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5 Hallgate, Moulton, Spalding, Lincolnshire, PE12 6QF

**Guide Price £325,000 Freehold**

- 5 Bedroom Detached House
- Non-Estate Village Location
- Large Plot
- Off-Road Parking for Multiple Vehicles
- No Chain

GOOD SIZED PLOT WITH OPEN VIEWS TO FRONT AND REAR Five-bedroom detached house with large garden. Large kitchen/family room. Two further reception rooms. Study/shower room and family bathroom. Versatile accommodation with ANNEXE/potential office/teenage accommodation. Situated on the edge of the popular village of Moulton with open views to the front and rear. Ideal family country residence. Large driveway with space for caravan/motor home and multiple vehicles.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Obscure UPVC double glazed door leading into:

#### **ENTRANCE HALLWAY**

7' 62" x 13' 15" (3.71m x 4.34m) Staircase rising to first floor, skimmed ceiling, centre light point, BT point, double radiator, understairs storage area with coat rails and central heating thermostat, further storage cupboard, solid wooden door into:

#### **RECEPTION ROOM 1**

12' 96" x 14' 92" (6.1m x 6.6m) UPVC double glazed window to the side elevation, UPVC double glazed bay window to the front elevation, skimmed ceiling, centre spotlight fitment, double radiator, feature fireplace with wooden surround, marble insert and hearth with fitted coal effect gas fire.



From the Entrance Hallway into the:

#### **INNER HALLWAY**

3' 73" x 14' 2" (2.77m x 4.32m) Skimmed ceiling, centre light point, double radiator, door to:

#### **STORAGE CUPBOARD**

4' 17" x 7' 14" (1.65m x 2.49m) Wooden obscure glazed window to the side elevation, fitted radiator, wood vinyl flooring, hanging rails.

From the Inner Hallway a solid wooden door leads into:

#### **CLOAKROOM**

4' 08" x 7' 22" (1.42m x 2.69m) Wooden obscure glazed window to the side elevation, wood panelling to the ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps.

From the Inner Hallway a solid wooden door leads into:

#### **RECEPTION ROOM 2**

13' 97" x 15' 22" (6.43m x 5.13m) Skimmed ceiling, centre light point, TV point, Wooden double glazed bay window to the side elevation, radiator, inset solid fuel wood burner set on tiled hearth, double glazed doors leading into Kitchen/Family Room.

From the Inner Hallway a solid oak door leads into:

#### **KITCHEN/FAMILY ROOM**

20' 59" x 18' 88" (7.59m x 7.72m) Vaulted roof, wooden double glazed French doors to the rear elevation, tiled flooring (with under floor heating to the Family Room), TV point, skimmed ceiling with inset LED lighting. Kitchen is fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, solid oak worktops, inset enamel one and a half bowl sink with mixer tap, integrated Neff oven, Neff integrated combination grill/microwave, inset Range style Lamona 5 burner gas ring hob and electric ovens, stainless steel canopy extractor over, integrated dishwasher. Wooden glazed door into:

#### **UTILITY ROOM**

7' 64" x 12' 11" (3.76m x 3.94m) Solid wooden stable door to the side elevation, skimmed ceiling, inset LED lighting, fitted worktop, space and plumbing for washing machine, space for freezer, Bespoke fitted full length storage cupboards to one wall with shelving, tiled flooring.

#### **OUTER HALLWAY**

2' 81" x 10' 97" (2.67m x 5.51m) Tiled flooring, radiator, skimmed ceiling, inset LED lighting, UPVC double glazed window to the side elevation, door into:





#### **GROUND FLOOR BEDROOM 1**

8' 57" x 11' 94" (3.89m x 5.74m) Wooden glazed window to the side elevation, skimmed ceiling, centre light point, double radiator, fitted storage cupboard with shelving.

From the Outer Hallway a door leads into:

#### **GROUND FLOOR BEDROOM 2**

12' 19" x 12' 74" (4.14m x 5.54m) UPVC double glazed window to the side elevation, skimmed ceiling, centre spotlight fitment, double radiator.

From the Entrance Hallway the staircase rises to:

#### **GALLERIED LANDING**

7' 65" x 10' 92" (3.78m x 5.38m) Skimmed ceiling, centre light point, access to loft space, obscure wooden glazed window to the side elevation, double radiator.

#### **MASTER BEDROOM**

11' 21" x 14' 04" (3.89m x 4.37m) Wooden glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator, UPVC double glazed window to the side elevation with built-in window seat, built-in 4 door wardrobes with over bed storage.

#### **BEDROOM 2**

13' 26" x 13' 05" (4.62m x 4.09m) UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, double radiator.

#### **BEDROOM 3/OFFICE**

6' 62" x 7' 47" (3.4m x 3.33m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

#### **FAMILY BATHROOM**

7' 5" x 10' 15" (2.26m x 3.43m) Wooden obscure glazed window to the rear elevation, skimmed ceiling, 2 stainless steel heated towel rails, fitted storage cupboard off housing hot water cylinder with slatted shelving, further cupboard housing Worcester Bosch boiler. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mirror over and shaver point, bath with fitted telephone shower mixer tap and curtain rail.

#### **EXTERIOR**

Hedged boundaries to the front with five bar gate leading on to gravelled driveway providing multiple off-road parking for vehicles.

Wooden covered area, gravelled area and leading through an open archway into:





### **REAR GARDEN**

Mainly laid to lawn with mature shrub and tree borders. Storage sheds to the bottom of the garden.

### **DIRECTIONS**

From Spalding proceed in an Easterly direction along the A151 Holbeach Road, continue for 3.5 miles to Moulton, turn right into Bell Lane proceed straight through the village continuing past The Swan public house into Station Road which continues into Hallgate and the property is situated on the right hand side.

### **AMENITIES**

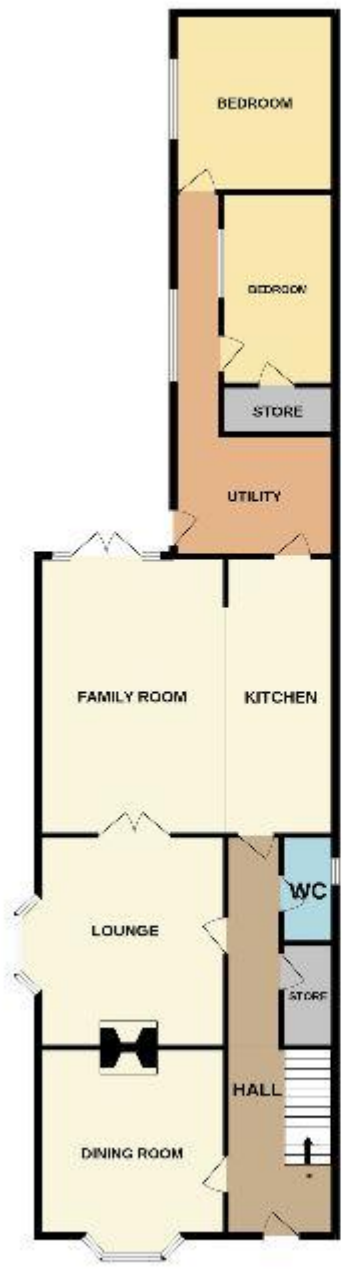
The centre of the village is within easy walking distance and centres around the village green with the historic church and working windmill, public house / restaurant, fish and chip shop, general stores/post office, medical centre, hairdressers, butchers shop, village hall and primary school. Spalding is 4 miles distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is approximately 17 miles from the property and has a fast train link with London Kings Cross minimum journey time 48 minutes. The property is also conveniently situated for easy access to Kings Lynn, Stamford, Boston and the North and West Norfolk coasts.

### **ESTATE AGENTS ACT 1979**

Under the Estates Agents' Act 1979, we are obliged to advise all prospective buyers that one of the vendors of this property is a current employee of R. Longstaff & Co based at the Spalding Office.







# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX**

Band C

**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: S10894**

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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