



Lowgate House
Lowgate | Moulton | Lincolnshire | PE12

KEY FEATURES



- A Late 1950s Detached Family Home in a Semi Rural Location
- Benefitting from Attractive Far-Reaching Country Views to Rear
- The Property Requires Modernisation and Offers Opportunity to Extend (stp)
- Reception Room, Garden Room, Kitchen / Breakfast Room
- Three Bedrooms and a Family Bathroom on the First Floor
- Attached Double Garage and Ample Off-Road Parking
- Predominantly Lawn Garden and a Large Greenhouse
- Total Plot is Circa 0.82 Acres (Subject to Measured Survey)
- Total Accommodation Extends to Approximately 1506 Sq.Ft.





Nestled amidst the picturesque South Lincolnshire fens and overlooking expansive open fields, a charming and highly sought-after village named Moulton is just a stone's throw away from this detached family home. Built in the late 1950s, this comfortable abode is situated on an impressive plot spanning approximately 0.82 acres.

Upon entering the house, one is greeted by an abundance of natural light streaming through the large windows. The journey begins in a spacious conservatory/porch, leading to a hallway adorned with a coat cupboard on the right and a spacious reception room on the left. Continuing straight ahead, the hallway opens up to the kitchen/breakfast room fitted with wall and base units and complete with a pantry, and from here there is access to the rear entrance, which leads to the utility room, WC, and boiler room.



There is a seamless flow between the reception rooms, the generously proportioned living room effortlessly connects to the garden room through glazed sliding doors, while the kitchen/breakfast room provides accessibility to both of these spaces. The garden room, with its airy and spacious ambiance, offers a lovely view of the rear garden and beyond, where the peaceful countryside unfolds. Sliding doors lead out to a patio terrace, conveniently located just behind the integral double garage.

Ascending the stairs from the hallway, one arrives at the first-floor landing, where three bedrooms and a family bathroom await. Two of the bedrooms are generous in size and benefits from built in wardrobes.





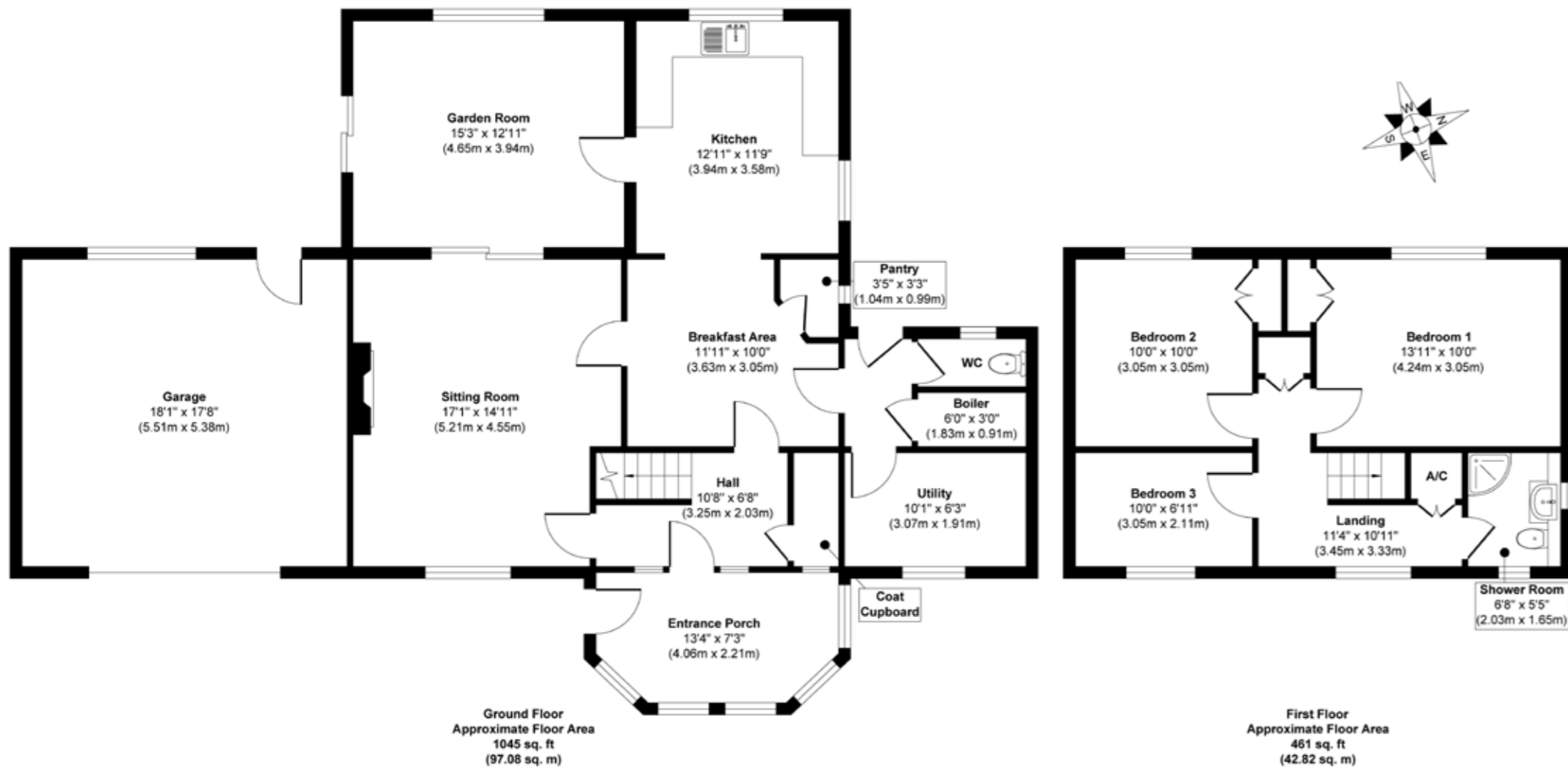
Approached via a small, quiet lane, the property boasts a driveway in front of the house and an integral double garage, ensuring ample parking space. The plot itself is a triangular shape, encompassed by hedges and mature trees on two sides, with post-and-rail fencing demarcating the third side and separating the garden from the idyllic farmland beyond. This arrangement grants unobstructed and breathtaking views of the surrounding open countryside. The garden, designed for ease of maintenance, mainly laid to lawn and even houses a substantial greenhouse, adding a touch of horticultural charm to the property.

The location of Lowgate House is ideal if wanting a rural lifestyle yet near to good schools and amenities. The John Harrox Primary School in the village of Moulton is rated Good by Ofsted, and the state grammar schools in Spalding (about a ten minute drive) are highly sought after: the Grammar (for boys) is rated Good and the High (for girls) is rated Outstanding. An independent prep school, Ayscoughfee Hall School is also an excellent school. Holbeach Academy is rated Good too.

Lying between the market towns of Spalding and Holbeach provides a wide range of shopping and amenities, with the larger town of Spalding also benefitting a train station, its line linking with Peterborough where fast trains to London Kings Cross take 45 minutes. Road links connecting to the A1 are good with both the A17 and the A16 within several minutes.







Approx. Gross Internal Floor Area
Main House = 1506 sq. ft / 139.90 sq. m
Garage = 308 sq. ft / 28.61 sq. m
Total = 1814 sq. ft / 168.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Local Authority: South Holland District Council

Council Tax Band: D

Services: Mains Electricity, and Water, Septic Tank and Oil Fired Central Heating

Tenure: Freehold

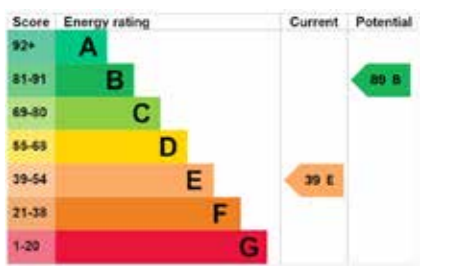
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

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