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## 4 The Sidings, Moulton PE12 6QT

### Guide Price £399,995 Freehold

- Detached 3 Bedroom Bungalow
- Double Garage
- Sought After Location
- No Chain
- Gas Central Heating

Spacious Executive Bungalow situated in a sought after location of the popular village of Moulton. Accommodation comprising reception hall, lounge dining room/sun lounge, kitchen breakfast room, utility room, master bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Double garage, multiple off-road parking, gardens to the front and rear. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



**ACCOMMODATION**

Recessed front entrance porch with lantern lighting leading to a solid wooden obscure glazed door with matching glazed panels to the side elevations leading into:

**RECEPTION HALL**

Coved and textured ceiling, recessed ceiling spotlights, 2 radiators, smoke detector, central heating thermostat, built-in cloaks cupboard with hanging rail, further cupboard off housing hot water cylinder. Door to:

**FORMAL LOUNGE**

17' 0" x 18' 4" (5.2m x 5.6m) Coved and textured ceiling, inset ceiling spotlights, 2 radiators, TV point, wooden double glazed window to the rear elevation, built-in inglenook fireplace with raised hearth and wooden mantle shelf.

From the Reception Hall half glazed double doors leads into:





#### **DINING ROOM/SUN LOUNGE**

26' 10" maximum x 11' 5" (8.2m x 3.5m)

#### **DINING AREA**

Radiator, telephone point, TV point, coved and artexed ceiling, inset central ceiling spotlight, brick pillars to sides and wooden beam to ceiling, leading into:

#### **SUN LOUNGE**

Double glazed windows to the side and rear elevations, radiator, TV aerial point, power points, exposed pine vaulted ceiling, French doors into rear garden.

From the Reception Hall into:



#### **KITCHEN/BREAKFAST ROOM**

12' 9" x 17' 0" (3.9m x 5.2m)

Double glazed window to the rear elevation, fitted with a wide range of base and eye level units, work surfaces over, inset one and a quarter bowl sink with mixer tap over, tiled splashbacks, built-in display cupboard, integrated Zanussi electric oven and microwave, 4 ring gas hob with extractor over, integrated Zanussi dishwasher and refrigerator, telephone point, radiator, ceramic tiled flooring, door into:



#### **UTILITY ROOM**

9' 2" x 9' 6" (2.8m x 2.9m)

Glazed door off to the side elevation, door leading into Garage, tiled flooring, double glazed window to the side elevation, fitted base units, work tops over, inset one and a quarter bowl stainless steel sink with mixer tap, water softener, plumbing and space for washing machine, space for tumble dryer, radiator, built-in broom cupboard, coved and artexed ceiling.

From the Reception Hall a door leads into:



#### **MASTER BEDROOM**

15' 8" x 16' 0" (4.8m x 4.9m)

Double glazed window to the front elevation, double glazed corner window to the side elevation, coved and artexed ceiling, inset downlighters, fitted with a wide range of fitted furniture including wardrobes, bedside drawers with shelves over, over bed cupboards, ranges of drawers and cupboards. Radiator, telephone point, door to:







### **EN-SUITE SHOWER ROOM**

Fully tiled walls, fitted with a four piece suite comprising shower cubicle with fitted thermostatic shower over (recently fitted), pedestal wash hand basin, bidet and low level WC. Radiator, electric shaver point, extractor fan, ceramic tiled floor, coved and artexed ceiling, obscure double glazed window to the side elevation.

### **BEDROOM 2**

12' 5" x 11' 5" (3.8m x 3.5m)

Double glazed window to the side elevation, built-in wardrobe fitment, 2 bedside cupboards, cupboards over bed, bedside lights, radiator, coved and artexed ceiling.

### **BEDROOM 3**

9' 10" x 13' 1" (3.0m x 4.0m)

Double glazed window to the side elevation, radiator, coved and artexed ceiling, inset ceiling spotlights.

### **BATHROOM**

Obscure double glazed window to the side elevation, coved and textured ceiling, centre light point, fully tiled walls, tiled flooring, shaver point, radiator, ceramic tiled flooring, extractor fan. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower mixer tap.

### **EXTERIOR**

The property is set back from the road and is approached over a gravelled driveway leading to:

### **DOUBLE GARAGE**

20' 4" x 15' 5" (6.2m x 4.7m)

Electric up and over door, door to Utility Room, power points, lighting, telephone point, wall mounted Worcester gas fired boiler, coved and artexed ceiling. skimmed walls.

The front garden is mainly laid to lawn with paved pathways all the way around the property. .External light. Side access gate leading into the rear.

### **REAR GARDEN**

Brick wall to the rear boundary and fencing to both side boundaries. External lighting, cold water tap, predominantly laid to lawn with paved pathways and a wide range of shrub and tree borders.



### **DIRECTIONS**

Leave Spalding along the A151 through Weston into Moulton. Turn right into Bell Lane, past the Church and continue almost through the village of Moulton and 'The Sidings' is a turning on the right hand side and the property is also on the right hand side.

### **AMENITIES**

The Conservation village of Moulton has a reputable primary school, Church, working windmill, public house/restaurant, general stores, butchers shop and doctors surgery. The market towns of Spalding and Holbeach are each 4 miles distant and have a range of shopping, banking, leisure, commercial, educational and medical facilities. Peterborough is 20 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.











GROUND FLOOR  
2179 sq.ft. (202.5 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq ft. (202.5 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** E

**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: S11306**

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.

**ADDRESS**

R. Longstaff & Co. LLP  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766 E: spalding@longstaff.co.uk  
www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

