



BRADLEY JAMES

ESTATE AGENTS



149 Broad Lane, Moulton, Spalding, Lincolnshire, PE12 6PW

Asking price £180,000

- NO CHAIN
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN AND A SEPARATE PIECE OF LAND
- VILLAGE HAS DOCTORS, CRICKET GREEN, PUB, BUTCHERS AND SHOP WITH POST OFFICE
- LOCATED ON THE OUTSKIRTS OF A CONSERVATION VILLAGE
- TWO GARDENS
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- THREE BEDROOMS

149 Broad Lane, Spalding PE12 6PW

NO CHAIN PROPERTY! Nestled in the charming conservation village of Moulton, Spalding, this delightful semi-detached house on Broad Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a well-appointed bathroom and ample parking for up to four vehicles, ensuring that you and your guests will never be short of space. The property is surrounded by a wealth of local amenities, including a primary school just a short stroll away, a shop with a post office, a traditional pub, a butcher, a fish and chip shop, a hairdresser, and a doctor's surgery. This vibrant community offers everything you need for day-to-day living.

Outside, you will find two gardens, one of which is enclosed, providing a safe haven for children or pets to play. Additionally, there is a separate piece of land to the rear, laid to grass, which offers further outdoor space for gardening or leisure activities.

The location is particularly advantageous, with excellent road links to the A16, connecting you effortlessly to nearby towns such as Peterborough, Spalding, Stamford, Boston, Norfolk, and Lincoln. This property presents a wonderful opportunity to enjoy village life while remaining well-connected to larger urban centres. Don't miss the chance to make this charming house your new home.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation and a door through to the lounge.

Lounge Diner

14'1 x 13'0

UPVC double glazed window to the front, electric fireplace, power point, electric storage heater, under stairs storage cupboard, which is a pantry, UPVC obscured window to the side with shelving and space and point for fridge freezer.

Inner Hallway

Doors arranged off to the kitchen and the downstairs bathroom.

Bathroom

UPVC obscured double glazed window to the rear, bath with taps over, an electric mixer shower with a shower screen, pedestal wash hand basin with taps over, WC with push button flush, wall mounted heated towel rail, wall mounted electric heater and tiled splashback.

Kitchen

10'1 x 8'0

UPVC double glazed window to the rear and a composite obscured double glazed door to the rear, base and eye level units with worksurface over, sink and drainer with taps over, space and plumbing for washing machine, space and point for freestanding cooker, space and point for fridge freezer, tiled splashback, power points and electric storage heater.

Landing

UPVC double glazed window to the side, electric storage heater, power point and loft hatch.

Bedroom 1

14'2 x 9'3

UPVC double glazed window to the front overlooking fields, electric storage heater, ceiling fan and light, power points, storage cupboard and picture rail.

Bedroom 2

12'0 x 9'0

UPVC double glazed window to the rear, electric storage heater, power point, picture rail and airing cupboard.

Bedroom 3

8'7 x 8'2

UPVC double glazed window to the rear, electric storage heater, ceiling fan and light and power points.

Outside

The front is laid to gravel, side gated access leading to the first rear garden which is enclosed by panel fencing, there's a concrete and gravel seating area, the rest is laid to lawn, and a brick built store room. The side garden has a metal pedestrian gate to the front and one leading into the rear garden, providing good security if you have pets, it's laid to gravel and there's a shed. The second part of the garden is accessed by the shared driveway and this leads to the separate piece of grass land.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

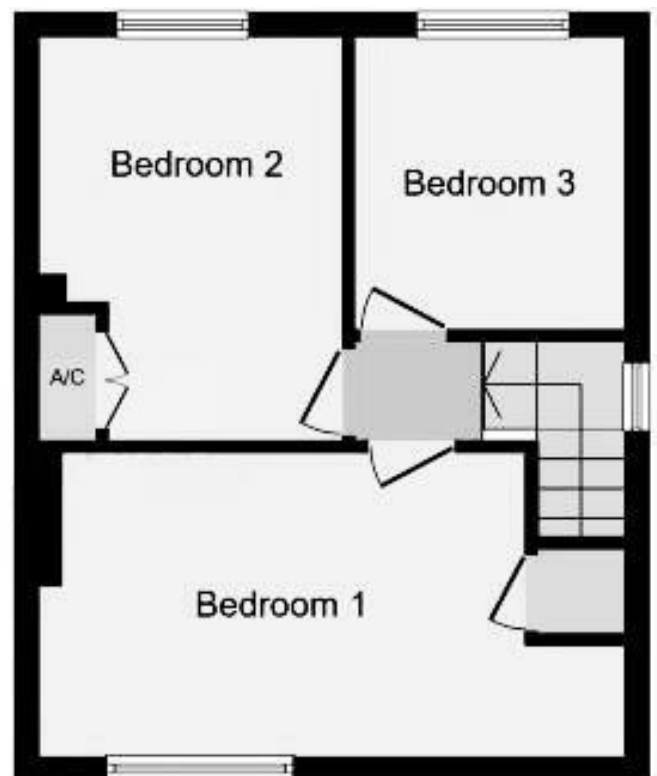
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor