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## 1 The Sidings, Moulton PE12 6UT

**£465,000 Freehold**

- Sought After Location
- 3 Bedrooms, 2 Reception Rooms
- Large Detached Garage
- Gas Central Heating
- Viewing Essential

Spacious detached bungalow in popular sought after village location with ample parking, garage and established gardens. Fully refurbished with high quality kitchen and bathroom fittings, flooring, decoration etc. The property must be viewed to be fully appreciated.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## ACCOMMODATION

Composite front entrance door with obscure glazed full height side panels into:

### RECEPTION HALL

11' 3" x 6' 0" (3.43m x 1.83m) Attractive modern grey floor tiles, recessed ceiling lights, doorbell chime, radiator, smoke alarm, door to:

### SITTING ROOM

21' 8" x 14' 7" (6.62m x 4.46m) Wood grain effect LVT flooring, 2 radiators, log burner set within recessed chimney breast with raised polished hearth, 2 side windows with attractive display sills, ceiling light, 2 wall lights, sealed unit double glazed bi-fold doors to the rear opening on to the patio.

### DINING ROOM

16' 6" x 9' 9" (5.05m x 2.98m) Dual aspect with UPVC windows to the front and side elevations, ceramic floor tiles, radiator, recessed ceiling lights, open plan access into:





### **MODERN FITTED KITCHEN**

16' 6" x 11' 3" (5.05m x 3.43m) Central island with integrated cupboards and breakfast bar, worktops with extensive range of fitted base cupboards and drawers beneath, single drainer sink unit with mono block mixer tap, integrated dishwasher, built-in electric oven with ceramic hob and multi speed cooker hood above, three quarter height provision units with recess for American style fridge freezer, UPVC window to the front elevation, recessed ceiling lights, ceramic floor tiles, radiator, return door into the Sitting Room and door to:



### **REAR ENTRANCE HALL**

11' 11" x 2' 9" (3.65m x 0.85m) Vinyl floor covering, UPVC window to the rear elevation, half glazed UPVC external entrance door, radiator, recessed ceiling lights, smoke alarm, personnel door to the Garage, door to:



### **UTILITY ROOM**

5' 11" x 5' 10" (1.82m x 1.80m) Worktop with fitted single drainer sink unit, plumbing and space beneath for washing machine, fitted larder cupboard with shelving and hooks.

### **CLOAKROOM**

4' 7" x 5' 3" (1.40m x 1.62m) average measurement Two piece suite comprising low level WC and pedestal wash hand basin, radiator, obscure glazed UPVC window, recessed ceiling light.

From the Reception Hall a door leads into:



### **BATHROOM**

8' 7" x 9' 0" (2.63m x 2.76m) maximum Modern fitted contemporary suite comprising panelled bath with side mounted mixer tap and tiled surround, low level WC with push button flush, hand basin set within vanity unit with storage cupboards beneath, vertical radiator/towel rail, recessed ceiling lights, extractor fan, obscure glazed UPVC window.

From the Reception Hall direct access into:



### **INNER HALLWAY**

12' 4" x 3' 3" (3.77m x 1.01m) Modern grey tiled floor, access loft space, recessed ceiling light, built-in Airing Cupboard with hot water cylinder and shelving, built-in cloaks cupboard, doors arranged off to:



### **MASTER BEDROOM**

14' 11" x 13' 0" (4.57m x 3.97m) maximum Fitted carpet, UPVC window to the front elevation, radiator, coved cornice, ceiling light, range of full height fitted wardrobes with kneehole style dressing table, courtesy lights, overhead storage and drawers, door to:

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

6' 3" x 6' 9" (1.93m x 2.06m) Shower cubicle, wash hand basin, low level WC, obscure glazed UPVC window, radiator, ceiling light.

### **BEDROOM 2**

12' 8" x 9' 10" (3.88m x 3.02m) plus large door recess. Fitted carpet, UPVC window to the front elevation, radiator, ceiling light, coved cornice, large recessed wardrobe with hanging rail.

### **BEDROOM 3**

8' 7" x 9' 8" (2.63m x 2.97m) maximum Fitted carpet, recessed double wardrobe with hanging rail, ceiling light, radiator, UPVC window to the side elevation, coved cornice.



### **EXTERIOR**

The property occupies a deceptive corner plot with an open plan frontage with an extensive shaped bed with numerous flowers, bushes and shrubs, gravelled multi car driveway with hand gate accessing the rear garden and also access to:

### **LARGE ATTACHED GARAGE**

20' 4" x 11' 11" (6.22m x 3.64m) 6.22m x 3.64m, electronically operated up and over door, 2 side windows, consumer unit, coved cornice, access to loft space, power and lighting, wall mounted Worcester gas fired central heating boiler, personnel door into Rear Hallway, external lights, externally mounted gas and electricity meters.

There is a second drop kerb vehicular access leading to a block paved driveway/parking area with adjacent gravelled area, brick trimmed pathways and direct access into the lawned front garden.





### **PRIVATELY ENCLOSED REAR GARDEN**

Including an extensive raised patio area with stocked border, lower patio, double width paved pathway, stocked border, summerhouse, retractable sun canopy, pathway around the rear of the property with a brick arch and wrought iron gate opening into:

### **LAWNED FRONT GARDEN**

With established plants and hedgerow.

### **GENERAL INFORMATION**

The property is situated within the Conservation village of Moulton conveniently located for local amenities include the historic Church and Windmill, primary school, post office and general stores, fish and chip shop, public house/restaurant and doctors surgery. The well served market town of Spalding is 4 miles distant and the cathedral city of Peterborough 20 miles and offering a fast train link with London's Kings Cross minimum journey time 46 minutes.

### **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.

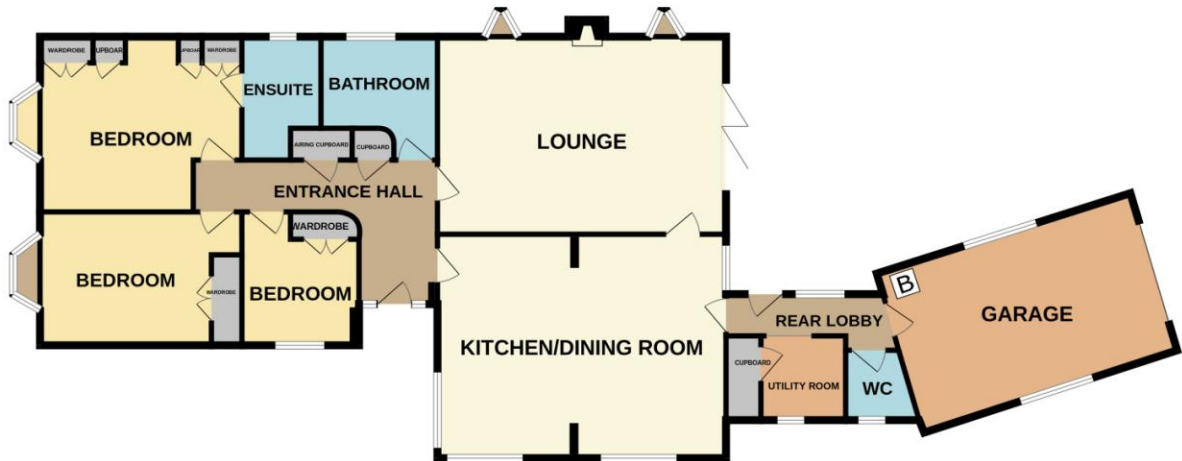








## FLOOR PLAN 1699 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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## 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: S11461

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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