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## 37 High Street, Moulton PE12 6QB

**£369,995 Freehold**

- No Chain
- 3 Double Bedrooms
- Recently Refitted En-Suite and Bathroom
- Gas Central Heating
- Viewing Recommended

Individual detached bungalow situated in a prime village location of Moulton accessed down a private roadway. Accommodation comprising entrance hallway, lounge diner, kitchen breakfast room, utility room, inner lobby, cloakroom, master bedroom with dressing room and en-suite, 2 further bedrooms and family bathroom. Double Garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Lantern lighting, obscure UPVC double glazed door with matching obscure glazed panel to the side elevation leading into:

#### **ENTRANCE HALLWAY**

7' 9" x 12' 11" (2.37m x 3.95m) UPVC double glazed window to the front elevation, coved and textured ceiling, access to loft space with pull down ladder, double radiator, 2 double wall lights, storage cupboard off, double oak obscure glazed doors leading into:

#### **LOUNGE DINER**

26' 3" x 26' 2" (8.02m x 7.98m) UPVC double



glazed window to the front elevation, 2 UPVC double glazed sliding patio doors to the rear elevation, 3 double radiators, single radiator, TV point, telephone point, feature central brick fireplace with fitted gas coal effect fire, door into:

#### **KITCHEN BREAKFAST ROOM**

8' 2" x 18' 8" (2.51m x 5.69m) 2 UPVC double glazed window to the side elevation, textured ceiling, inset downlighters, tiled flooring, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, integrated 4 ring gas hob with plate warmer, extractor hood over, integrated Hotpoint eye level fan assisted electric oven, glazed door into:



#### **INNER LOBBY**

4' 9" x 4' 9" (1.46m x 1.46m) UPVC double glazed door to the side elevation, textured ceiling, centre light point, storage cupboard, tiled flooring, door leading into:



#### **CLOAKROOM**

2' 11" x 5' 9" (0.89m x 1.77m) Textured ceiling, centre light point, extractor fan, low level WC, radiator.

From the Inner Lobby an opening into:

#### **UTILITY ROOM**

7' 8" x 8' 5" (2.35m x 2.59m) UPVC double glazed window to both side elevations, textured ceiling, centre light point, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, floor standing Ideal Mexico gas boiler, gas central heating controls.

From the Lounge Diner a door leads into:



#### **L SHAPED INNER HALLWAY**

Full length UPVC double glazed window to the side elevation, textured ceiling, inset downlighters, radiator, access to loft space, 2 radiators.



#### **RECENTLY REFITTED FAMILY BATHROOM**

7' 10" x 8' 11" (2.39m x 2.74m) 2 Obscure UPVC double glazed windows to the side elevations, textured ceiling with centre light point, part tiled walls, tiled flooring, double radiator, fitted with four piece suite comprising low level WC, pedestal wash hand basin with mixer tap with illuminated mirror over, bath with central mixer tap with further shower attachment tap, fully tiled



shower enclosure with fitted thermostatic shower over.

Airing Cupboard (0.87m x 2.44m) with textured ceiling, wall light, hot water cylinder and slatted shelving.

From the Inner Hallway a door leads into:

### **MASTER BEDROOM**

11' 1" x 12' 11" (3.40m x 3.96m) UPVC double glazed window to the side elevation, textured ceiling, centre light point, dimmer switch, telephone point, TV point, radiator, dressing table and double wardrobe, opening into:

### **DRESSING ROOM**

5' 0" x 6' 5" (1.53m x 1.98m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, 2 double wardrobes with hanging rail and shelving (recess of 0.59m in depth).

### **RECENTLY REFITTED EN-SUITE**

6' 6" x 9' 0" (1.99m x 2.76m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre spotlight fitment, tiled flooring, part tiled walls, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mirror over, double sized shower enclosure with fitted thermostatic shower over.

### **BEDROOM 2**

11' 3" x 12' 0" (3.44m x 3.67m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted double door wardrobe (0.68m in depth).

### **BEDROOM 3**

8' 4" x 9' 8" (2.56m x 2.96m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, fitted double door wardrobe (0.74m in depth).





## EXTERIOR

Approached over a private driveway which leads down the side of the old Butchers Shop. Extensive tarmacadam driveway to the front elevation, lawned front garden with a wide range of mature shrubs and trees. There is also a patio to the front elevation with gravelled area with shrubbery.

Arched brick area with wrought iron gate leading into side garden which has a patio, lighting and cold water tap. Brick built shed.



## BRICK BUILT DOUBLE GARAGE

15' 10" x 16' 9" (4.85m x 5.13m) Up and over door, UPVC double glazed window to the front elevation, work bench, strip light, storage into eaves, power points.

## REAR GARDEN

Mature gardens to the rear, predominantly laid to lawn with a wide range of mature shrub and tree borders, patio area, raised rockery, garden pond with pump, wooden garden shed, greenhouse, summerhouse. Fenced and hedged boundaries to both sides and to the rear elevations.

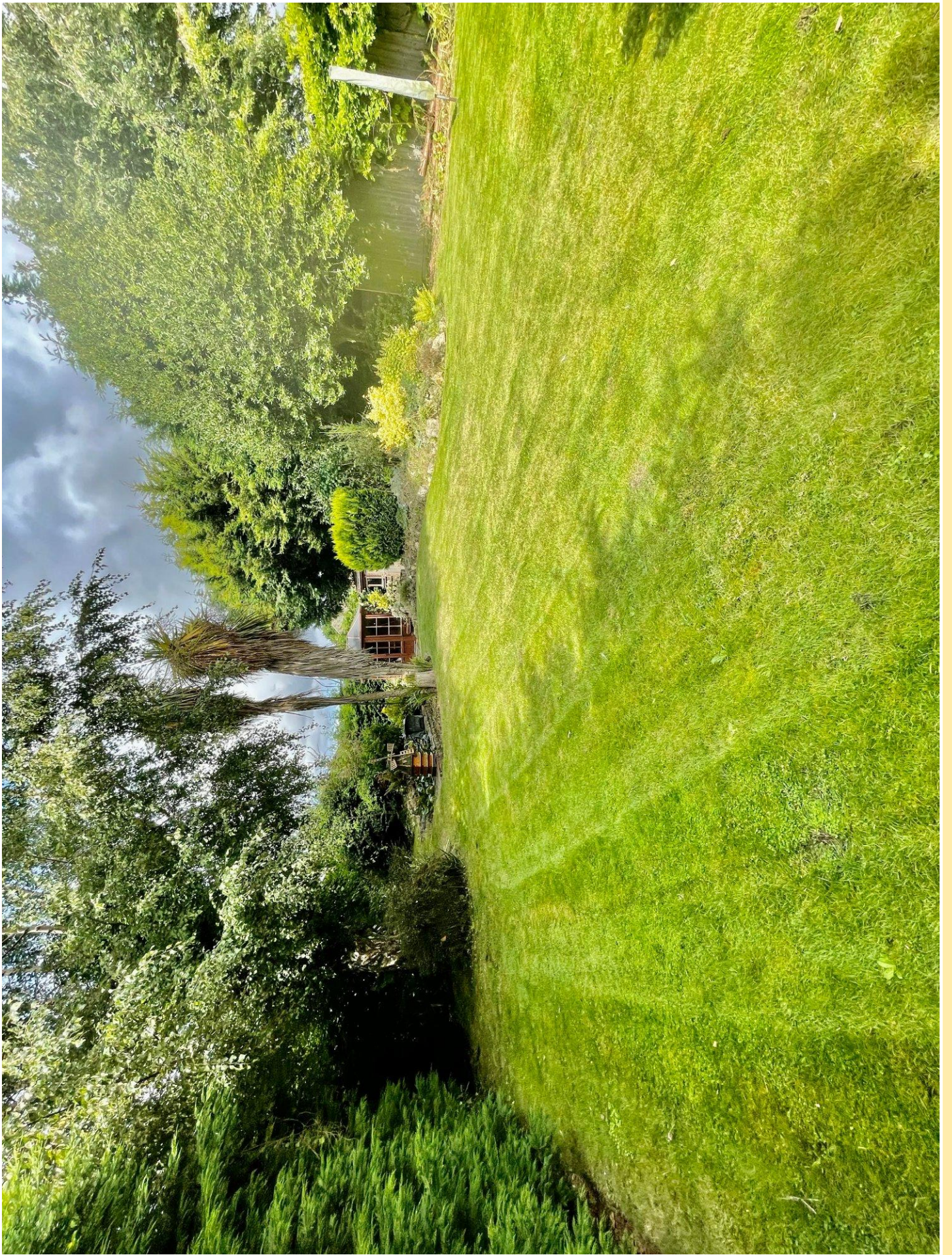


## DIRECTIONS

Leave Spalding along the A151 Holbeach Road, upon reaching the Weston mini roundabout (Near Baytree Garden Centre) turn left to follow the bypass into Moulton. Turn right onto Bell Lane follow the road through the village centre and proceed onto High Street. Turn right where the old Butchers Shop is down the private roadway and the property is located at the end of the roadway to the left hand side.









**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band D

**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: S11311**

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		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		