

Disclaimer Important Notice: In accordance with the Property Information 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, purchases 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/>

Viewing



Church Lane

Moulton, Spalding, PE12 6NS

A prestigious family home in the sought-after village of Moulton, offering spacious accommodation and a stunning private rear garden.

Set along the desirable Church Lane, this elegant four-bedroom residence enjoys a peaceful village setting just moments from Spalding and local amenities. The property features generous living spaces including a formal lounge with garden views, dining room, study, conservatory, modern kitchen, and utility with access to a double garage. Upstairs boasts four large double bedrooms, a luxurious family bathroom, and an en-suite to the principal bedroom.

The highlight is the magnificent rear garden — beautifully landscaped with mature trees, colourful borders, and a summer house overlooking Moulton Park. A rare opportunity to acquire a distinguished home in one of South Lincolnshire's most desirable village locations.
***** NO FORWARD CHAIN *****

Upon entering through the double entrance doors, a grand reception hallway sets the tone for the spacious and elegant accommodation within. The ground floor offers a beautifully balanced layout, comprising a generous living room with feature fireplace and views across the garden, a formal dining room, a light-filled conservatory, a modernised kitchen with a range of fitted units, and a practical utility room providing access to the integral double garage. A study, which could easily serve as a fifth bedroom or playroom, together with a cloakroom, completes the ground floor arrangement. The first floor continues to impress with a bright and expansive landing leading to four substantial double bedrooms and a luxuriously appointed five-piece family bathroom featuring twin basins. The principal bedroom suite enjoys fitted wardrobes and a private en-suite, complemented by serene views over the rear garden. Undoubtedly, one of the most captivating features of this property is its magnificent rear garden — a true sanctuary and a testament to nearly forty years of careful stewardship by the current owners. Exceptionally private and generously proportioned, it is beautifully landscaped with mature trees, colourful borders, and well-tended lawns. A charming summer house offers an ideal spot to relax and appreciate the abundance of wildlife and the tranquil backdrop of Moulton Park, which lies just beyond the garden boundary. Further benefits include an oil-fired central heating system and an integrated alarm. Please note the property is being sold with no forward chain. This outstanding property represents a rare opportunity to acquire a distinguished family home in one of South Lincolnshire's most sought-after village locations — combining elegant accommodation, impressive grounds, and an enviable sense of rural serenity.

- Porch**
2.78 x 1.56 (9'1" x 5'1")
- Entrance Hall**
5.17 x 2.48 (16'11" x 8'1")
- WC**
1.40 x 2.04 (4'7" x 6'8")
- Office**
3.38 x 3.13 (11'1" x 10'3")
- Living Room**
4.89 x 5.12 (16'0" x 16'9")
- Dining Room**
4.24 x 4.14 (13'10" x 13'6")
- Sunroom**
3.96 x 2.86 (12'11" x 9'4")
- Kitchen**
4.55 x 4.12 (14'11" x 13'6")



- Utility Room**
3.64 x 2.45 (11'11" x 8'0")
- Landing**
4.78 x 3.13 (15'8" x 10'3")
- Master Bedroom**
5.11 x 4.12 (16'9" x 13'6")
- En-Suite To Master Bedroom**
2.93 x 1.77 (9'7" x 5'9")
- Bedroom Two**
4.91 x 3.16 (16'1" x 10'4")
- Bedroom Three**
4.24 x 4.10 (13'10" x 13'5")
- Bedroom Four**
3.50 x 4.12 (11'5" x 13'6")
- Bathroom**
1.55 x 3.61 (5'1" x 11'10")
- Bathroom**
1.52 x 4.89 (4'11" x 16'0")
- Airing Cupboard**
0.93 x 1.67 (3'0" x 5'5")
- Garage**
6.04 x 5.58 (19'9" x 18'3")
- EPC - C**
69/79
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Off Street
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

