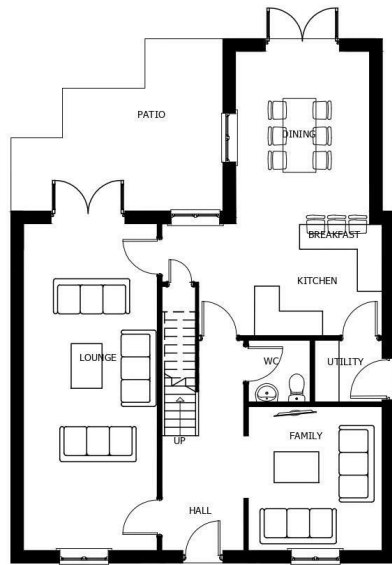
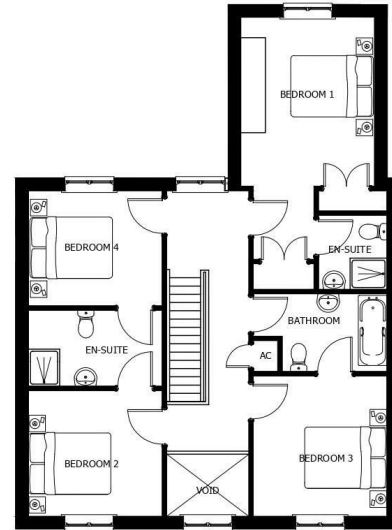


GROUND FLOOR



FIRST FLOOR



**Shivean Gate, Moulton, Spalding
Lincolnshire PE12 6PL**

Chain Free £525,000 Freehold

***** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THESE INDIVIDUALLY BUILT, HIGH SPECIFICATION DETACHED HOMES *****
~ LOCATED IN THE HIGHLY SOUGHT AFTER CONSERVATION VILLAGE OF MOULTON ~

Morriss and Mennie Estate Agents are proud to offer For Sale these 2045 ft² exceptionally beautiful EXECUTIVE HOMES, built by a local reputable builder with each home being finished to a high specification. The properties are in the highly sought after village of Moulton close to the village green, where all the local amenities can be found including the local Church, Butchers, Convenience Shop, Post Office, Public House, Hairdressers and Fish & Chip Shop. These homes are situated within walking distance to the local Doctors Surgery, The John Harrox Primary School and the Moulton Harrox Cricket Field.

Ensuring attention to detail when designing these homes, the developer has installed underfloor heating, oak veneer internal doors, a slate roof, bespoke timber windows, a kitchen allowance of £14,000, and a choice of flooring. The property also benefits from off-road parking and a single garage.

Internally there is a spacious entrance hall with the DOUBLE ASPECT OPEN PLAN LOUNGE having French doors opening out onto the rear garden with its patio seating area. An additional advantage is the separate family room located to the front aspect of the home. Then continuing along the ground floor is the downstairs cloakroom, with the show-stopping OPEN PLAN KITCHEN/DINER, with breakfast bar and French doors opening out onto the rear garden via the dining area. Completing the downstairs accommodation is the utility room adjacent to the kitchen. The first floor landing has doors arranged off to the FOUR DOUBLE BEDROOMS, with bedroom one having fitted wardrobes and a three piece en-suite. The three piece bathroom suite serves the three further double bedrooms.

Externally there will be an extended patio seating area, laid to lawn gardens, gravelled off-road parking and a single garage.

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL :
LOUNGE :
FAMILY ROOM :
OPEN PLAN DOUBLE ASPECT KITCHEN/DINER :
CLOAKROOM :
UTILITY ROOM :
LANDING :
BEDROOM ONE :
EN-SUITE :
BEDROOM TWO :
BEDROOM THREE :
BEDROOM FOUR :
FAMILY BATHROOM :
EXTERIOR :
SINGLE GARAGE :

first exit onto the A16, at the next roundabout take the third exit past McDonalds, continue along this road going just past Baytree Motor where there is a right hand turning onto Shivean Gate, then follow the road round and the property can be found on the right hand side.

ACCOMMODATION COMPRISES:

Detached Executive Homes, Entrance Hall, Double Aspect Lounge, Family Room, Open Plan Kitchen/Diner, Cloakroom Utility Room, Four Double Bedrooms, En-Suite & Fitted Wardrobes to Bedrooms One, Three Piece Family Bathroom, Off-Road Parking, Single Garage, Underfloor Heating, Kitchen Allowance of £14,000, Bespoke Timber Windows, Walking Distance to Moulton Village Amenities & the Local Doctors Surgery, No Chain, Gas Central Heating, 2,045 ft² (approx.) per plot.

AGENTS NOTES/DISCLAIMER :

On the original plan between bedrooms three and four there has originally been a 'Jack & Jill' en-suite, but the developer has since changed this and taken it out to create larger space for bedrooms three & four.

Please be aware this property is still under construction with internals still to be installed and completed.

All the information provided may differ slightly and may have some slight changes to the fixtures and fittings.

PROPERTIES SHOW EXAMPLES/CGI'S AS NO FIXTURES OR FITTINGS ARE CURRENTLY INSTALLED

**** THIS PLOT IS DUE TO BE READY APPROXIMATELY SEPTEMBER 2022 ****

SERVICES :

Council Tax Band - TBC
Energy Efficiency Rating - TBC
Gas Central Heating

DIRECTIONS :

From our Office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate, continue to the mini-roundabout, take the third exit onto Low Road, proceed to the next roundabout taking the

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.
These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

		<h1>Your home your mortgage</h1> <p>INDEPENDENT MORTGAGE ADVICE</p> <p>EVENING & WEEKEND APPOINTMENTS AVAILABLE</p> <p>4 Finkin Street Grantham NG31 6QZ</p>	 <p>T. 01476 569090 www.mortgageoptionsonline.co.uk</p>
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