



**Station Road, Moulton, Spalding  
Lincolnshire PE12 6QE**  
**Price £545,000 Freehold**

Morriss and Mennie Estate Agents are proud to offer For Sale this INDIVIDUALLY DESIGNED DETACHED BUNGALOW, situated on an enviable plot with field views to the rear. The property is unseen from the road with its private driveway, but is still within walking distance to Moulton's fantastic village amenities. Positioned on a non-estate plot, the main residence boasts spacious living accommodation, along with an array of detached outbuildings.

Internally the welcoming 'L' shaped entrance hall has doors arranged off to the two double bedrooms, with the high specification refitted four piece bathroom suite adjacent. The OPEN PLAN 'L' SHAPED DOUBLE ASPECT LOUNGE/KITCHEN/DINER benefits from having a feature multi-fuel burner, with the larger than average utility room and cloakroom adjacent. Internal French doors lead from the kitchen/diner into the garden/sun room with a vaulted ceiling and French doors opening out to the rear garden.

The first outbuilding is a workshop with three separate rooms, but could be converted to a one bedroom detached annex, with its own off-road parking, garden and garage. Currently used as a workshop with a door to the single garage and a separate room adjacent. Two further rooms are being used as a hobby room and an office, along with the annex having its own fuse box gas boiler. The conservatory to the end of the dwelling can be accessed via an outside door and is currently used as a log store. A second outside brick store comes with power and lighting connected; being double aspect with a lintel should the building be converted to a double garage. There is a separate single kennel with an outdoor run, with the rest of the property having a tarmac private driveway running along both sides of the dwelling providing parking for numerous vehicles. The side gated access opens up to the rear garden which is laid to patio and lawn, with field views to the rear, and Moulton River running behind the back boundary fence to the garden.

Energy Efficiency Rating	
Current	Potential
	79
67	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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Through the UPVC obscured double glazed door into the:-

#### **L' SHAPED ENTRANCE HALL :**

UPVC double glazed window to the front, radiator, power points, wall lights, telephone point, decorative coving, loft hatch.

#### **BEDROOM ONE :**

**14'5" x 12'7" (4.39m x 3.84m)**

UPVC double glazed window to the side, built-in wardrobes, bedside cabinets and dressing table, radiator, power points, TV point, decorative coving.

#### **REFITTED FOUR PIECE BATHROOM :**

UPVC obscured double glazed window to the rear, panelled bath with tiled sides and a tiled surround with an integrated side mounted tap with a mixer tap to the side and a mixer handheld shower to the side, a floating W.C with dual push button flush, vanity washbasin with a mixer tap over with wood effect drawers beneath, two wall mounted heated towel rails with one having an inset full length mirror, fully tiled double shower cubicle with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, tiled walls, tiled floor, skimmed ceiling with inset spotlights, airing cupboard with shelving

#### **BEDROOM TWO :**

**11'7" x 9'5" (3.53m x 2.87m)**

UPVC double glazed window to the front, radiator, power points, decorative coving.

#### **L' SHAPED OPEN PLAN LOUNGE/KITCHEN/DINER :**

##### **Kitchen/Diner :**

**20'1" x 14'5" (6.12m x 4.39m)**

Two UPVC double glazed windows to the rear enjoying field views, sliding double glazed patio doors opening out onto the garden/sun room, solid wood base and eye level units with a work surface over, sink and drainer with a filter tap over, integrated electric Miele oven and grill with an integrated NEFF microwave, four burner electric hob with an extractor hood over, integrated NEFF dishwasher, integrated fridge, tiled splash backs, tiled floor.

##### **Dining Area :**

UPVC double glazed window to the rear enjoying field views, patio doors opening out onto the garden/sun room, radiator, power points, TV point.

##### **Lounge :**

**19'6" x 15'2" (5.94m x 4.62m)**

UPVC double glazed window to the side, multi-fuel burner with a natural stone surround, radiator, power points, TV point, wall lights, decorative coving.

##### **GARDEN/SUN ROOM :**

**15'3" x 14'7" (4.65m x 4.45m)**

Of brick and UPVC construction, UPVC double glazed French doors opening out to the rear enjoying field views, tiled floor, radiator, power points, vaulted skimmed ceiling with inset spotlights.

##### **REAR ENTRANCE HALL :**

Composite obscured double glazed door to the rear, tiled floor, radiator, power points, door to the:-

##### **UTILITY ROOM :**

**11'0" x 9'8" (3.35m x 2.95m)**

UPVC double glazed window to the front and side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and plumbing for a washing machine, water softener, space and point for a fridge/freezer, radiator, power points, telephone point, fuse box, alarm system, tiled floor.

##### **CLOAKROOM :**

UPVC obscured double glazed window to the rear, Viessmann wall mounted boiler, W.C, wash hand basin with a mixer tap over and tiled splash backs, tiled floor, radiator.

##### **EXTERIOR :**

Leading from the main road onto the tarmac private driveway having two brick pillars and continues onto your own tarmac driveway, turning right, then turn left where the property is situated. The property sits on a good sized back plot and is unseen from the road, with a further bungalow situated to the side and field views to the rear. There is tarmac off-road parking for numerous vehicles and a brick storm porch through the archways, with a solid metal lockable gate to the rear garden, which is enclosed by a low level panel fence to the rear to enable the enjoyment of the field views. The rear garden is predominately laid to lawn with a block paved patio seating area spanning across the rear and side of the dwelling, and continuing around the garden room. Between bedroom one and the garden room is a block paved raised seating area having the benefit of an outdoor power point. There is a low level brick wall separating the off-road parking and continues to what was the detached double garage. The pedestrian gate opens up to the off-road parking.

Behind the annex is a wooden gate which leads through to a garden, which is enclosed by panel fencing with a decorative brick wall to the side, with side vehicular access leading to the log store.

##### **DETACHED BRICK STORE ROOM :**

**22'9" x 19'3" (6.93m x 5.87m)**

Two double glazed windows to the side, double glazed window to the rear, there are metal bars enclosed due to the previous owner using the space for parrots, eye level power points, base units with a sink and drainer and taps over, fuse box, UPVC double glazed window to the rear garden.

##### **DETACHED SINGLE KENNEL :**

Brick built with an outdoor run area and is enclosed by metal fencing.

##### **ANNEX/WORKSHOP/GARAGE/OFFICE:**

With fantastic potential for a conversion into a detached bungalow annex.

##### **Workshop (Potential Kitchen/Diner) :**

**18'0" x 12'0" (5.49m x 3.66m)**

Through a wooden door into the workshop, having a UPVC double glazed window to the side, base and eye level units, workbench, power points, radiator, fuse box, door leading to the :

##### **Oversized Single Garage :**

**11'0" x 18'6" (3.35m x 5.64m)**

Electric up and over door, two windows to the side, power points, storage into the loft area, door to the workshop.

##### **Office (Potential Lounge) :**

**10'9" x 9'1" (3.28m x 2.77m)**

UPVC double glazed window to the side, wooden obscured sealed double glazed window to the far side, base units with a work surface over, sink with a mixer tap over, tiled splash backs, power points, radiator, Viessmann gas boiler which is on a separate heating system, skimmed and coved ceiling.

##### **Annexe/Office (Potential Bathroom) :**

**9'6" x 9'0" (2.90m x 2.74m)**

UPVC wall, UPVC double glazed window to the side, wooden sealed double glazed window to the far side, power points, skimmed and coved ceiling, radiator, fuse box, through an internal door into the:-

##### **Games Room (Potential Bedroom 1) :**

**17'7" x 9'0" (5.36m x 2.74m)**

Two UPVC double glazed windows to the side, two sealed obscured double glazed windows to the far side, radiator, power points, skimmed and coved ceiling.

##### **Annexe :**

Potential to convert.

##### **Log Store :**

**22'0" x 8'0" (6.71m x 2.44m)**

Tin roof with double glazed windows to the side and rear, UPVC double glazed French doors to the side.

Note : No power points, radiator or lighting in the log store.

##### **ADDITIONAL INFORMATION :**

The John Harrox Primary School, Moulton - 0.2m

Weston St Mary Church of England Primary School - 1.2m

Whaplode Church of England Primary School - 1.5m

Spalding Academy - 3.2m

Spalding High School - 3.5m

University Academy Holbeach - 3.5m

Spalding Grammar School - 3.9m

Spalding Rail Station - 3.9m

Moulton Medical Centre - 0.2m

Holbeach Medical Centre - 3.3m

Holbeach Dental Surgery - 3.3m

Pinchbeck Dental Surgery - 4.1m

Fen House Dental Practice - 4.5m

##### **SERVICES :**

Council Tax Band D (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

##### **DIRECTIONS :**

From our Office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate, continue along Halmergate to the mini-roundabout, take the third exit onto Low Road, at the next roundabout turn left onto the A16, proceed to the next roundabout, take the third exit, continue past McDonalds, proceed to the next roundabout, take the first exit onto the new bypass, continue along this road past Baytree Car Motors, turn right onto Bell Lane past the village green onto Station Street, then the property can be found on the left hand side, but is not visible from the road.

<b>Viewing Arrangements</b>			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
<b>Offer Procedure</b>			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
<b>Mortgage Advice</b>			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.			
We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.			
Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
<b>Legal Fees</b>			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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