



## 1 WOODGATE ROAD

SPALDING, PE12 0XF

**£269,950**  
FREEHOLD

Sedge Estate Agents are proud to present this stunning individually built three double bedroom home in the heart of Moulton Chapel. Opposite St James Church and within walking distance of village amenities, it offers stylish living with two reception rooms, a modern kitchen with Smeg range, underfloor heating, and solar panels. The principal bedroom boasts an en-suite, while outside you'll find parking for four vehicles and a low-maintenance garden—perfect for modern family life in a peaceful village setting.



# 1 WOODGATE ROAD

- Three double bedroom detached home • Peaceful village location • Opposite St James Church • Two reception rooms • Modern kitchen with Smeg range • Underfloor heating to ground floor • Solar panels fitted • En-suite to main bedroom • Parking for up to four vehicles • Low-maintenance enclosed garden



## Summary

Sedge Estate Agents are delighted to present this beautifully designed and individually built three double bedroom detached family home, ideally located in the charming village of Moulton Chapel, Spalding.

Situated opposite St James Church and within walking distance to the local pub, shop, butchers, and bus stop—with the primary school just a two-minute drive—this home combines peaceful village living with excellent convenience. The property offers a high standard of finish throughout, underfloor heating on the ground floor, solar panels, and generous living spaces perfect for families or those who love to entertain.

### Accommodation

#### Entrance Hall

Welcoming hallway with underfloor heating, tiled flooring, power points, telephone point, stairs to the first floor, and a storage cupboard housing the underfloor heating controls.

Double Aspect Lounge – 4.72m x 3.66m (15'6" x 12'0")

Bright and spacious, with sealed double glazed windows to the front and rear, French doors opening onto the garden, tiled flooring, skimmed ceiling, power points, telephone point, and satellite point.

Dining/Family Room – 3.23m x 2.84m (10'7" x 9'4")

Double glazed window to the front, tiled floor, underfloor heating, and power points—ideal as a dining space, playroom, or second lounge.

Kitchen – 3.53m x 2.49m (11'7" x 8'2")

Fitted with a range of base and eye-level units with solid wood worktops, sink with mixer tap, Smeg double range cooker with five-burner hob

and extractor, integrated fridge, freezer, and dishwasher. Triple aspect windows to the side, front, and rear, tiled splashbacks, underfloor heating, tiled flooring, power points, and inset ceiling spotlights.

Utility Room – 2.57m x 1.70m (8'5" x 5'7")

Window to the rear, obscured glazed door to the side, base and eye-level units with solid wood worktops, sink with mixer tap, plumbing for washing machine, space for tumble dryer, floor-mounted oil boiler, tiled splashbacks, underfloor heating, and inset spotlights.

#### Cloakroom

Window to the side, WC, pedestal basin with mixer tap, half-height tiling, tiled floor, underfloor heating, fuse box, and solar panel control unit.

#### First Floor

##### Landing

Double glazed window to the side, radiator, and power points.

##### Inner Landing

Velux window to the side and power points—suitable as a small study or dressing area.

Bedroom One – 4.78m x 3.68m (15'8" x 12'1")

Double aspect with Velux window to the rear and double glazed window to the front, radiator, power points, and TV point.

#### En-Suite Shower Room

Window to the front, WC, vanity wash basin with storage, double shaver point, fully tiled shower cubicle with mixer shower, tiled floor, and heated towel rail.

Bedroom Two – 3.23m x 2.87m (10'7" x 9'5")

Double glazed window to the front, radiator, and power points.

Bedroom Three – 3.56m x 2.18m (11'8" x 7'2")  
Double glazed window to the side, loft hatch, radiator, and power points.

#### Family Bathroom

Velux window to the side, panelled bath with mixer tap and handheld shower, WC, vanity wash basin with storage, double shaver point, heated towel rail, and tiled flooring.

#### Outside

To the front, wrought iron railings with decorative gate lead to a lawned garden with a ramped pathway and courtesy lighting. To the side, a block-paved and gravel driveway provides parking for two to three vehicles, with an additional parking space to the right-hand side. The rear garden is fully enclosed by panel fencing and designed for low maintenance, featuring a raised decking area, paved patio, outside tap, lighting, and solar panels on the roof.

#### Key Features:

Individually built three double bedroom family home

Opposite St James Church, short walk to village amenities

Underfloor heating to ground floor

Solar panels for energy efficiency

Smeg range cooker and integrated kitchen appliances

En-suite to principal bedroom

Off-road parking for up to four vehicles

Low-maintenance enclosed rear garden

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## ADDITIONAL INFORMATION

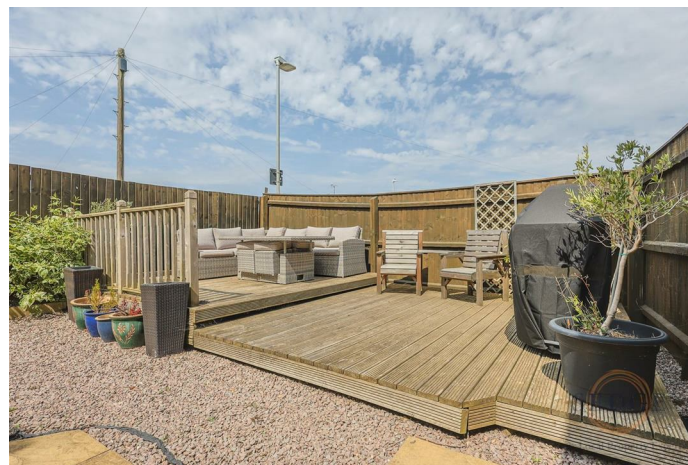
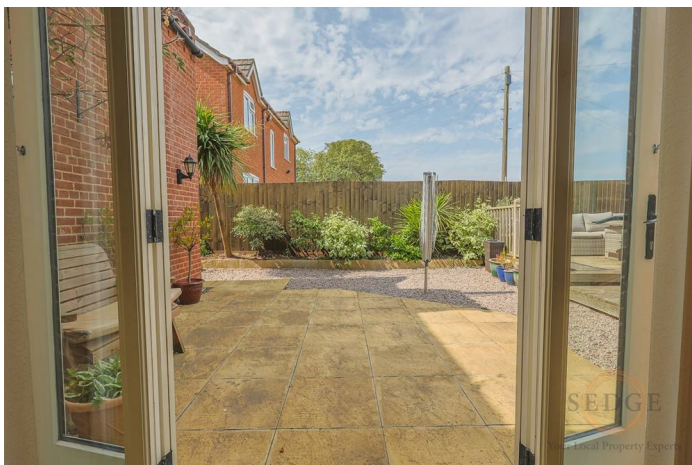
**Local Authority** – South Holland

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(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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