with en-suite, guest bedroom with further en-suite, downstairs bathroom and two further bedrooms. Outside there is a generous front garden with driveway to the side providing ample off-road parking and to the rear a fully enclosed garden with access to the outbuildings. Please call 01778 392807 for more information.

Four Bedroom Semi-Detached | Two Bedrooms with En Suite | Three Reception Rooms | Garage/Workshop | Council Tax Band A | EPC Rating C



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ACCOMMODATION

Lounge - 14'7" x 13'2" (4.45m x 4.01m) With wood effect flooring, upvc double glazed window to the front and french doors to the side, radiator and power points.

Dining Room - 11'5" x 10'4" (3.48m x 3.15m) With attractive feature fireplace with woodburning stove, wood effect flooring, upvc double glazed window to the front, radiator and power points.

Inner Hall - With stairs leading to the first floor, wood effect flooring, walk in storage cupboard and door leading to.

Downstairs Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Kitchen - 24'1" x 9'3" (7.34m x 2.82m) With superb newly fitted units comprising, sink with cupboard below, excellent range of wall and base units incorporating centre island with breakfast bar, built in double oven, built in gas hob with extractor above, built in microwave, integrated fridge freezer, part tiled walls, upvc double glazed windows to the rear and side, wood effect flooring and open to.

Family Room - 13'9" x 11'8" (4.2m x 3.56m) With attractive feature fireplace, wood effect flooring, radiator, power points and upvc double glazed window to the rear.



Rear Porch - With door and window to the rear and door leading to.

Utility Room - 7'6" x 6' (2.29m x 1.83m) With range of wall and base units, single drainer sink, space and plumbing for washing machine, gas boiler supplying hot water and central heating and upvc double glazed window to the rear.

First Floor Landing - With door leading to

Bedroom One - 22'9" x 18'8" (6.93m x 5.7m) A fantastic bright and spacious room with extensive fitted wardrobes, radiator, power points, upvc double glazed window to the front and rear and door to.

En-Suite - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

Bedroom Two - 11'9" x 10' (3.58m x 3.05m) With two upvc double glazed windows to the front, radiator, power points and door leading to.

En-Suite Shower Room - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, tiled walls, heated towel rail and extractor fan.

Bedroom Three - 12'1" x 9'4" (3.68m x 2.84m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 12'7" x 7'6" (3.84m x 2.29m) With upvc double glazed window to the rear, radiator and power points.

Outside - To the front there is a generous lawned garden with driveway to the side providing ample off-road parking.

The rear garden has a paved patio leading to a lawned garden which is fully enclosed and gives access to.

Timber Shed - 20'7" x 18'5" (6.27m x 5.61m) With double opening doors and personal door to the side, power and light.

Garage/Workshop - 37'3" x 12'9" (11.35m x 3.89m) With electric rolltop door, further french doors to the garden, power and light.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

A