



**4 Burnstone Gardens, Moulton, Spalding  
Lincolnshire PE12 6PS  
Price £325,000 Freehold**

Nestled in the charming Conservation Village of Moulton, Spalding, this delightful chalet bungalow offers a unique opportunity to own a piece of history. Built in the late 1970s, this detached property boasts a generous 1/4 acre plot providing a tranquil and picturesque setting.

Upon entering, you are greeted by two/three inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features three/four bedrooms, offering ample space for a growing family or visiting guests.

With views overlooking the iconic Moulton Mill, you'll be captivated by the beauty of the surroundings. The fantastic sized garden is a green oasis waiting to be enjoyed, ideal for gardening enthusiasts or those seeking a peaceful outdoor retreat.

Parking will never be an issue with the ample parking space available, ensuring convenience for you and your visitors. Whether you're looking for a peaceful countryside escape or a place to call home, this chalet bungalow offers a unique blend of character, history, and modern comfort.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907

Through the composite obscured double glazed front door, into the:-

**ENTRANCE HALL :**

UPVC double glazed window to the front, tiled floor, radiator, understairs alcove, power points, telephone point, skimmed ceiling.

**CLOAKROOM :**

UPVC obscured double glazed window to the front, wash hand basin with a mixer tap over, tiled splash-backs, radiator, tiled floor.

**FAMILY ROOM/BEDROOM FOUR :**

10'0" x 9'0" (3.05m x 2.74m)

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

**LOUNGE/DINER :**

**Dining Area :**

23'4" x 9'0" (7.11m x 2.74m)

UPVC double glazed window to the rear, UPVC double glazed patio door to the rear overlooking the garden and the Church spire, radiator, power points. Archway through to the lounge.

**Triple Aspect Lounge :**

12'7" x 12'5" (3.84m x 3.78m)

UPVC double glazed windows to the front and side, radiator, power points and an electric fire.

**KITCHEN :**

12'3" x 11'6" (3.73m x 3.51m)

UPVC double glazed window to the rear, UPVC double glazed door to the side, cream Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob and extractor hood over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge/freezer, tiled floor, tiled splash-back's, power points.

**LANDING :**

Airing cupboard.

**BEDROOM ONE :**

16'0" x 14'4" (4.88m x 4.37m)

UPVC double glazed window to the side, radiator, power points, storage into the eaves.

**BEDROOM TWO :**

16'0" x 9'0" (4.88m x 2.74m)

UPVC double glazed window to the side, radiator, power points, storage into the eaves.

**BEDROOM THREE :**

11'2" x 8'1" (3.40m x 2.46m)

UPVC double glazed window to the front, radiator, power points, loft access.

**FAMILY BATHROOM :**

UPVC obscured double glazed window to the rear, 'P' shaped panel bath having a mixer tap and a mixer tap shower with a fixed oversized shower-head and a separate shower-head on a sliding adjustable rail, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C with a push button flush, wall mounted heated towel rail.

**EXTERIOR:**

The property is ideally positioned on a ¼ acre plot, with the frontage being laid to gravel providing off-road parking for numerous vehicles and leads to the single garage. The side of the property offers further off-road parking and is also laid to gravel being ideal for a motor-home or caravan . The rear garden is laid to lawn and is enclosed by panel fencing, with a patio seating area, a shed, an outside tap and an outside light.

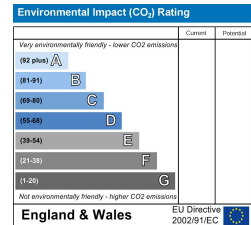
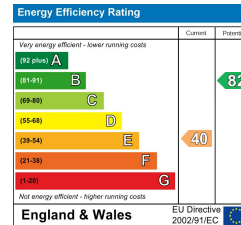
**SERVICES :**

Council Tax Band - C (subject to change)

Energy Efficiency Rating - E

Gas Central Heating

Mains Water



**Viewing Arrangements**

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

**Spalding Office**

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
Sunday: Closed

**Offer Procedure**

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.

**Mortgage Advice**

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.

**Legal Fees**

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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**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

4 Finkin Street | Grantham | NG31 6QZ

**T.01476 569090**

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