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11 Broad Lane, Moulton PE12 6PN

**Guide Price £595,000 Freehold**

- Executive Detached House
- Favoured Village Location
- Ample Parking, Double Garage
- Mature Established Gardens (0.65 Acre)
- 4 Bedrooms, 4 Reception Rooms

This significant and substantial individual detached house is situated in a favoured village location with generous sized established gardens extending to approximately 0.65 of an acre. There is ample parking with an extensive driveway, turning bay and double garage. The stylish accommodation includes 4 bedrooms, 2 bathrooms and 4 reception rooms. No onward chain, inspection highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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#### **ACCOMMODATION**

Part canopied storm porch area with external electric light and tiled step, part glazed front entrance door to:

#### **RECEPTION HALL**

13' 1" x 12' 11" (4.01m x 3.94m) maximum Coved and textured ceiling, 2 pendant light fittings, central heating thermostat control, smoke alarm, radiator, large store cupboard with shelving, understairs store cupboard with built-in safe. Doors arranged off to:

#### **CLOAKROOM**

4' 11" x 5' 6" (1.51m x 1.68m) maximum Low level WC, pedestal wash hand basin, half tiled walls, vertical radiator/towel rail, coat hooks, shaver point with courtesy light, coved and textured ceiling, ceiling light, feature leaded light port hole window.

#### **SITTING ROOM**

17' 7" x 13' 4" (5.38m x 4.08m) Feature open fireplace with decorative surround, radiator, leaded light window to the front elevation, coved and textured ceiling, ceiling light, multi pane glazed double doors opening into:



#### **GARDEN ROOM**

12' 11" x 10' 2" (3.95m x 3.12m) Coved and textured ceiling, ceiling light with propeller style fan, multi pane glazed French doors opening on to the rear garden, door to:

#### **DINING ROOM**

12' 10" x 12' 2" (3.92m x 3.72m) Walk-in feature bay window to the rear elevation. Radiator, coved and textured ceiling, ceiling light.



#### **BREAKFAST KITCHEN**

12' 10" x 11' 10" (3.93m x 3.61m) Substantial range of fitted base cupboards and drawers beneath the roll edged worktops with inset single drainer resin sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, Stoves gas hob with concealed cooker hood above, fitted Stoves electric double oven, vinyl floor covering, window to the rear elevation, coved and textured ceiling, 2 ceiling lights, radiator, door to:

#### **WALK-IN PANTRY**

9' 3" x 3' 10" (2.83m x 1.19m) Fitted shelves, coved and textured ceiling, ceiling light, obscure glazed window.

From the Kitchen part glazed door to:

#### **SIDE ENTRANCE LOBBY**

7' 1" x 10' 7" (2.16m x 3.23m) Tiled floor, pine panelled ceiling with Velux style sky light, front entrance door and glazed rear entrance door.



#### **SECOND CLOAKROOM**

5' 5" x 4' 3" (1.67m x 1.31m) Half tiled walls, low level WC, pedestal wash hand basin, hand dryer, radiator, ceiling light, window to the rear elevation.

#### **UTILITY ROOM**

16' 0" x 6' 11" (4.89m x 2.11m) plus recess Worcester gas fired central heating boiler, single drainer stainless steel sink unit with hot and cold taps, roll edged worktop with cupboards and drawers beneath, plumbing and space for washing machine and tumble dryer, radiator, coat hooks, 2 windows to the front elevation, extractor fan, eye level wall cupboards, consumer unit.

From the main Reception Hall there is also a door to:

#### **STUDY**

12' 11" x 11' 11" (3.94m x 3.65m) Leaded light window to the front elevation, radiator, coved and textured ceiling, ceiling light, wall light.

From the Reception Hall the carpeted staircase rises to:





#### **GALLERIED FIRST FLOOR LANDING**

17' 4" x 12' 10" (5.29m x 3.92m) overall Leaded light window to the front elevation, radiator, coved and textured ceiling, access to loft space, smoke alarm, 2 pendant light fittings, built-in Airing Cupboard housing the Heatrae Sadia megaflo hot water cylinder, doors arranged off to:

#### **MASTER BEDROOM**

16' 2" x 13' 0" (4.95m x 3.97m) Window to the rear elevation overlooking the garden, coved and textured ceiling, ceiling light, radiator, wall light.

#### **BATHROOM**

12' 10" x 7' 10" (3.92m x 2.39m) Four piece suite comprising panelled corner bath with mixer tap, corner shower cabinet, low level WC, pedestal wash hand basin, fully tiled walls, radiator, towel rail, coved and textured ceiling, ceiling light, extractor fan, obscure glazed window.

#### **BEDROOM 2**

13' 6" x 11' 8" (4.12m x 3.58m) Leaded light window to the front elevation, radiator, coved and textured ceiling, ceiling light, wall light.

#### **JACK AND JILL EN-SUITE SHOWER ROOM**

9' 3" x 3' 10" (2.83m x 1.18m) Fully tiled walls, coved and textured ceiling, ceiling light, extractor fan, shaver point with courtesy light, vertical radiator/towel rail, obscure glazed window, 1200 x 600 shower cabinet with fitted shower.

#### **BEDROOM 3**

11' 9" x 12' 11" (3.60m x 3.96m) Window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

#### **BEDROOM 4**

13' 5" x 11' 11" (4.10m x 3.64m) Leaded light window to the front elevation, coved and textured ceiling, ceiling light, radiator.

#### **EXTERIOR**

The property is discreetly positioned back from Broad Lane with twin wrought iron gates opening on to an extensive tarmacadam driveway with turning bay, multiple parking and access to:

#### **LARGE DETACHED DOUBLE GARAGE**

24' 1" x 18' 10" (7.35m x 5.75m) Brick construction beneath a pitched tiled roof, 4.25m wide remote control





roller style door, concrete floor, power and lighting, textured ceiling, loft storage space, side personnel door, fuse box.

The front gardens are established mainly laid to lawn with mature trees and plants. Pathway from the house to the garage and round to the side entrance door.

There is a gated access to either side of the property leading round to:

#### **ESTABLISHED REAR GARDENS**

Predominantly laid to lawn with a raised rockery/conifer bed, established stocked borders, rose garden, summerhouse, 2 garden sheds. The gardens are extremely private with established boundaries.

There are 2 integral brick stores accessed from the rear of the property along with an outside tap and external electric lights.

There is a hand gate to the eastern side of the front driveway which accesses a strip of land also owned by the property and with lawn, trees and brick built compost bins.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane and then right across the Green into Broad Lane and the property is a short distance on the right hand side.

#### **AMENITIES**

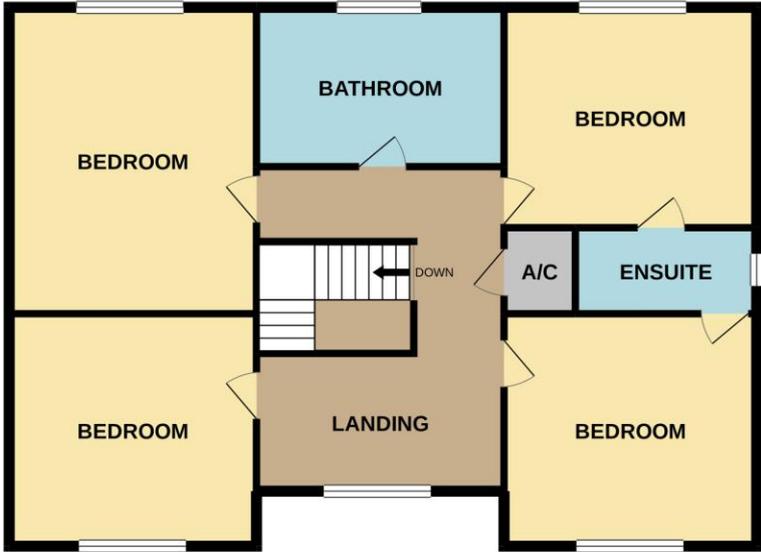
The centre of the village is within easy walking distance and offers a range of facilities including historic Church and Windmill, primary school, doctors surgery, general stores/post office, public house/restaurant, butcher shop etc. The Georgian market town of Spalding is 4 miles away offering a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 22 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 48 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band F

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

**Ref: 14680**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

