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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



30 Broad Lane, Moulton PE12 6PN

**£149,950 Freehold**

- Popular Village
- 3 Bedrooms
- Lounge and Separate Dining Room
- No Onward Chain
- Viewing Recommended

Well presented semi-detached property in central village location close to local amenities. UPVC windows, gas central heating, extensive off-road parking, enclosed gardens. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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**ACCOMMODATION**

UPVC front entrance door to:

**ENTRANCE LOBBY**

Staircase off, door to:

**LOUNGE**

14' 2" x 9' 1" (4.33m x 2.77m) UPVC front window, laminate flooring, radiator, picture rail, understairs cupboard.

**DINING ROOM**

12' 0" x 11' 4" (3.66m x 3.47m) plus alcove. Fitted cupboard, laminate flooring, radiator, UPVC window to the rear elevation, laminate flooring, door to:

**LOBBY**

Plumbing and space for washing machine, doors arranged off to:

**BATHROOM**

6' 1" x 4' 9" (1.86m x 1.45m) UPVC frosted window, wash hand basin and bath.



#### **SEPARATE WC**

Low level suite.

#### **KITCHEN**

8' 6" x 6' 6" (2.60m x 2.00m) Gas and electric cooker points, fitted base cupboards, wall cupboards, double drainer sink unit, UPVC window to the side elevation, half glazed side entrance door.

#### **PANTRY**

Gas meter, modern Worcester combi boiler.

From the front Entrance Lobby the carpeted staircase rises to:

#### **FIRST FLOOR LANDING**

UPVC side window, access to loft space, radiator, doors arranged off to:

#### **BEDROOM 1**

13' 5" x 8' 2" (4.1m x 2.5m) plus large recess. UPVC front window, picture rail, ceiling light, large built-in cupboard with hanging rail.

#### **BEDROOM 2**

10' 5" x 7' 10" (3.2m x 2.4m) Shelved store cupboard, UPVC rear window, built-in linen cupboard, picture rail.

#### **BEDROOM 3**

7' 10" x 6' 8" (2.4m x 2.05m) UPVC rear window, picture rail, ceiling light.

#### **EXTERIOR**

At the front of the property there is an extensive gravelled parking and turning area with multiple parking for numerous vehicles. Pathway and gravelled area to the side leading round to:

#### **ENCLOSED REAR GARDEN**

Lawned with patio, outside tap, external electric light and brick store. The rear garden is south facing.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road continue for 3.5 miles to Moulton turning right into Bell Lane and continuing into the centre of the village. Turn right across the Green to Broad Lane and the property is situated on the left hand side almost opposite the primary school.

#### **AMENITIES**

The conservation village of Moulton has a range of facilities including the historic windmill and Church, primary school, post office and general stores, butchers shop, fish and chip shop and public house. There is a regular bus service and the towns of Spalding and Holbeach are each approximately 4 miles distant. Spalding has a range of shopping, banking, leisure, commercial, educational and medical facilities and onwards access to Peterborough via the railway station (30 minutes). Peterborough is 20 miles to the south of the property by road and offers a fast train link with London's Kings Cross minimum journey time 48 minutes.



# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



## TENURE

Freehold

## SERVICES

All Mains

## COUNCIL TAX BAND

Band A

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: S10685

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		