



**40 Ashby Gardens, Moulton, Spalding
Lincolnshire PE12 6QR**

Price £245,000 Freehold

Nestled in the charming Ashby Gardens of Moulton, Spalding, this well-presented detached bungalow offers a quintessential English village lifestyle. The property, built in 1975, exudes character and warmth, boasting two reception rooms and two cosy bedrooms, with newly installed central heating and radiators throughout. The property is perfect for a small family or those seeking a peaceful retreat.

One of the standout features of this delightful home is the landscaped rear garden, providing a serene outdoor space to relax and unwind. With parking available for up to 5 vehicles, convenience is at the forefront of this property, making hosting guests or simply coming home a breeze.

Located in a village that prides itself on community and amenities, residents will find comfort in the nearby medical centre, ensuring healthcare needs are easily met. The picturesque surroundings of the village green, adorned by the stunning All Saints Church and the iconic Moulton Mill, offer a postcard-worthy backdrop to everyday life.

For those yearning for a slice of traditional English living, this detached bungalow in the heart of Moulton presents a rare opportunity to embrace a tranquil lifestyle in a truly idyllic setting.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

Having a radiator, power points, loft hatch, airing cupboard with shelving and a double storage cupboard.

LOUNGE :

16'0" x 12'0" (4.88m x 3.66m)

UPVC double glazed window to the front overlooking the green, radiator, power points, aerial point.

KITCHEN/BREAKFAST :

12'1" x 8'6" (3.68m x 2.59m)

UPVC double glazed window to the rear, 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 half sized electric oven and grill above, a four burner gas hob with an extractor hood over, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, tiled splash-back's, tiled floor, inset spotlights.

PANTRY :

Having shelving, base and eye level units, space and point for a fridge/freezer.

TRIPLE ASPECT DINING ROOM :

16'0" x 7'6" (4.88m x 2.29m)

UPVC double glazed windows to both sides and the rear, UPVC double glazed door to the rear, power points, base units with a work surface over. Door through to the:-

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath with inset shelving and a work surface over, tiled splash-back's, half height tongue and groove walls, tiled floor and a storage cupboard.

BEDROOM ONE :

11'8" x 11'5" (3.56m x 3.48m)

UPVC double glazed window to the front enjoying views over the green, fitted wardrobes, radiator and power points.

BEDROOM TWO :

11'2" x 7'7" (3.40m x 2.31m)

UPVC double glazed window to the rear, radiator and power points.

SHOWER ROOM :

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with an electric mixer shower over, vanity washbasin with a mixer tap over and storage drawers beneath with a work surface over, W.C, wall mounted heated towel rail, tiled splash-back's, tiled floor and inset spotlights.

EXTERIOR :

The property is positioned with a communal green to the front having a variety of mature and established native trees. The property provides a mixture of concrete and gravel off-road parking for numerous vehicles including a caravan or motor-home if needed. There is pedestrian side gated access to both sides of the bungalow opening up to the rear garden which is enclosed by panel fencing. The property offers two side gardens which are laid to lawn, with a shed and a summerhouse which could be a separate study if required.

SINGLE GARAGE :

Having a metal up and over door.

SERVICES :

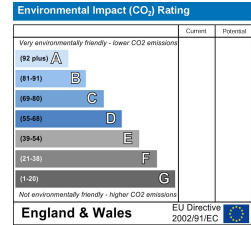
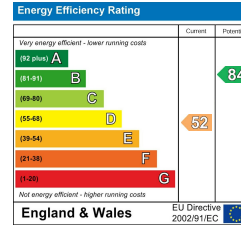
Council Tax Band - B (subject to change)

Energy Efficiency Rating - E

Gas Central Heating

Mains Water

The vendors have recently installed new central heating and new radiators.



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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