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17 Ashby Gardens, Moulton PE12 6QR

£350,000 Freehold

- 4 Bedroom Detached House
- Good Sized Rear Garden
- Field Views to the Rear and Side
- Gas Central Heating
- No Chain

4 bedroom detached house situated in a popular location of the village of Moulton. Accommodation comprising entrance hallway, lounge, dining room, kitchen diner, sun room and cloakroom; 4 bedrooms and family bathroom. Single garage, off-road parking, front and rear enclosed gardens. Field views beyond. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open storm porch and through an obscure leaded UPVC double glazed door with matching obscure leaded glazed panels to both sides leading into:

ENTRANCE HALLWAY

6' 5" x 11' 1" (1.98m x 3.40m) Coved and textured ceiling, centre light point, smoke alarm, radiator, BT point, staircase rising to first floor, wooden obscure glazed door leading into:

DINING ROOM

10' 2" x 10' 4" (3.11m x 3.16m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

From the Entrance Hallway an obscure wooden glazed door leads into:



KITCHEN DINER

10' 2" x 17' 2" (3.12m x 5.25m) UPVC double glazed window to the rear elevation, coved and textured ceiling, strip light, double radiator, vinyl floor covering, part tiled walls, understairs storage cupboard with coat rail, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, plumbing and space for washing machine, space for tumble dryer, space and connection for electric cooker, extractor hood over, space for fridge, door to:



PANTRY

4' 1" x 4' 5" (1.27m x 1.36m) Skimmed ceiling, centre light point, shelving.

From the Kitchen Diner a wooden obscure glazed door leads into:

SUN ROOM

6' 6" x 7' 8" (1.99m x 2.35m) Dwarf brick wall construction with obscure UPVC double glazed windows to the side elevation, UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, radiator, vinyl floor covering.



CLOAKROOM

3' 4" x 3' 6" (1.04m x 1.07m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, vinyl floor covering, fully tiled walls, medicine cabinet. fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Entrance Hallway a wooden obscure glazed door leads into:



LOUNGE

11' 10" x 21' 1" (3.63m x 6.44m) UPVC double glazed window to the front elevation, UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, 2 centre light points, 2 double wall lights, double radiator, single radiator, TV point.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 11" x 15' 0" (2.12m x 4.58m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, access to loft space, door to:





MASTER BEDROOM

10' 8" x 11' 11" (3.27m x 3.64m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

10' 6" x 11' 6" (3.21m x 3.52m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3

9' 1" x 10' 4" (2.79m x 3.15m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off housing gas combination boiler.

BEDROOM 4

10' 1" x 12' 0" (3.08m x 3.67m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, wash hand basin with taps fitted into vanity unit with lighting and shaver point over.

FAMILY BATHROOM

5' 6" x 6' 4" (1.70m x 1.94m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, fully tiled walls, vinyl plank flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted thermostatic shower over with shower screen.

EXTERIOR

The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders. There is a block paved driveway to the side. Side wooden access gate leading into rear garden.

ATTACHED GARAGE

8' 1" x 16' 4" (2.48m x 4.98m) Power and lighting, electric consumer unit board.

REAR GARDENS

Paved pathways, cold water tap, mainly laid to lawn with a wide range of mature shrub and tree borders, field views to the rear and side elevations.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue for around 3.5 miles to the village of Moulton. Turn right into Bell Lane, proceed straight through the centre of the village continuing into Station Road, then taking a right hand turning into Ashby Gardens.

AMENITIES

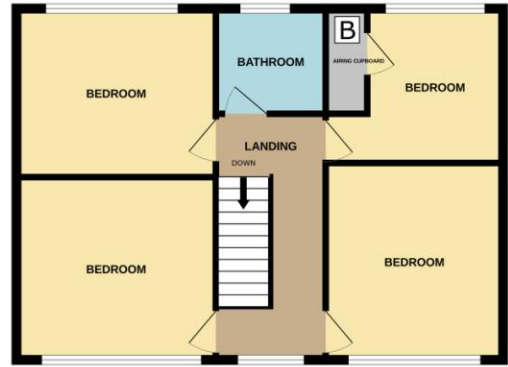
The well served conservation village of Moulton has a primary school, public house, shop/post office, butchers, fish and chip shop, doctors surgery along with the historic Church and working windmill. The market towns of Holbeach and Spalding are each approximately 4 miles from the property the latter having an extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 21 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (132.0 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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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

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Ref: S11300

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

