



Broad Lane, Moulton Spalding PE12 6PW

welcome to

Broad Lane, Moulton Spalding

**** VIEWING IS ESSENTIAL **** THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE VILLAGE OF MOULTON



Living Room

14' x 13' (4.27m x 3.96m)

UPVC double glazed window to the front access.

Wood effect flooring. Feature fire place. Lights, radiator, TV point

Kitchen

17' 11" x 10' (5.46m x 3.05m)

Laminate flooring. Eye level kitchen cupboards with sink and drainer. UPVC double glazed window to the rear aspect. Access into the rear garden. Lights & radiator.

Bathroom

UPVC window to the rear aspect. Three piece bathroom suite with shower over bath. Radiator & lights,

First Floor Landing

Carpet. UPVC double glazed window to side access, Lights, radiator and access into all bedrooms and bathroom.

Bedroom One

9' 2" x 17' 5" (2.79m x 5.31m)

Carpet. UPVC window to rear aspect. Lights, radiator, storage cupboard.

Bedroom Two

8' 11" x 11' 11" (2.72m x 3.63m)

UPVC double glazed window to the front aspect. Carpeted, lights & radiator.

Bedroom Three

8' 8" x 8' 9" (2.64m x 2.67m)

Carpeted. UPVC double glazed window to the front aspect. Lights & radiator.

Entrance Hall

Access into the living room & first floor landing.

Exterior

Gravel driveway to the front with parking for ample cars. The rear garden is mainly laid to lawn & fully private and enclosed. Access to the rear via the side.



view this property online williamhbrown.co.uk/Property/SDG112514



welcome to

Broad Lane, Moulton Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- LANDSCAPED REAR ENCLOSED GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING IS ESSENTIAL
- EXTENSIVE DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112514



Property Ref:
SDG112514 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk