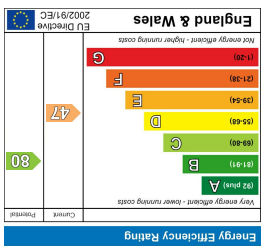


Disclaimers important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

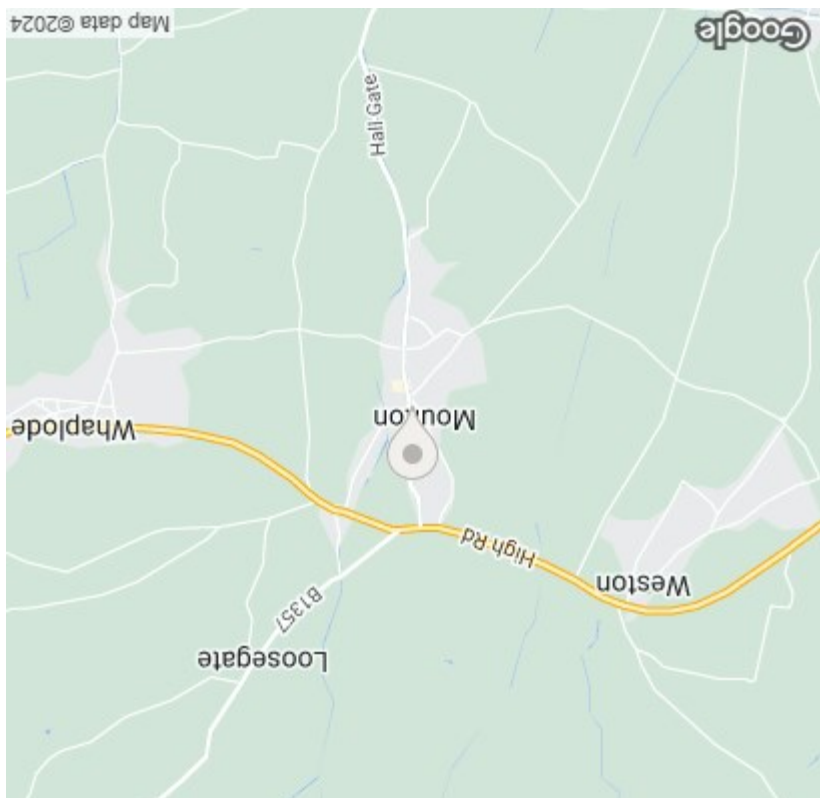
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



High Street  
 Moulton, Spalding, PE12 6NL

£365,000 - Freehold , Tax Band - C



## High Street

Moulton, Spalding, PE12 6NL

Nestled in the heart of the picturesque High Street in Moulton, Spalding, this charming town house is a true gem waiting to be discovered. Boasting a delightful village setting next to the stunning Moulton church, this Grade II listed townhouse exudes character and history.

As you step inside, you are greeted by not just one, but two inviting reception rooms, one of which features a beautiful open fireplace perfect for cosy evenings, many original character features including a beautiful oak/ceramic inlaid floor. The 24ft stylish kitchen/breakfast room with bespoke underfloor heating is a focal point of the house, ideal for entertaining friends and family. Venture upstairs to the lovely split level landing where you will find two double bedrooms, accompanied by a luxurious four-piece suite bathroom complete with a sunken jacuzzi bath and a double shower enclosure. The top floor reveals another spacious double bedroom, with a dormer window overlooking the village green offering privacy and comfort. Outside, a lovely courtyard-style garden and patio leading to a generous lawn area, providing a tranquil outdoor space to relax and unwind. The vendor has secured planning permission for a two-bedroom cabin at the rear, presenting endless possibilities for expansion and personalisation. Additionally, there is lapsed planning for a two-storey extension, offering even more potential for those looking to create their dream home.

Don't miss this rare opportunity to own a piece of history in this idyllic village location. Embrace the character, embrace the potential - make this charming townhouse your own.

### Entrance Hall

22'5" x 4'2"

### Reception Room One

14'2" x 12'8"

### Reception Room Two

13'7" x 13'10"

### Hallway

3'2" x 3'7"

### WC

3'2" x 5'8"

### Kitchen/Breakfast Room

24'9" x 8'2"

### First Floor Landing

6'11" x 6'11"



### Bedroom Two

14'0" x 14'8"

### Bathroom

13'3" x 5'11"

### Bedroom Three

10'2" x 7'5"

### Second Floor Landing

### Master Bedroom

14'2" x 12'2"

### EPC - E

47/80

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

### Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Combi  
Heating features: Open Fire In Reception Room One, Underfloor Heating In Kitchen  
Broadband: up to 10000Mbps  
Mobile: EE- Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: Yes  
Restrictions - Conservation Area: Yes  
Restrictions - Tree Preservation Orders: Yes  
Public right of way: Shared Access With Neighbour  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: No  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

