



## 7 MAWFORD CLOSE

SPALDING, PE12 6LX

**£249,950**  
FREEHOLD

Tucked away in a peaceful cul-de-sac within the desirable village of Moulton Seas End, this immaculately presented three-bedroom detached family home offers the perfect balance of modern living and rural charm. Boasting a stylish open-plan kitchen diner, spacious lounge with feature fireplace, sun room overlooking the garden, and a sleek four-piece family bathroom, the property is ideal for growing families and those seeking space to work from home. With ample off-road parking, garage, and energy-efficient heating, all set within a friendly village community just a short drive from Spalding and Holbeach, this home is ready to move straight into and enjoy.



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- Immaculate 3-bed detached home in quiet cul-de-sac
- Modern open-plan kitchen diner
- Spacious lounge with feature fireplace
- Bright sun room overlooking garden
- Stylish four-piece family bathroom
- Two doubles + single/home office
- Ample parking & single garage
- Energy-efficient heating system
- Sought-after Moulton Seas End village with pub & school
- Easy access to Spalding, Holbeach & Boston



## Summary

Immaculately Presented Three Bedroom Detached Family Home in a Quiet Cul-de-Sac

Sedge Estate Agents are delighted to present this beautifully maintained three-bedroom detached home, perfectly situated on the peaceful cul-de-sac of Mawford Close in the sought-after village of Moulton Seas End. Offering generous living space, modern features, and ample off-road parking, this property makes an ideal family home.

The accommodation comprises:

### Ground Floor

Entrance Hall – welcoming hallway with stairs rising to the first floor.

Lounge (4.42m x 3.56m) – a bright and relaxing living room with feature fireplace and window overlooking the front aspect.

Modern Open-Plan Kitchen/Diner (3.48m x 5.44m) – fitted with a contemporary range of units and ample space for family dining, with a useful storage cupboard and access through to the sun room using double doors.

Sun Room (2.77m x 2.84m) – filled with natural light and offering views over the rear garden, With door leading outside to rear garden.

Utility Room (1.85m x 3.12m) – practical and spacious with additional storage cupboards, doors to rear and garage.

WC (0.94m x 1.70m) – fitted with wash hand basin and toilet.

Single Garage (5.26m x 3.12m) – with up-and-over door, power, and window to side.

### First Floor

Bedroom One (4.24m x 2.97m) – a generous double bedroom with front aspect.

Bedroom Two (3.51m x 2.77m) – a further double bedroom with views over the rear garden.

Bedroom Three (2.74m x 2.49m) – a good-sized single, currently used as a home office.

Family Bathroom (1.78m x 2.69m) – well-appointed four-piece suite comprising bath, separate shower, wash basin, and WC.

### Outside

The property enjoys ample off-road parking to the front, along with a single garage. To the rear is a private garden, ideal for family life and outdoor entertaining.

### Additional Features

Energy-efficient Quantum electric storage heaters.

Quiet cul-de-sac location.

Immaculately presented throughout.

This stunning property offers the perfect blend of modern living and village charm – early viewing is highly recommended.



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EDGE  
Property Experts



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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

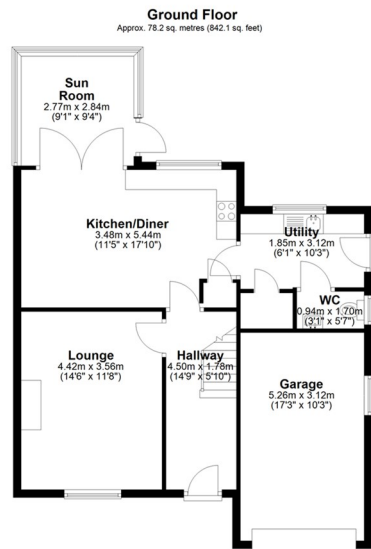
**Council Tax** – Band C

**Viewings** – By Appointment Only

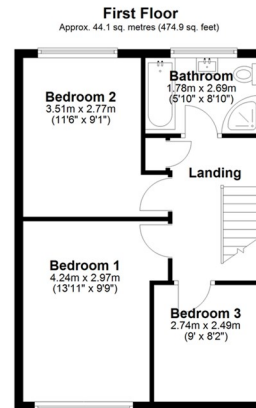
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 122.3 sq. metres (1316.9 sq. feet)  
**7 Mawford**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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