



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.



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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 - 0009

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