



3 Cornelius Close, Moulton Chapel, PE12 0FN

£275,000

- Nearly-new three-bedroom detached home presented in immaculate showhome condition
- Stylish kitchen with modern fittings – ideal for family living and entertaining
- Spacious lounge with French doors opening onto the garden
- Bedroom one with ensuite, plus two further bedrooms
- Block-paved driveway & single garage providing ample parking
- Private enclosed rear garden with patio seating area for outdoor relaxation

Immaculate 3-Bed Detached in Moulton Chapel – Showhome Condition!

Step inside this stunning, nearly-new three-bedroom detached home and prepare to be impressed! Presented in pristine, showhome condition, this property is ready for you to move straight in and enjoy.

The light and welcoming entrance hall with WC leads to a stylish, high-spec kitchen – perfect for family meals and entertaining – and a beautifully bright lounge with French doors opening onto the garden. Upstairs, you'll find three generous bedrooms, including a fabulous master with ensuite, plus a sleek family bathroom.

Outside, a smart block-paved driveway leads to a single garage, while the fully enclosed rear garden boasts a patio seating area – ideal for summer BBQs and relaxing weekends.

Entrance Hall

Composite glazed entrance door to front. Skimmed ceiling. Recessed spot lighting. Stairs to first floor landing. Built in storage cupboard. Radiator. LVT flooring.

Kitchen 13'6" x 9'0" (4.12m x 2.75m)



PVC double glazed window to front. LVT flooring. Radiator. Fitted with a matching range of base and eye level units with work surface and matching upstand. Wall mounted lpg central heating boiler. Integrated fridge and freezer. Integrated dishwasher. Four ring induction hob with extractor hood over and electric oven and grill under.

Composite sink and drainer with chrome mixer tap over.



Cloakroom



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. LVT flooring. Chrome wall mounted heated towel rail. Half height wall tiling. Concealed cistern WC with push button flush. Pedestal wash hand basin with chrome mixer tap over.

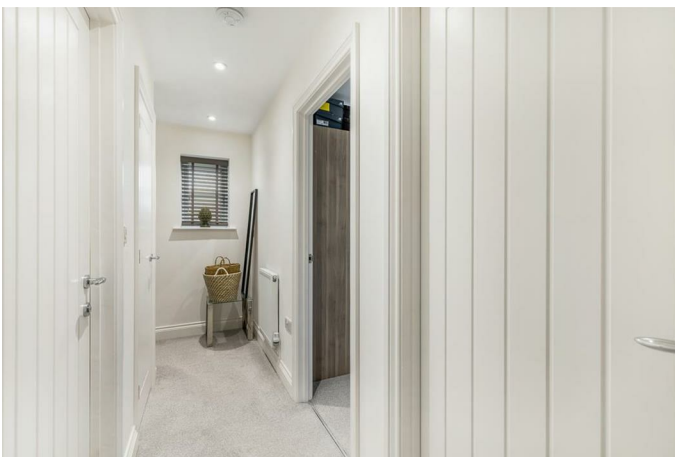
Lounge 12'11" x 18'11" (3.96m x 5.77m)



PVC double glazed window and French doors to rear. Skimmed ceiling. Radiator.



First Floor Landing



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Loft access. Radiator. Built in over stairs cupboard. Doors to bedrooms and bathroom.

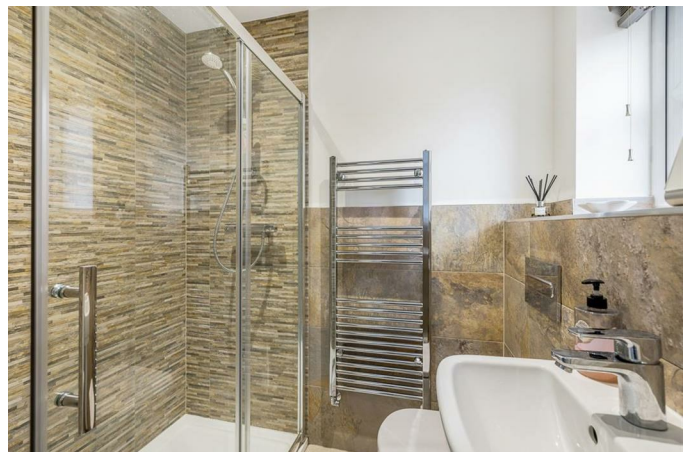
Bedroom 1 9'7" x 11'10" (2.93m x 3.61m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Door to en-suite.

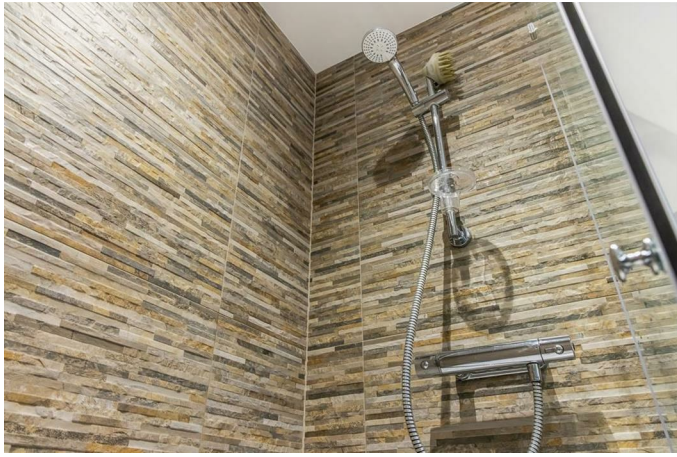


En-suite 4'2" x 6'5" (1.29m x 1.97m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl tiled

flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted oversized walk in shower enclosure with glass sliding door and thermostatic bar shower. Concealed cistern toilet with push button flush. Wall mounted wash hand basin with mixer tap over.



Bedroom 2 8'11" x 9'8" (2.74m x 2.95m)



PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 3 10'5" x 6'9" (3.19m x 2.07m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bathroom 6'3" x 5'6" (1.93m x 1.70m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl tiled flooring. Chrome wall mounted heated towel rail. Panel bath with chrome mixer tap over and chrome thermostatic bar shower with glass shower screen. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap over.



Outside



To the front of the property is a small low maintenance lawn with a footpath leading to the front door. The block paved driveway provides off road parking and leads to the single garage. Side gated access to the rear garden. The rear garden is enclosed by timber fencing and laid to lawn with a patio seating area. Outside lighting. Cold water tap available.

Garage 17'8" x 8'11" (5.40m x 2.73m)



Up and over vehicular door. Power and light connected.

Location Highlights – Moulton Chapel

Nestled in the heart of Lincolnshire's picturesque countryside, Moulton Chapel offers the perfect blend of village charm and modern convenience. With a strong community spirit, a well-regarded primary school, and easy access to Spalding, Holbeach and beyond, it's a location that suits families, commuters and those seeking a quieter pace of life. Enjoy scenic walks, open skies and the peace of rural living – all while staying connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Vendor has informed us that the property has had professionally installed blinds throughout the property which are to be left in the property on completion.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: Approximately £300 per year paid to Centurion Park Moulton Chapel Management Limited

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: LPG heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C76

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.

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.

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

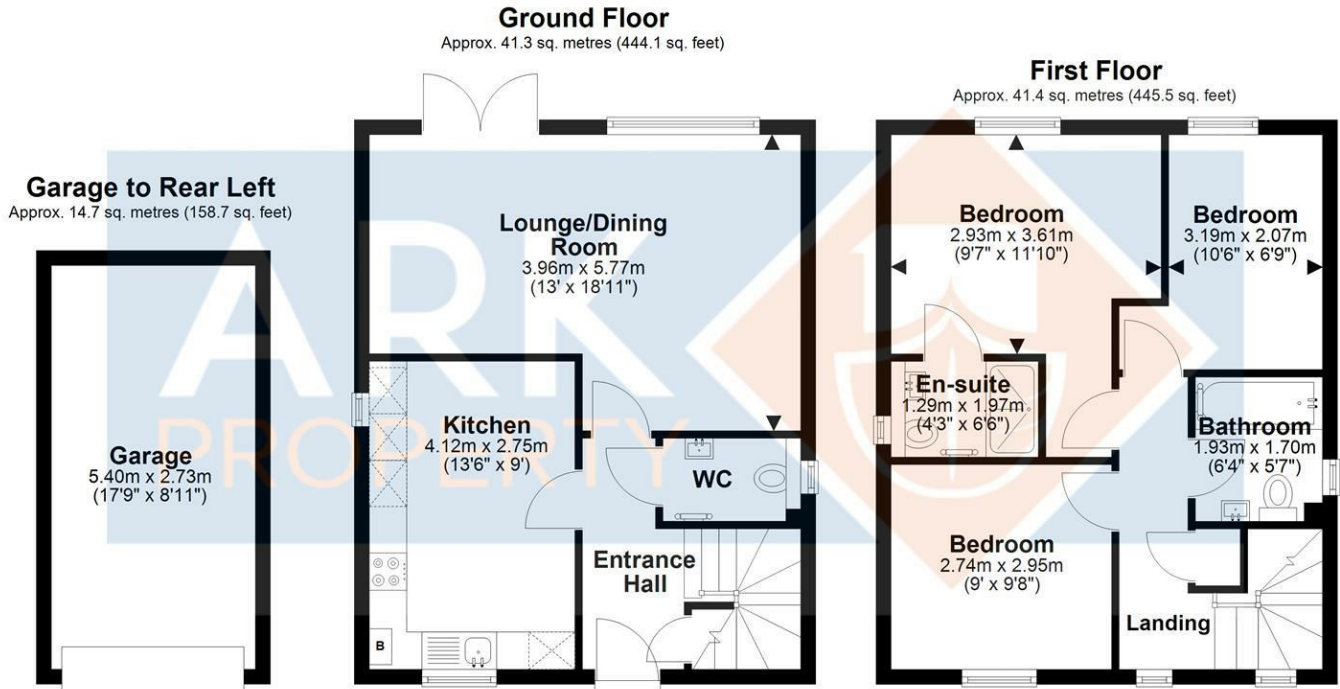
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







Floor Plan



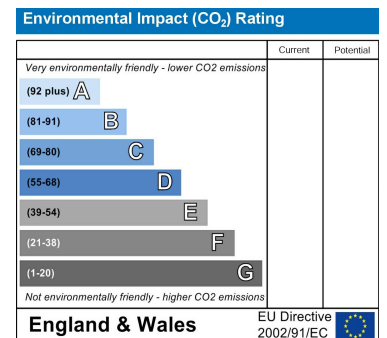
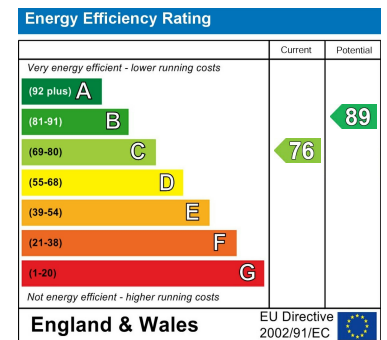
Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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