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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Loop Lane, Moulton PE12 6PG

GUIDE PRICE - £239,995 Freehold

- Detached Bungalow
- 2 Bedrooms
- Generous Sized Gardens
- Uplift Clause (See Note)
- No Onward Chain

Detached 2 bedroom bungalow in favoured village location. Generous sized gardens with potential for further development or extension (subject to planning consent). UPVC windows, gas central heating, garage, driveway. Convenient for local amenities.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

Brick arched front entrance with obscure glazed door leading to:

RECEPTION HALL

15' 3" x 5' 1" (4.67m x 1.57m) Airing Cupboard, loft hatch, doors arranged off to:

BEDROOM 1

12' 0" x 11' 11" (3.67m x 3.64m) Radiator, UPVC window to the front elevation.

BEDROOM 2

10' 10" x 9' 11" (3.32m x 3.03m) Radiator, UPVC window to the rear elevation.

BATHROOM

6' 10" x 5' 4" (2.10m x 1.63m) Three piece white suite



comprising low level WC, wash hand basin, panelled bath, obscure glazed UPVC window to the rear elevation, radiator.

KITCHEN

11' 11" x 10' 1" (3.64m x 3.08m) Single drainer stainless steel sink unit, UPVC window to the rear elevation, range of basic base cupboards and drawers, fluorescent strip light, cooker point, gas fired central heating boiler, walk-in pantry, sliding doors to:

LOUNGE

15' 8" x 11' 10" (4.79m x 3.63m) including UPVC bay window to the front elevation. Radiator, ceramic tiled fire place.

Also from the Kitchen a door leads to:

REAR ENTRANCE/UTILITY

9' 9" x 7' 1" (2.99m x 2.18m) UPVC rear entrance door, UPVC rear and side windows, recessed store cupboard.

EXTERIOR

There is an open plan lawn garden to the front with various trees and shrubs, driveway leading to:

ATTACHED SINGLE GARAGE

Up and over door.

Access round to the rear where there is an extensive rear and side garden somewhat overgrown offering further scope.

UPLIFT CLAUSE

If planning is granted for an additional separate dwelling or dwellings within the curtilage of the property during a period of 15 years following the completion of the sale an uplift of 20% will be payable to the sellers or their successors in title.

DIRECTIONS

From Spalding proceed in a easterly direction along the A151 Holbeach Road. On approaching Moulton turn right down the little lane immediately after Baytree Car Sales into Shivean Gate and then immediately left into Loop Lane. The property is the bungalow on the right hand side.

AMENITIES

The village centre is within easy walking distance and offers a range of facilities including primary school, doctors surgery, public house and shops. Moulton is also on a bus route between Spalding and Kings Lynn. The market town of Spalding is 4 miles distant and offers a full range of facilities.

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

COUNCIL TAX BAND

Band B

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 they are present or in working order. Buyers must check these.

Ref: S11215

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.

ADDRESS

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