



6 Seas End Road, Moulton Seas End, Spalding PE12 6LD

£377,500



*** DETACHED FAMILY HOME *** This attractive period home is set within approximately 0.95 acres (STS) and offers generous living space both inside and out. The accommodation includes an entrance porch/utility, a contemporary open plan kitchen/dining area leading into a spacious dining room with bi-fold doors opening onto the garden, a further reception room with original parquet flooring, and a cosy lounge with log burner. Upstairs, there are four well-proportioned bedrooms, with the principal suite boasting a Juliet balcony with bi-fold doors and a private en-suite. A modern four piece family bathroom completes the interior. Externally, the property benefits from front, side and rear gardens, a detached double garage, and ample off-road parking for multiple vehicles. EPC Energy Rating E / Council Tax Band E.

DOOR INTO:

PORCH / BOOT ROOM

11' 11" x 7' 4" (3.62m x 2.24m) (approx) Double glazed windows to the front, wooden sealed double glazed window to the side. Door into:

KITCHEN / DINER

16' 10" x 11' 11" (5.14m x 3.63m) (approx) Fitted with a range of eye level and base units with worktop over. Belfast style sink with mixer tap over. Free standing range style double oven. Electric hob with extractor fan. Space for fridge / freezer. Space and plumbing for dishwasher. Tiled floor, inset spotlights, full height storage cupboard, radiator. UPVC double glazed window to the side. Internal wooden sealed double glazed window to the front into porch / boot room.

DINING ROOM / GARDEN ROOM

16' 5" x 15' 9" (5.01m x 4.81m) (approx) Two radiators, inset spotlights, wooden flooring, shaker style base units with workop over. UPVC double glazed bi-folding doors leading to garden, and full length window to the rear. Wooden door to:

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Tiled splashback, radiator. UPVC double glazed window to the side.

LOUNGE

14' 6" x 11' 10" (4.42m x 3.61m) (approx) Feature fireplace with multi - fuel burner, radiator, wooden floor, double radiator, wall lights. UPVC double glazed windows to the front and side. Opening to:

FAMILY ROOM

14' 6" x 11' 11" (4.42m x 3.64m) (approx) Fireplace with multi fuel burner, radiator, wall lights. UPVC double glazed windows to the front and side. Door to:

CONSERVATORY

13' 3" x 9' 3" (4.03m x 2.81m) (approx) Brick and UPVC construction. Radiator. UPVC double glazed French doors to the side, UPVC double glazed French doors to the family / dining room.

SIDE ENTRANCE

UPVC double glazed door to the side, opening to lobby with stairs leading to first floor accommodation.

LANDING

Radiator. Wall lights, airing cupboard.

BEDROOM ONE

14' 7" x 11' 11" (4.44m x 3.64m) (approx) UPVC double glazed bi-fold doors to Juliet balcony. Loft access, radiator.

EN SUITE

Fitted with a three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin with mixer tap and WC. Heated towel rail. UPVC double glazed window to the side.

BEDROOM TWO

4.42m x 3.66m (14' 6" x 12' 0") (approx) UPVC double glazed window to the side. Feature fireplace, radiator, wall lights, storage cupboard.

BEDROOM THREE

3.58m x 2.89m (11' 9" x 9' 6") (approx) UPVC double glazed window to the side. Radiator, wall lights.

BEDROOM FOUR

2.79m x 2.46m (9' 2" x 8' 1") (approx) UPVC double glazed window to the front. Built in wardrobes, airing cupboard, radiator.

BATHROOM

Fitted with a four piece suite comprising Japanese style deep bath with mixer tap shower attachment over, fully tiled shower cubicle, inset vanity wash hand basin and WC with storage cupboards. Wall mounted mirror fronted cabinet, storage cupboards. Fully tiled, loft access, heated towel rail. Skylight.

DETACHED DOUBLE GARAGE

Power and light connected with remote control roller door.

OUTSIDE

To the front, the garden is laid to lawn and enclosed by timber fencing and mature hedging. A gravelled driveway provides parking for several vehicles and leads to a detached double garage.

To the rear, the garden is laid to lawn and enclosed by timber fencing. With patio and decking lounge area and a further gravelled seating area with remote control lighting, Wi-Fi and power. 20ft storage container, included in the sale, with full power and lighting.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

