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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



36 Broad Lane, Moulton PE12 6PN

GUIDE PRICE - £325,000 Freehold

- No Onward Chain
- Large Garden Room
- South Facing Rear Garden
- 3/4 Bedrooms
- Viewing Recommended

Modern 3/4 bedroom detached house in popular central village location. Convenient for all local amenities including primary school and doctors surgery. Entrance hall, lounge, dining kitchen, utility room, cloakroom and garden room to the ground floor; 3 bedrooms, bedroom 4/study and shower room to the first floor. Established enclosed south facing rear gardens, ample parking and garage. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Recessed open fronted porch with recessed ceiling light, part obscure glazed UPVC door opening into:

RECEPTION HALL

13' 5" x 6' 5" (4.09m x 1.97m) Carpeted staircase off, radiator, coved cornice, ceiling light, door to:

LOUNGE

12' 10" x 10' 7" (3.93m x 3.24m) plus recess with modern log burner. Radiator, coved and textured ceiling, ceiling light, leaded light UPVC window to the front elevation.

Also from the Reception Hall multi pane glazed door leading to:

FITTED KITCHEN DINER

17' 6" x 10' 11" (5.35m x 3.35m) Ceramic floor tiles, range of modern fitted units comprising base cupboards and drawers, roll edged worktops with inset single drainer sink unit with mono block mixer tap, tiled splashbacks, eye level wall cupboards, Bosch cooker hood above the Bosch 4 ring ceramic hob, Bosch electric double oven, further worktop with fitted base cupboards and drawers beneath, eye level wall cupboard, integrated fridge freezer, coved cornice, 2 ranges of 4 ceiling spotlights, radiator, understairs store cupboard, built-in



fridge and built-in freezer, door to:

UTILITY ROOM/LAUNDRY

8'5" x 7'3" (2.57m x 2.23m) Worktop with inset single drainer stainless steel sink unit, fitted cupboards beneath, eye level wall cupboards, Glow Worm Hideaway gas fired central heating boiler, plumbing and space for washing machine, window to the side elevation, ceramic floor tiles, recess with half glazed UPVC external entrance door, personnel door into Garage, door to:

CLOAKROOM

5'6" x 2'7" (1.70m x 0.81m) Two piece suite comprising low level WC, space saver hand basin with mixer tap, radiator, ceiling light, obscure glazed window.

From the dining end of the Kitchen Diner sliding patio doors open into:

CONSERVATORY

12'6" x 14'1" (3.83m x 4.31m) Dwarf brick and UPVC double glazed construction, ceramic tiled floor, pitched roof, radiator, recessed ceiling lights, French doors on to the side patio.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Doors arranged off to:

BEDROOM 1

11'3" x 11'1" (3.43m x 3.38m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, Airing Cupboard.

BEDROOM 2

12'11" x 9'9" (3.96m x 2.99m) plus recess. Leaded light UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3

10'7" x 8'4" (3.23m x 2.56m) Velux window to the rear elevation, ceiling light, radiator.

BEDROOM 4/STUDY

7'4" x 4'5" (2.26m x 1.35m) plus 4'2" x 3'9" (1.28m x 1.16m), leaded light UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator.

SHOWER ROOM

7'10" x 6'1" (2.41m x 1.86m) Three piece suite comprising tiled shower cubicle with fitted shower, hand basin with mixer tap, low level WC with concealed cistern, fitted vanity storage cupboards, vertical radiator/towel rail, obscure glazed UPVC window, recessed ceiling lights, fully tiled walls.

EXTERIOR

Ample gravelled off-road parking and turning bay, garden area with low capped boundary wall to the front.

INTEGRAL GARAGE

17'7" x 8'7" (5.38m x 2.62m) Up and over door, power and lighting, personnel door, concrete floor.

Gated side access leading round to:

LARGE PAVED PATIO AREA

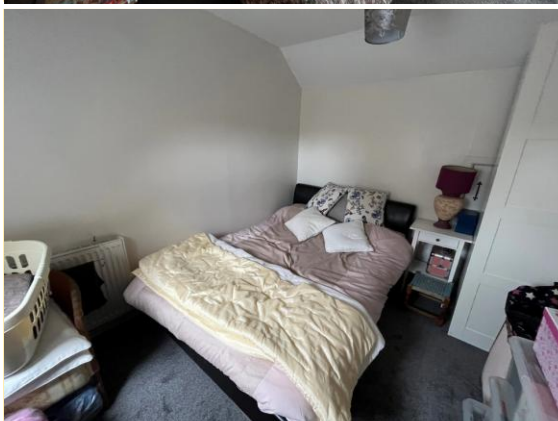
To the side and rear of the property providing a lovely seating area at the rear of which is a Garden Shed. Stocked border and trellis with archway leading into:

LAWNED REAR GARDEN

Fenced to the side and rear, approximately south facing and affording a good level of privacy.

DIRECTIONS/AMENITIES

Proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane, proceed into the centre of the village turning right across the Green into Broad Lane. The property is situated on the left hand side opposite the primary school. Local primary school, doctors surgery, public house and shops within easy walking distance. The market towns of Holbeach and Spalding are each 4 miles distant and the cathedral city of Peterborough 20 miles from the south.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band TBA

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: S11214

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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		