



Pipwell Gate, Moulton Seas End £289,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Nestled in the tranquil village of Moulton Seas End, this beautifully maintained three-bedroom detached property offers a perfect blend of comfort, efficiency, and convenience. The property features modern air source heating and solar panels complimented with battery storage ensuring energy efficiency and reduced running costs. Inside, the property boasts a spacious kitchen/diner, a welcoming lounge, and a bright conservatory, ideal for family living and entertaining. The enclosed rear garden provides a safe and generous outdoor space for children, pets, or relaxing in privacy. Additional highlights include ample off-road parking, a single garage, and the benefit of no parking restrictions along the side of the property. Located in a quiet area, this home is ideal for families or anyone seeking a peaceful village setting. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Storage cupboard with shelving, Camaro flooring, access to part boarded double insulated loft space with a handy pull-down ladder, power and lighting connected, door to:

Lounge 5.39m (17'8") x 3.59m (11'9")

PVCu double glazed bow window to front with stone hearth, wood burner in chimney, breast, two radiators, Camaro flooring, 2 x TV points, four wall lights, broadband point, coving to textured ceiling.

Kitchen/Diner 4.08m (13'5") x 3.60m (11'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric cooker, PVCu double glazed window to rear, radiator, Camaro flooring, TV point, coving to textured ceiling with recessed ceiling spotlights, stable door, door to:

Conservatory 3.0m (9'10") x 2.09 (6'10")

Half brick and PVCu double glazed construction with PVCu double glazed windows, TV point, double glazed polycarbonate roof, power and lighting connected, PVCu double glazed door to garden.

Main Bedroom 3.58m (11'9") x 3.54m (11'7")

PVCu double glazed window to front, radiator, TV point, coving to textured ceiling.

Bedroom 3 3.53m (11'7") x 2.51m (8'3")

PVCu Double glazed window to side, radiator, coving to textured ceiling, door to:

Bedroom 2 3.27m (10'9") x 2.98m (9'9")

PVCu Double glazed window to rear, radiator, coving to textured ceiling, door to:

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and folding glass screen, vanity wash hand basin with base cupboard and close coupled WC, tiled surround, extractor fan, PVCu double glazed window to rear, heated towel rail, ceramic tiled flooring, coving to textured ceiling.

Garage 4.71m (15'5") x 2.94m (9'8")

Detached brick built single garage with power and lighting connected, eaves storage space, up and over door.

Outside

This charming property is enclosed, offering privacy and a low-maintenance front garden adorned with flowers and shrubs, gravel driveway provides ample off-road parking and leads to a single garage. The rear garden is fully enclosed with wood panel fencing, gated side access. It is mainly laid to lawn and includes a greenhouse, a workshop with lighting and power, a wood store, and a variety of fruit trees. At the bottom of the garden, you'll find a gravel and patio area, perfect for relaxing or entertaining. Additional features include an outside tap and exterior lighting.

Directions

Leave our Church Street office at the traffic lights and turn left onto West End. At the roundabout take your second exit towards Whaplode then proceed towards Moulton, turn right onto Loosegate (B1357) and into Moulton Seas End. Turn right onto Pipwell Gate where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 6LU.

Council Tax

Band B £1,709.08 from April 2025 to March 2026, South Holland District Council.

EPC ~ B

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

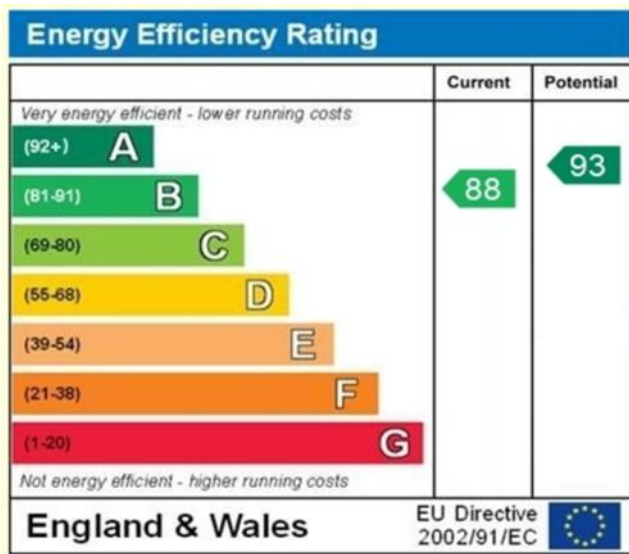
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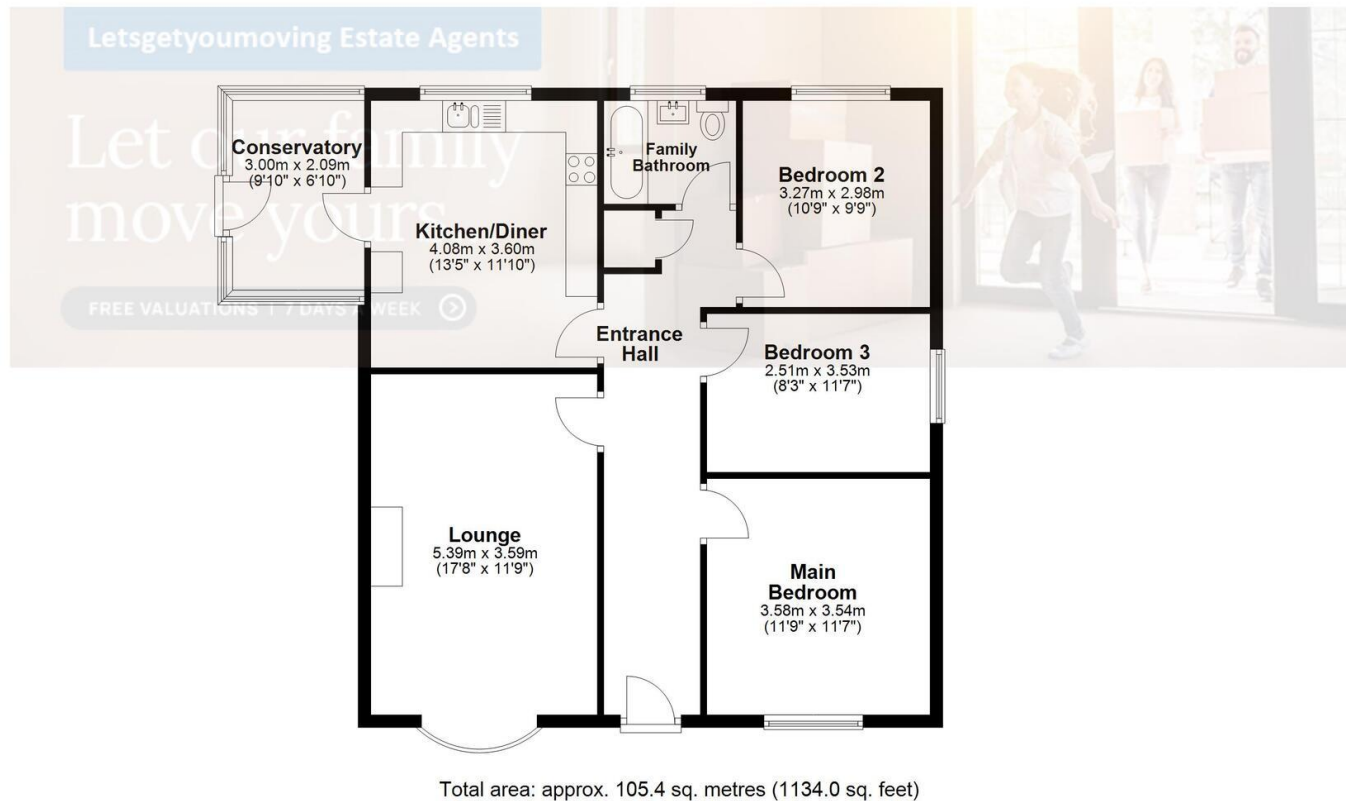
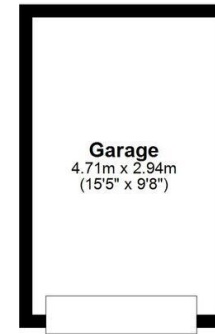
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