



29 Braybrooks Way, Moulton Chapel, PE12 0QA

£330,000

- Three spacious bedrooms
- En-suite to main bedroom
- Garage with off road parking
- Overlooking green
- Immaculately presented
- Great size hallway and landing area
- Modern kitchen breakfast room
- Popular village location

If you're looking for space, style, and superb presentation — look no further. This beautiful family home offers instant kerb appeal, perfectly positioned overlooking a green to the front. Step inside to a generous entrance hall that leads to two spacious reception rooms, ideal for both entertaining and family living. The modern kitchen is thoughtfully designed and well-equipped for today's lifestyle.

Upstairs, you'll find three generously sized bedrooms and two contemporary bathrooms, offering comfort and convenience for all the family. Meticulously maintained and tastefully decorated throughout, this property is ready to move into and enjoy.

Don't miss out — book your viewing today!

Entrance Hall

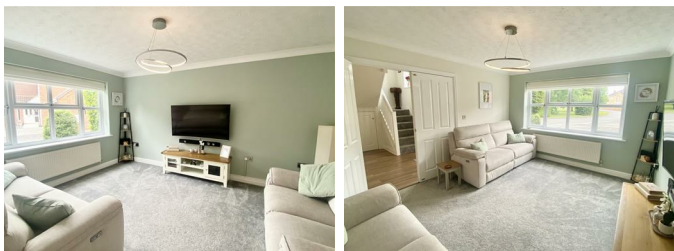


UPVC door to front. Radiator. Stairs to first floor landing. Understairs storage cupboard.

Cloakroom

Toilet. Pedestal wash hand basin with tiled splash back. Radiator.

Lounge 14'2" x 11'1" (4.32m x 3.38m)



UPVC double glazed window to front. Radiator.

Dining Room 11'5" x 9'6" (3.5m x 2.9m)



UPVC double glazed patio doors opening out to the rear garden. Radiator.

Kitchen 14'9" x 11'5" (max) (4.52m x 3.5m (max))



Two UPVC double glazed windows to rear. Matching base and eye level units with work surfaces over. Electric hob with extractor hood over. Eye level oven and grill. Sink and drainer with mixer tap over. Fridge/freezer. Radiator.

Utility Room

UPVC double glazed door to side. Base units with work surface over. Space and plumbing for washing machine.

First Floor Landing



Doors to bedrooms and bathroom.

Bedroom 1 14'11" x 11'8" (4.57m x 3.58m)



UPVC double glazed window to rear. Radiator.

En-Suite



UPVC double glazed window to side. Toilet. Wash hand basin. Fully tiled shower cubicle with built in mixer shower over. Tiled walls. Wall mounted heated towel rail. Extractor fan.

Bedroom 2 11'1" x 10'5" (3.38m x 3.2m)



UPVC double glazed window to front. Radiator.

Bedroom 3 11'5" (max) x 9'6" (3.5m (max) x 2.9m)



UPVC double glazed window to rear. Radiator.

Bathroom



UPVC double glazed window to rear. Panelled bath with taps over and a telephone style handheld shower over. Toilet. Pedestal wash hand basin. Tiled walls. Extractor fan.

Outside



The front of the property is mainly laid to lawn,

having a mixture of shrubs and bushes. The tarmac driveway continues to the single garage. Access gate to the rear garden. The rear garden is predominately laid to lawn with patio seating area.

Garage



Up and over vehicular door. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil central heating

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

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

Parking: Driveway and Single Garage

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

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

Energy Performance rating: D68

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

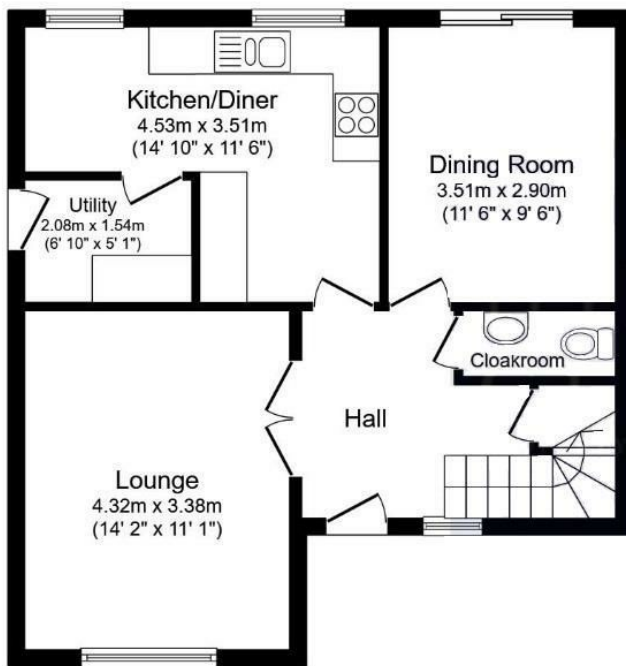
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

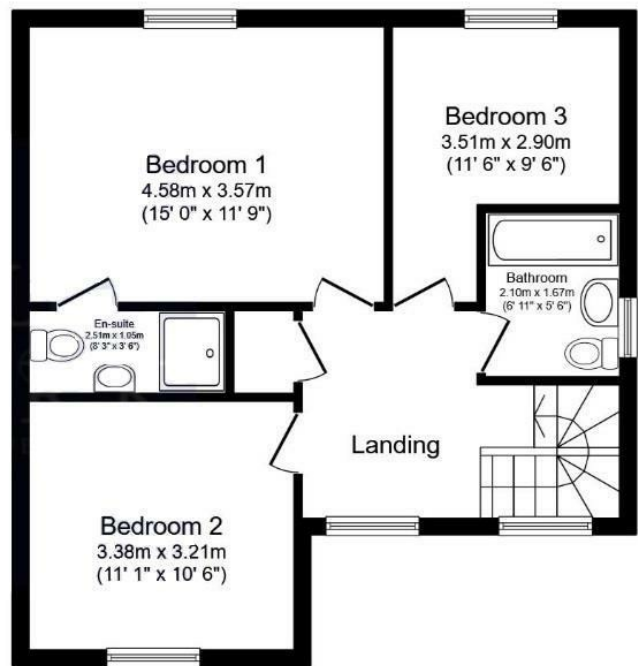
Disclaimer

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



Ground Floor



First Floor

Total floor area 105.5 sq.m. (1,136 sq.ft.) approx

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

