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Sunset Cottage, Hogsgate, Moulton PE12 6QH

£325,000

BELVOIR!



Key Features

- > PERIOD DETACHED RESIDENCE
- > FOUR BEDROOMS
- > TWO BATHROOMS AND SHOWER ROOM
- > THREE RECEPTION ROOMS
- > OPEN GARAGE AND STORE
- > GARDENS AND ADDITIONAL GARDEN AREA
- > Tenure: Freehold
- > EPC rating E

Being sold for the first time in over 40 years, Belvoir incorporating Munton and Russell are pleased to offer for sale this unique property, situated on the edge of the popular and desirable village of Moulton, semi-rural in location yet just a short drive to local amenities, road and rail links. Flexible accommodation includes, kitchen, three primary reception areas, two study areas, downstairs bathroom and shower wet room, bedroom and conservatory. Upstairs three bedrooms, 2nd bedroom with mezzanine area, family bathroom. Externally ample off road parking, open garage and workshop, rural views to rear. Additional garden area included in the sale.





CONSERVATORY

3.8m x 3m (12.4ft x 9.9ft)

Glazed timber construction on brick base, sliding door to side, radiator, plumbing for washing machine.

KITCHEN

3.5m x 4m (11.6ft x 13.11ft)

UPVC double glazed window to conservatory, internal glass block window to side, range of fitted base and wall units, stainless steel sink unit with pillar taps over, space for cooker, modern floor mounted oil fired boiler that was replaced approximately three years ago.

DINING ROOM

4m x 3.1m (13.1ft x 10.1ft)

UPVC double glazed window to the front and side elevation, radiator.

INNER RECEPTION

3.7m x 3.5m (12.11ft x 11.6ft)

UPVC double glazed window to the side elevation, radiator, door to staircase.

LOUNGE

3.7m x 3.2m (12.11ft x 10.5ft)

UPVC double glazed window to the rear and side elevation, feature fire place with inset burner, radiator.

STUDY

2.7m x 2.4m (8.8ft x 7.8ft)

UPVC double glazed window to the rear elevation, door to the side elevation, radiator.

WET ROOM

WC, wash hand basin, shower, wet floor, extractor, part tiled.

BEDROOM

4.5m x 2.9m (14.9ft x 9.5ft)

From inner reception. Sealed unit double glazed window to the rear elevation, patio doors to the front elevation, radiator.

STUDY

2m x 1.3m (6.7ft x 4.4ft)

Sealed unit double glazed window to the front elevation,







BATHROOM

Sealed unit double glazed window to the rear, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator.

LANDING

Radiator, access to loft space.

BEDROOM 1

4m x 3.2m (13.2ft x 10.6ft)

UPVC double glazed window to the front and side elevation, radiator.

BEDROOM 2

3.7m x 3.2m (12.11ft x 10.6ft)

UPVC double glazed window to the rear and side elevation, radiator, mezzanine level with access via movable ladder.

BEDROOM 3

3.1m x 2.5m (10.3ft x 8.11ft)

UPVC double glazed window to the side elevation, radiator.

FAMILY BATHROOM

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator. Airing cupboard housing hot water tank.

EXTERNALLY

Ample off road parking to the front and leading to an open garage with doors leading to workshop. Lean to green house with power connected. Attractive gardens to the front with summerhouse with power connected and an additional area of land situated across Hallgate Road, this area of land has mature fruit trees including pear, plum and damson, lawn and mature borders. The garden and was formally used as an allotment, standing for storage shed.

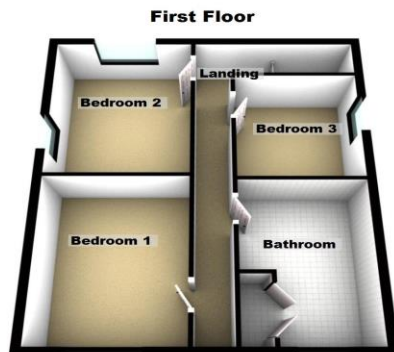
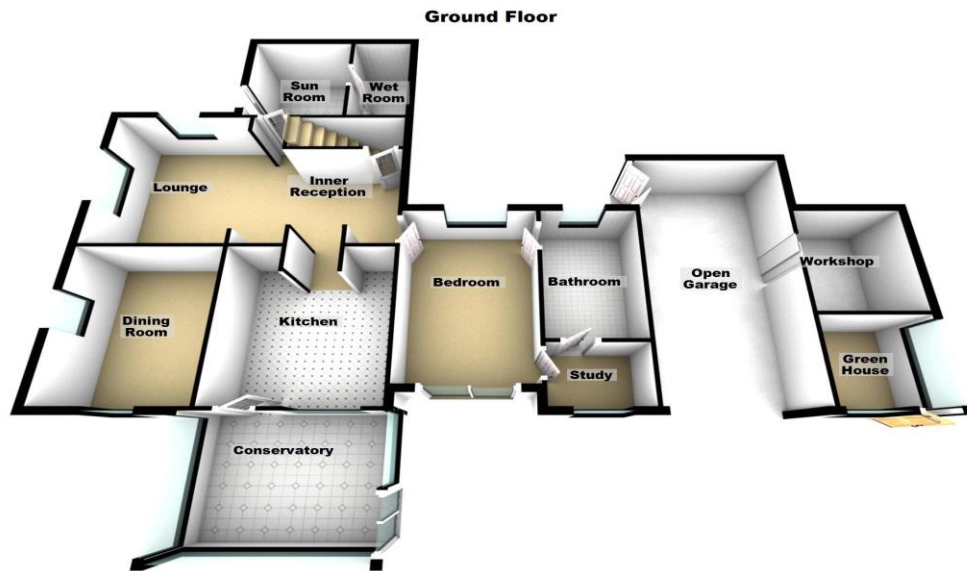
OPEN GARAGE

6.6m x 3.2m (21.7ft x 10.6ft)

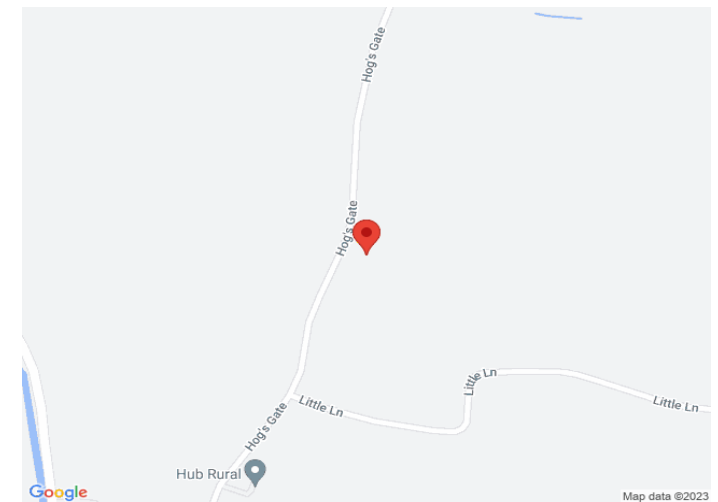
Brick garage, open to front with double doors to the side elevation, door to workshop both with power and light connected. 2.47m x 2.28m (8'10 x 7'5) window to the front elevation.

AGENTS NOTE: Drainage is via a compliant septic tank.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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