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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



27 West Cobgate, Moulton PE12 6QN

GUIDE PRICE - £189,950 Freehold

- 2 Bedroom Semi-Detached Bungalow
- Non-Estate Location
- Conservatory
- No Chain
- Multiple Off Road Parking

Traditional semi-detached bungalow in favoured non-estate location convenient for Moulton's varied amenities. Enclosed gardens, driveway with multiple parking. UPVC windows, gas central heating. Entrance porch, hallway, kitchen, sitting room, conservatory, utility room, 2 bedrooms, bathroom and separate WC. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Usual access is gained through the composite front entrance door to:

ENTRANCE HALL

Radiator, coved cornice, ceiling light, doorbell chime, door to:

BEDROOM 1

12' 5" x 11' 10" (3.81m x 3.62m) plus semi-circular UPVC bay window to the front elevation. Dual aspect with UPVC window to the side elevation. Fitted carpet, radiator, coved cornice, ceiling light, imitation fire surround with fireplace (flue currently decommissioned), raised hearth, side display plinth, cabinet and shelving.

BATHROOM

5' 1" x 10' 11" (1.55m x 3.34m) maximum Large walk-in shower cabinet with retractable seat and hand grips, corner bath with end mounted mixer tap and tiled splashback, moulded hand basin with mixer tap and store cupboard and drawers beneath, access to loft space, obscure glazed UPVC window, radiator, vinyl floor covering.



SEPARATE WC

Low level suite with push button flush, fully tiled walls, obscure glazed UPVC window, radiator, hand grips.

Also from the Entrance Hall door to:

SITTING ROOM

12' 10" x 12' 0" (3.93m x 3.67m) maximum measured into the twin alcoves with fitted store cupboard to one side and Airing Cupboard to the other, 4 burner gas fire with back boiler serving the central heating and domestic hot water system, fitted carpet, radiator, UPVC side window, coved and textured ceiling, ceiling light, door to:



FITTED KITCHEN

8' 9" x 10' 2" (2.67m x 3.12m) Tiled floor, fitted base cupboards and drawers, roll edged worktops, intermediate wall tiling, double drainer stainless steel sink unit with mixer tap, built-in electric oven, Neff electric hob, Neff microwave, water softener, coved and textured ceiling, recessed ceiling lights, TV point, UPVC side window, door to:

UTILITY ROOM

10' 1" x 6' 0" (3.08m x 1.85m) Modern consumer unit (last inspected June 2023). Plumbing and space for washing machine, further appliance space, shelving, UPVC rear window, ceiling light.

Adjacent to the Kitchen is an:

INNER HALLWAY

Fitted carpet, radiator, ceiling light, central heating timer control unit, obscure glazed door with similar side panel to:

SECOND ENTRANCE PORCH

UPVC external entrance door.



From the Inner Hallway doors are arranged off to:

BEDROOM 2

15' 0" x 8' 2" (4.59m x 2.51m) Fitted carpet, UPVC window to the front elevation, ceiling light, radiator.



SHELVED PANTRY

6' 1" x 2' 11" (1.87m x 0.89m) Fitted shelves, carpet, ceiling light.

Also from the Inner Hallway access to a recessed area with obscure glazed UPVC door to:

CONSERVATORY

7' 6" x 8' 0" (2.29m x 2.45m) Brick and UPVC construction with pitched polycarbonate roof and twin glazed UPVC rear entrance doors.

EXTERIOR

At the front of the property there is a gravelled garden area with stocked borders with conifers and shrubbery. Tarmac side driveway with parking for up to 3 cars. Gated access leading round to:

ENCLOSED REAR GARDEN

Primarily hard landscaped with paved patio areas, gravelled areas, shrubbery and plants, close boarded timber fencing to the side and rear boundary and hedgerow to the other side boundary.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to the village of Moulton. Turn right into Bell Lane proceed through the centre of the village and then take a right hand turning into West Cobgate where upon the property is situated on the right hand side.



FLOOR PLAN
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

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: 15988

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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