



19 St. James Way, Moulton Chapel, PE12 0QD

£369,995

Ark Property Centre are delighted to offer to market this extended three bedroom detached family home in the sought after village of Moulton Chapel. Moulton Chapel is a popular semi-rural village perfectly situated for easy access to Spalding and Peterborough, with connections to London and the A1. The village offers, Butchers, Primary School and The Jolly Farmer pub. The property comprises of entrance hallway, cloakroom, utility room, living room opening through to the dining area, family area and kitchen. The first floor offers bedroom one with en-suite, two further bedrooms and family bathroom. Externally, there is off road parking to the front with vehicular access to the single garage.

Enclosed rear garden, mainly being laid to lawn. Call today to get your viewing booked in!

Entrance hall 11'5" x 8'3" (3.48m x 2.54m)



Coving to to skimmed ceiling, double glazed entrance door with glazed sidelight, stairs to first floor, radiator.

Cloakroom 4'7" x 4'2" (1.40m x 1.28m)



Refitted and comprising concealed cistern toilet set in vanity unit with storage under. Wash hand basin in vanity with chrome mixer tap over. Coving to skimmed ceiling with extractor fan, chrome heated towel rail.

Lounge 16'6" x 14'1" (5.04m x 4.31m)



Two PVCu double glazed windows to front, coving to skimmed ceiling, two radiators, double doors opening to dining room.

Dining room 9'11" x 8'7" (3.04m x 2.62m)



Coving to skimmed ceiling, radiator, opening to kitchen family area.

Kitchen family room 19'10" x 20'0" max, I shape room (6.05m x 6.12m max, I shape room)



PVCu double glazed window and French door to rear, French door to side with glazed sidelights. Coving to skimmed ceiling with recessed LED spotlights. Fitted with a matching range of base, eye level and display units. Worktop space with tiled

splashback and peninsula preparation area. Six ring Rangemaster cooker with matching Rangemaster extractor hood over. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for dishwasher, integrated full height fridge. Tiled floor with underfloor heating.

Utility room 4'9" x 18'0" (1.46m x 5.50m)



Fitted with a matching range of base and eye level units, worktop space with tiled splashback. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine, tumble dryer. Space for freezer, radiator, tiled floor. PVCu double glazed window and door to rear.

Landing 6'4" x 25'9" max (1.95m x 7.86m max)



Coving to skimmed ceiling with loft access, doors to bedrooms and bathroom, airing cupboard with hot water tank and slatted shelving. Radiator.

Bedroom 1 16'0" x 10'1" max inc ensuite (4.89m x 3.08m max inc ensuite)



PVCu double glazed window to rear, radiator, coving to skimmed ceiling, double built in wardrobe, panelled feature wall. Door to:

Ensuite 5'10" x 6'0" (1.79m x 1.85m)



Refitted three piece suite comprising aqua board shower cubicle with mains shower, hand held attachment and glass door. Concealed cistern toilet with push button flush, wash hand basin with chrome mixer tap over set in vanity unit with storage under, shaving point. PVCu double glazed window to rear, chrome heated towel rail. Skimmed ceiling with recessed ceiling spotlights and extractor fan. Wall mounted mirror and courtesy light.

Bedroom 2 11'8" x 9'11" (3.56m x 3.04m)



PVCu double glazed window to front, radiator, coving to skimmed ceiling.

Bedroom 3 10'3" x 12'5" (3.14m x 3.80m)



Two PVCu double glazed windows to front, radiator, built in wardrobes.

Bathroom



Refitted three piece suite comprising bath with mains rainfall shower, handheld attachment and

glass screen. Concealed cistern toilet and wash hand basin set in vanity unit. Chrome heated towel rail. PVCu double glazed window to rear.

Outside



To the front of the property is a driveway leading to single garage with up and over door providing off road parking. There is a lawn with planted shrubs and side gated access leading to the rear. The rear garden is enclosed by timber fencing with lawn, generous patio and further bistro seating area. There is a base for summer house, outside tap and security lighting.

Single garage

With up and over door, power and light connected.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: To follow

COUNCIL TAX BAND: C

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and

do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

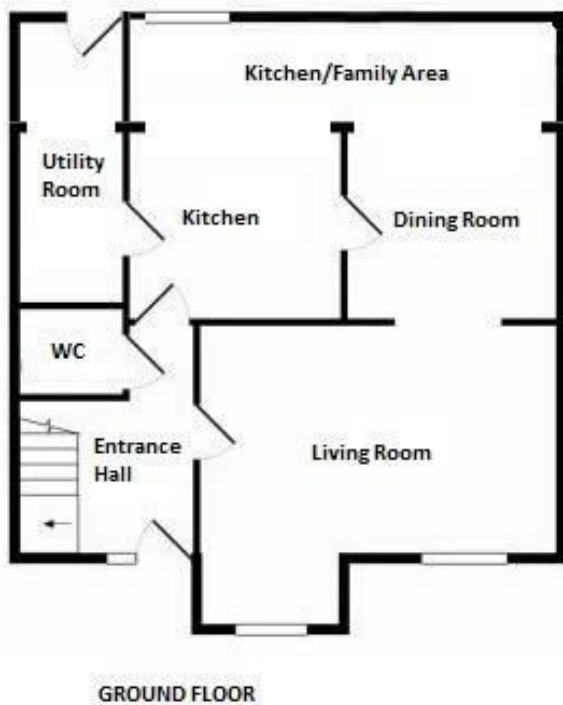
For location purposes the postcode of this property is: PE12 0QD.

Council Tax Band: C

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

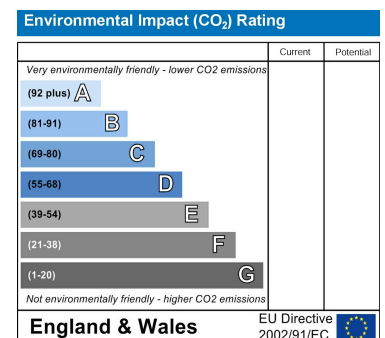
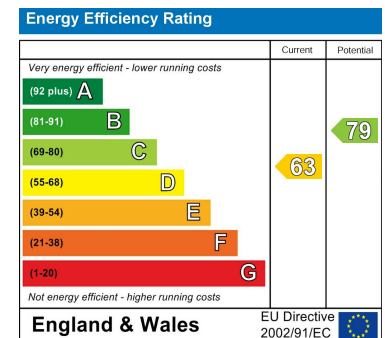
Floor Plan



Area Map



Energy Efficiency Graph



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