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Family Run - Property Professionals



## Harrox Road, Moulton £444,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**WOW - This four-bed detached family home is in the sought after village of Moulton and is situated on a generous corner plot, within the grounds is a large detached double garage with workshop and mechanic bay, the gardens surround the property and back onto Moulton River. Entrance hall, lounge diner, re-fitted kitchen, utility, family room, cloakroom, 4 bedrooms to the first floor and shower room. A gravel driveway provides ample off-road parking leading to double gated access to secure parking leading to the detached large garage and workshops with power and light connected. The front garden is of low maintenance and wraps around the property. The rear garden is partly enclosed with shrub borders, area laid to lawn with flower beds, inset mature tree (with Tree Preservation Order (TPO)), outside courtesy lighting, outside water tap. Viewing of this property is highly recommended.**

**Call us ANYTIME – 01406 424441.**

### Accommodation Comprises:

Storm porch, courtesy lighting, PVCu double glazed entrance door to:

Entrance hall

Staircase to first floor landing with under stair storage, cloaks recess, radiator, wooden flooring, feature circular PVCu double glazed window to front aspect, door to:

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Low level WC, wall mounted hand wash basin with tiled splash back, radiator, textured ceiling.

Family Room 5.87m x 2.45m

Telephone point, Broadband point, TV point, cove to ceiling, wooden flooring, 4 PVCu double glazed windows to front aspect, PVCu double glazed window to side aspect, part glazed door to utility room.

Lounge Diner 7.16m x 3.02m x 6.77m x 3.31m (L shaped room)

Feature wood burning stove, TV point, 3 x radiators, wood flooring, cove to ceiling, wall mounted central heating thermostat, wall light points, PVCu double glazed window for front aspect and side aspect, 5 to the rear, PVCu double glazed French doors to rear garden.

Re-Fitted Kitchen 4.0m x 3.63m

Fitted with a matching range of wall mounted and floor standing units with worktop space over, one and a quarter bowl stainless steel sink unit with mixer tap, tiled surrounds, fitted eye level Belling double oven with grill, integrated microwave, integrated dishwasher, wooden flooring, 4 ring gas hob with extractor canopy, cove to ceiling, PVCu double glazed window to rear aspect, door to:

Rear Lobby

Wooden flooring, radiator, PVCU double glazed door to rear exit, door to built-in pantry with shelving, PVCu double glazed window to side.

#### Utility Room

Fitted with a matching range of floor standing units with worktop space over, stainless steel one and a quarter bowl sink unit with mixer tap space and plumbing for American style fridge freezer, plumbing for washing machine, tiled surround, wooden flooring, PVCu double glazed window to side, door to: Boiler cupboard: housing floor standing gas fired Worcester combination boiler serving heating and domestic hot water, shelving. (Part glazed door leading to family room).

#### First Floor Landing

Door to built-in double storage cupboard with linen shelving, door to:

#### Bedroom 1 5.63m x 3.86m

Range of built in wardrobes with hanging space and storage shelving, radiator, TV point, PVCu double glazed window to rear aspect, PVCu double glazed windows to side x 3.

#### Bedroom 2 5.31m x 2.89m

TV point, radiator, door to eves storage space, PVCu double glazed window to side aspect.

#### Bedroom 3 4.18m x 2.68m

TV point, radiator, PVCu double glazed window to rear aspect.

#### Bedroom 4 3.49m x 2.71m

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

#### Shower Room

Fitted with a three-piece suite comprising: Double width shower enclosure with fitted rainfall shower and hand shower attachment, close coupled dual flush concealed cistern WC, vanity wash hand basin with mixer tap, storage cupboard under, wall mounted vertical towel radiator, wall mounted fan heater, PVCu double glazed window to rear aspect.

#### Outside:

The front garden is enclosed with wooden panel fencing with access to extensive gravel driveway providing ample off-road parking, low maintenance garden areas with inset shrubs. Pathway leads to the main entrance door with storm porch and courtesy lighting. To the side is double gated access to further secure parking area which leads to:

#### Large Garage Block consisting of:

Double garage: 6.37m x 7.72m – With electric double width roller door providing access to a very large double garage with stable doors leading to the rear garden, power, light and water connected, opening to a further store (3.54m x 1.52m) Stable door leading to: Workshop 3.90m x 3.14m with work bench and shelving, power and light

connected. From the main garage is another stable door leading to: Mechanics Bay/further garage: 6.27m x 3.77m: This has double opening doors leading to the rear garden complete with pulley hoist and lifting gear, power and light connected. This whole area could be converted subject to planning permission.

The rear garden is beautifully laid to lawn with inset flower and shrub borders which backs on to Moulton River. Paved patio to the side of the house, outside courtesy lighting, outside water tap. A further garden store can be found within the garage block with power and light connected with lean to wood store to the rear. At the foot of the garden on the riverbank is a protected tree (TPO).

**Directions:**

Leave our Church Street office and turn left at the traffic lights onto West End and proceed along heading out of Holbeach on the A151. Pass through the village of Whaplode and upon reaching Moulton take the left turn onto Bell Lane. Harrox Road can be found on the left-hand side, bear left where the property can be located on the right-hand side. Postal code is: PE12 6PR.

Council Tax : Band D - £2,026.58 (2023/2024)

EPC: TBC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.





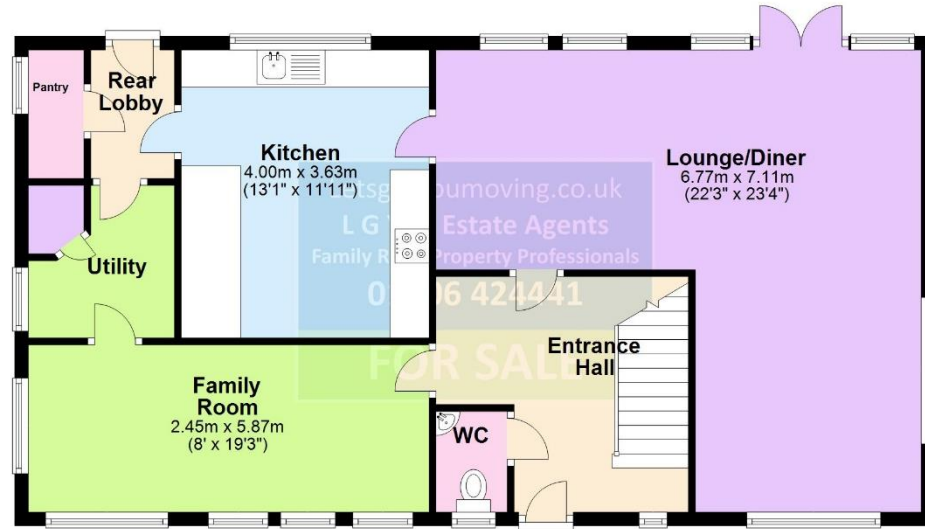






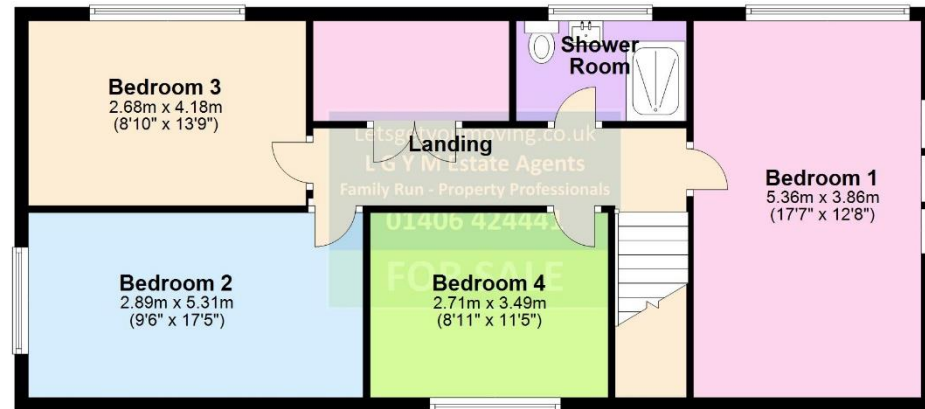
### Ground Floor

Approx. 85.8 sq. metres (923.0 sq. feet)



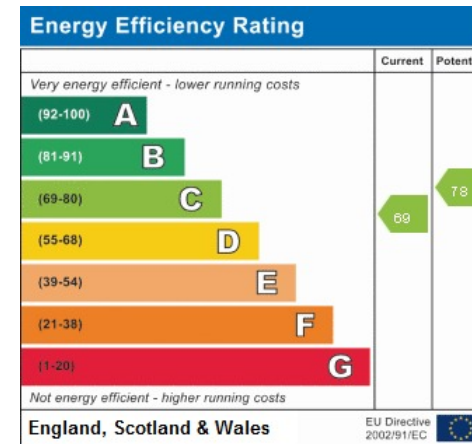
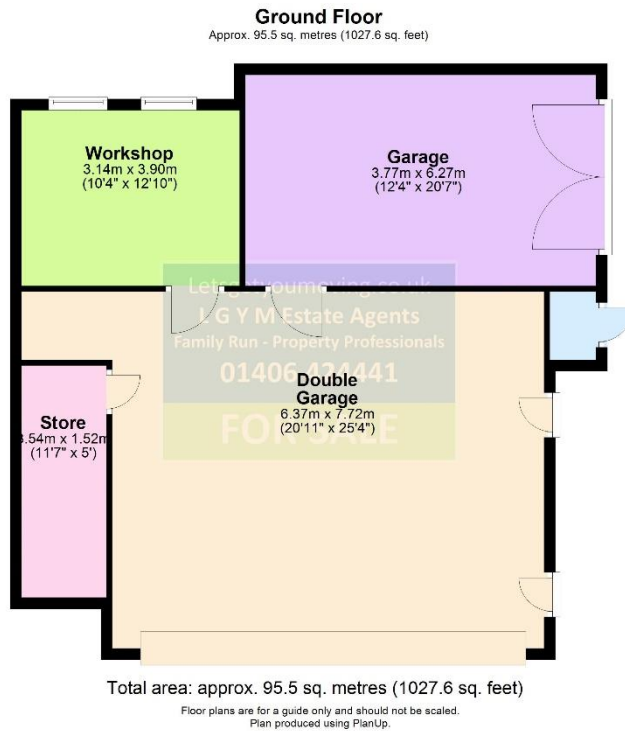
### First Floor

Approx. 76.7 sq. metres (825.5 sq. feet)



Total area: approx. 162.4 sq. metres (1748.5 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.



Reference:  
18 Harrow Road, 220112

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, Call us ANYTIME.

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