







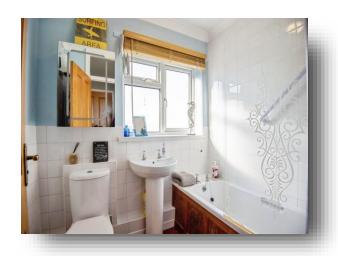


# welcome to

# **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" (  $2.72m \times 3.63m$  ) UPVC double glazed window to the front aspect. Carpeted, lights & radiator.

#### **Bedroom Three**

8' 8" x 8' 9" (  $2.64m \times 2.67m$  ) 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.





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## **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

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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 quidance 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.

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