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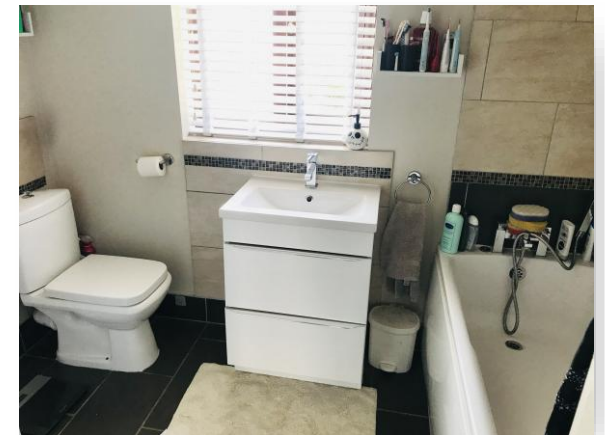


**Mawford Close, Moulton Seas End Spalding PE12 6LX**

**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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG113488 - 0003

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