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24 Broad Lane, Moulton PE12 6PN

For Sale: £325,000 Freehold

- 3 Bedroom Detached House
- Planning Permission Granted for 3 Bedroom Detached Bungalow
- Prime Location in Popular Village
- House Requires Renovation

3 Bedroom Detached House requiring renovation along with **Planning Permission granted for a 3 Bedroom Detached Bungalow to the rear of the property.**

Situated in a prime location of the popular village of Moulton.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

UPVC double door leading into:

ENTRANCE PORCH

Tiled floor, obscure UPVC double glazed door with matching obscure panels to both sides leading into:

ENTRANCE HALLWAY

6' 0" x 12' 6" (1.85m x 3.82m) Centre light point, radiator, staircase rising to first floor, central heating thermostat, understairs storage cupboard housing electric consumer unit (recently refitted), door to:





LOUNGE

11' 2" x 12' 10" (3.42m x 3.92m) UPVC double glazed bay window to the front elevation, centre light point, radiator, TV point, fitted electric fire.

From the Entrance Hallway a door leads into:

DINING ROOM

11' 3" x 11' 11" (3.43m x 3.64m) UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, centre light point, 2 radiators, fitted electric log effect fire, fitted cupboard into recess.



WALK-IN PANTRY/UTILITY AREA

5' 0" x 8' 4" (1.53m x 2.56m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, quarry tiled floor, work bench.

From the Dining Room an opening into:

KITCHEN

9' 3" x 9' 11" (2.82m x 3.03m) UPVC double glazed window to both side elevations, obscure UPVC double glazed door to the side elevation, centre light point, tiled walls, tiled flooring, fitted with base unit and stainless steel sink with taps, fitted eye level units, storage cupboard housing Viessmann gas boiler.



From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 0" x 9' 4" (2.15m x 2.85m) UPVC double glazed window to the side elevation, centre light point, access to loft space, door into:



SHOWER ROOM

6' 10" x 6' 11" (2.1m x 2.11m) Obscure UPVC double glazed window to the rear elevation, centre light point, fully tiled walls, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, walk-in shower enclosure with fitted thermostatic shower over. Storage Cupboard off housing hot water cylinder.



BEDROOM 1

10' 7" x 11' 5" (3.24m x 3.49m) UPVC double glazed window to the front elevation, centre light point, radiator, fitted storage cupboard.

BEDROOM 2

9' 10" x 12' 1" (3.01m x 3.70m) UPVC double glazed window to the rear elevation, centre light point, radiator, fitted storage cupboard.



BEDROOM 3

7' 4" x 6' 11" (2.24m x 2.13m) UPVC double glazed window to the front elevation, centre light point, radiator.

EXTERIOR

Gravelled driveway to the side elevation leading down to the rear. There is a lawned area to the front. Paved pathways around the property. External lighting. The rear garden has gravelled areas and is laid to lawn.

DOUBLE GARAGE

Asbestos construction with wooden doors to the front.

BRICK BUILT EXTERNAL TOILET

UPVC entrance.

PLANNING PERMISSION

Full Planning Consent was granted by South Holland District Council - Reference No: H13-0406-23 on 14th June 2023, showing the land developed for No. 3 bedroom bungalow. A copy of the formal Planning Consent is available from the Council's website -

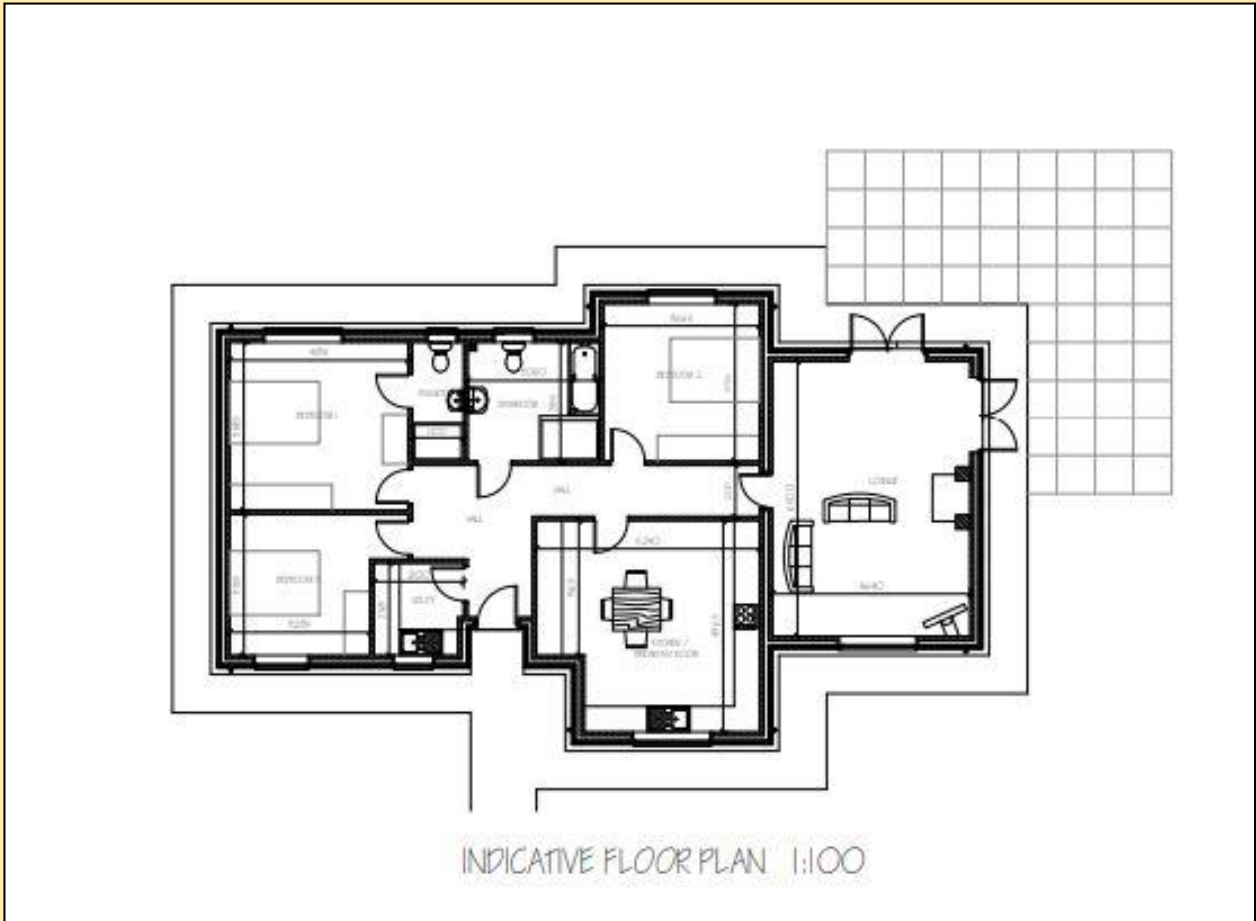
www.sholland.gov.uk - or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the design of the property.

DIRECTIONS/AMENITIES

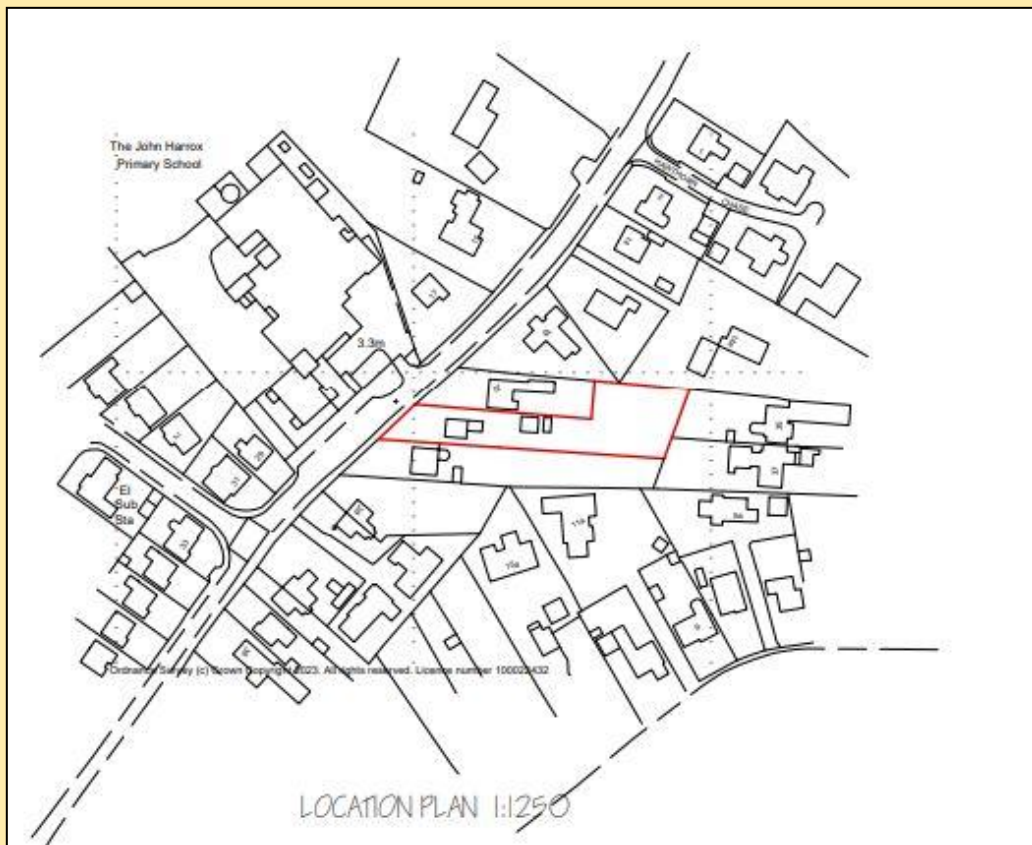
Proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane, proceed into the centre of the village turning right across the Green into Broad Lane. The property is situated on the left hand side opposite the primary school. Local primary 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.



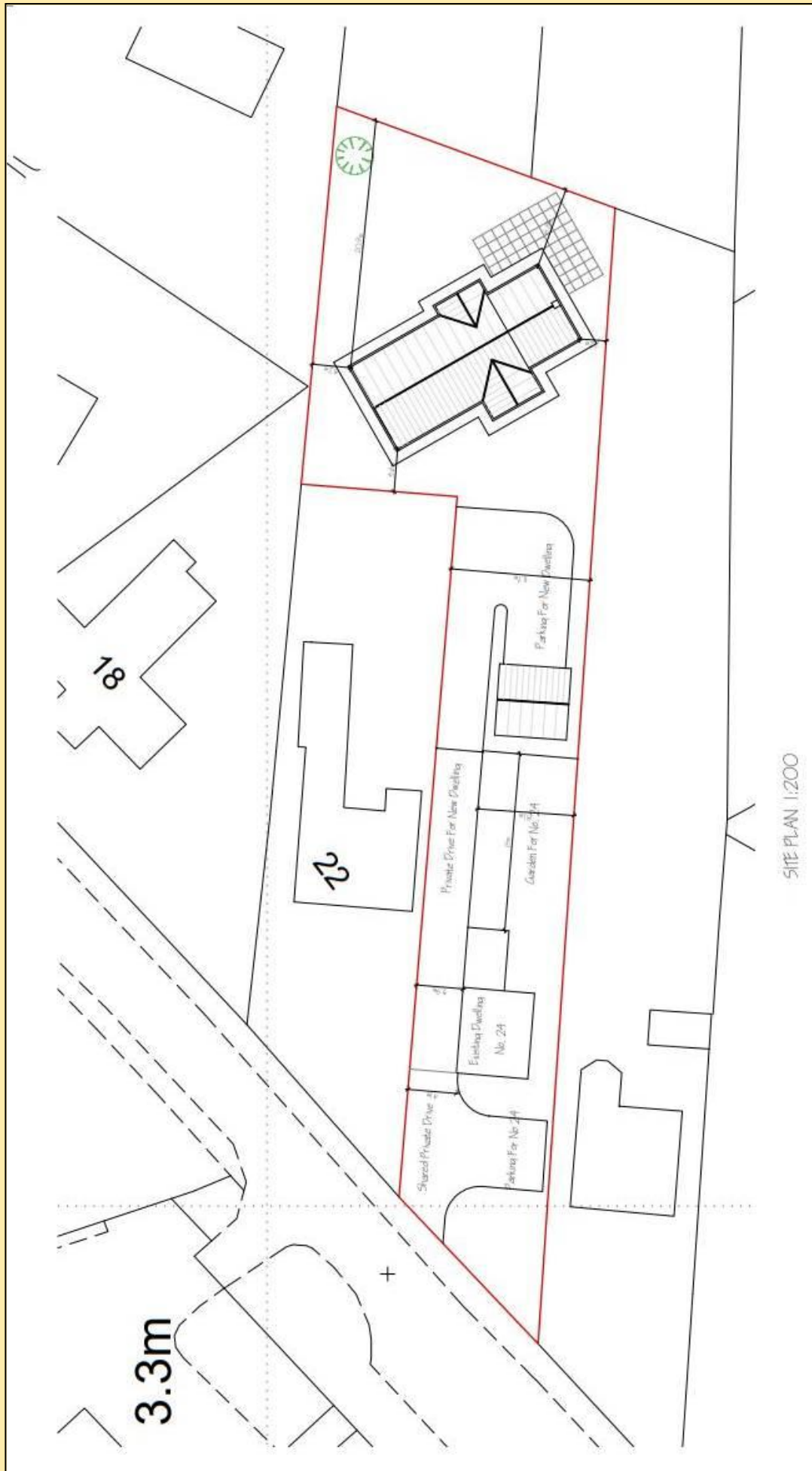
INDICATIVE FLOOR PLAN



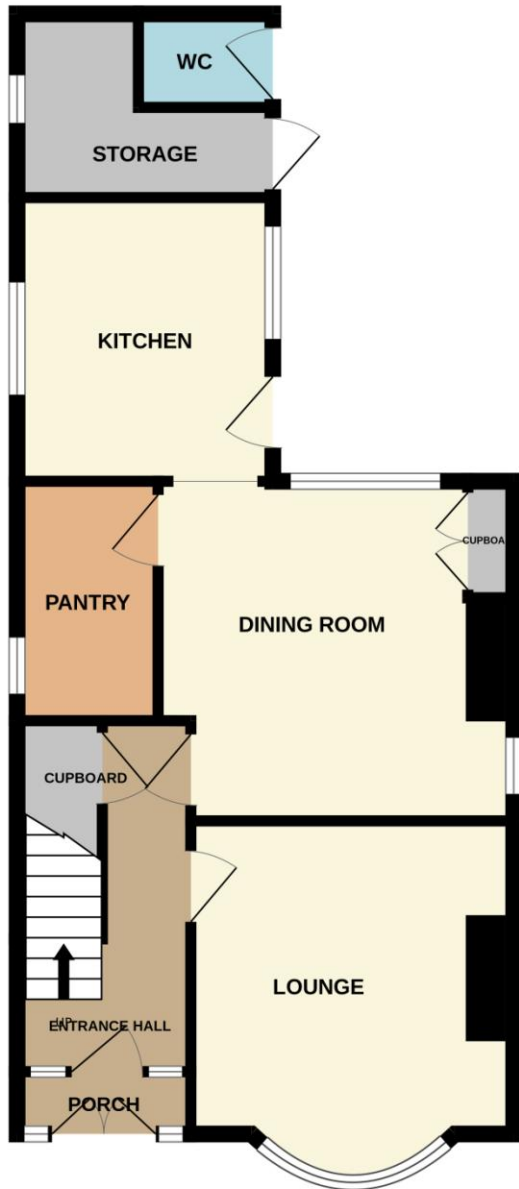
LOCATION PLAN



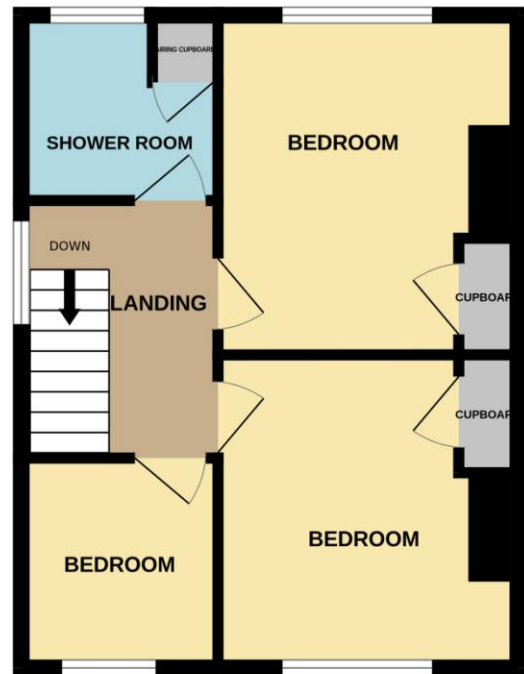
SITE PLAN



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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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 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: S11268

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		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

