



3 Cornelius Close
Moulton Chapel PE12 0FN
Offers in excess of £265,000

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Nestled in a peaceful cul-de-sac on a sought-after modern development, this beautifully presented detached family home offers the perfect blend of contemporary style, comfort and convenience. Immaculately maintained throughout, the property is ready to move straight into, making it an exceptional opportunity for families and professionals alike.

Located in the ever popular village of Moulton Chapel, the home enjoys a tranquil setting while remaining within easy reach of both Spalding and Crowland, with local amenities and well-regarded primary schools close by.

The welcoming entrance hall creates an immediate sense of space and leads to a convenient ground floor cloakroom, useful storage and the staircase to the first floor. At the heart of the home is a spacious and light-filled lounge diner, providing the ideal setting for relaxing with family or entertaining guests, with direct access to the private rear garden. The stylish fitted kitchen/breakfast room is thoughtfully designed, offering ample workspace and room for everyday dining.

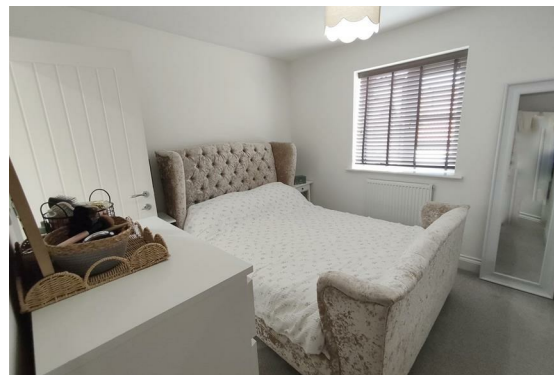
Upstairs, the generous principal bedroom benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom, providing flexible accommodation for growing families, guests or home working.

Outside, the property continues to impress with attractive front and rear gardens, a private driveway providing off-road parking, and a single garage.

Combining a desirable location, immaculate presentation and spacious accommodation, this outstanding home offers everything needed for modern family living. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Tenure Freehold
Council Tax C





Entrance Hall
Stairs to the first floor Landing with a storage cupboard below, doors to

Cloakroom W.C.

Lounge Diner
18'11" max x 12'11" max (5.77m max x 3.94m max)
'L'Shape Room, PVCu French Doors to the rear Garden.



Kitchen Breakfast Room
13'6" x 8'11" (4.12m x 2.74m)
Fitted with a range of base and eye level units with complimentary work tops and upstands. Fitted electric oven and hob with hood above, plumbing for a dishwasher and washing machine, Integrated appliances are available via separate negotiation.

Landing
Doors to

Bedroom 1
11'10" x 9'8" m min (3.61m x 2.95 m min)
Door to

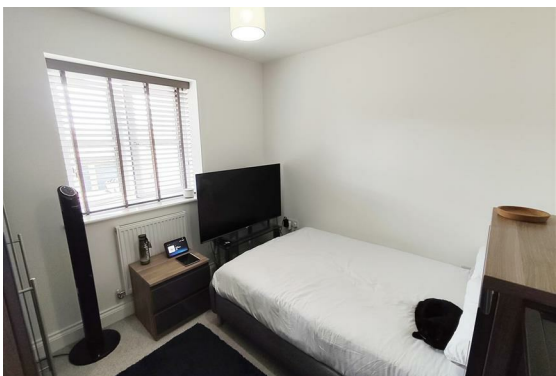
Ensuite Shower Room

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

Bedroom 3
10'5" x 6'9" min (3.18m x 2.07m min)

Family Bathroom

Outside
To the front of the property is an open plan garden laid to lawn with a driveway to the side leading to a single Garage. Gated side access leads to an enclosed garden, laid to lawn with a good size patio area.



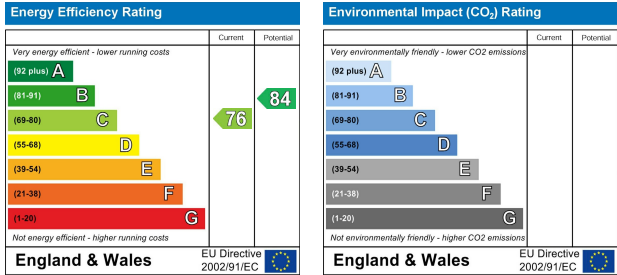
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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