



Victory House
Station Road | Moulton | Lincolnshire | PE12

KEY FEATURES

- A Double Fronted, Late Edwardian, Non-Listed Property
- Located in the Desirable South Lincolnshire Village of Moulton
- Entrance Hall, Two Front Reception Rooms, Kitchen/Diner and Snug
- Three Double Bedrooms, One En Suite and a Family Bathroom
- Detached Garage with Large Room Above, Ideal as Gym or Home Office
- Manageable, Predominantly Lawn Garden, Gravelled Drive and Parking
- Total Plot is Approximately 0.25 Acre (Subject To Measured Survey)
- Total Accommodation Extends To 2,040.80 Sq. Ft.





Nestled in the enchanting and highly sought-after village of Moulton, near Spalding in Southeast Lincolnshire, just a stone's throw from the magnificent All Saints Church – known as the “Queen of the Fens” – stands a handsome, non-listed late Edwardian residence. This three-bedroom family home is conveniently situated near the village centre and its array of amenities.

The property, adorned with white-painted brick, boasts a symmetrical façade accentuated by large bay windows flanking the front door, which bears a plaque



above reading “J.E.S. 1919,” signifying both the year of construction and the likely initials of its builder.

Upon entry, a bright hallway invites you in. The ground floor comprises three reception rooms: two front sitting rooms, each featuring expansive bay windows that overlook the front garden and an inviting open fireplace, along with a snug that seamlessly connects from the kitchen to the garden through its generous French doors.





The farmhouse style kitchen is fitted with a wealth of bespoke oak units topped with granite and featuring a Rangemaster (available for separate negotiation). Concealed within the units is a dishwasher and there is space for a large free standing fridge freezer. The kitchen flows into a dining area, which is graced with French doors that lead onto a rear terrace, perfectly positioned to bask in the morning sun. The ground floor also includes a utility room with space and plumbing for a washing machine and tumble dryer, and adjacent to this is a downstairs WC.

Ascending to the first floor, one finds three spacious double bedrooms. The principal suite boasts an en-suite shower room, while the other two rooms are enhanced by charming period fireplaces. The family bathroom is generously proportioned, featuring both a fitted bath and a separate shower.

Set upon a substantial plot of approximately 0.25 acres (subject to measured survey), the property is approached via a large gravel driveway leading to a detached single garage, which features a shower room on the ground floor and a sizable studio above, ideal for use as a gym or a home office. The expansive front garden and sun-drenched rear garden, predominantly laid to lawn, offer a private haven, entirely enclosed by hedging and fencing.

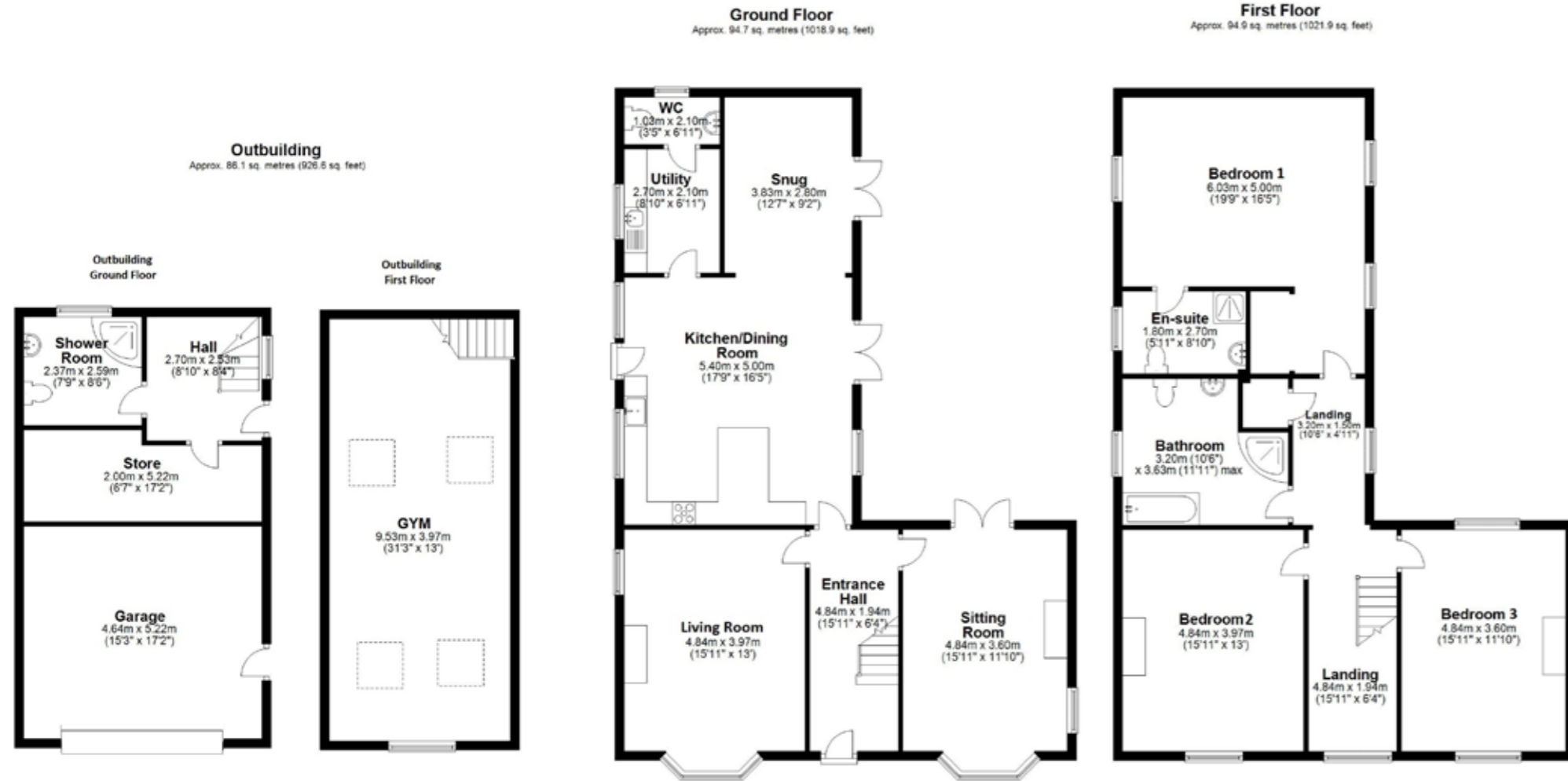
Moulton is not only a very pretty village, but also an extremely desirable one for a family as it has its the excellent John Harrox Primary School within walking distance and is in catchment for the state grammar schools in nearby Spalding - The High School (for girls) rated Outstanding by Ofsted and The Grammar (for boys) rated Good - with free school buses passing through. The village also has a convenience store with a post office, a traditional butcher, a medical centre, a community centre, a cricket pitch with a social club, a fish and chip shop, a pub serving food and the tallest windmill in the country, all beautifully restored with a tea room. The owner of the property says, "We have loved living in the village which has so much going for it; our two boys attend the local school, and Moulton Cricket Club has been great for them with an academy in summer and, for all the family, a social club with a bar and events happening on a Friday evening."

The location is ideal for travelling further afield being about a 5 minute drive to major trunk roads. The A17 runs eastwards into Norfolk and northwestwards to Newark and the A1 for North-bound whilst the A16 is to the west at Spalding, taking you to Peterborough and the A1 South. Spalding trains connect with Peterborough where fast direct trains to King's Cross take around 45 minutes.









Approx. Gross Internal Floor Area 2,040.80 sq. ft / 189.6
Outbuilding 926.6 sq. ft / 86.1 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water, Electricity and Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

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.

Rutland Country Properties. Registered in England and Wales No. 11897195
 Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE
 Copyright © 2024 Fine & Country Ltd.



Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.
 © Unauthorised reproduction prohibited.



Fine & Country

Tel: +44 (0) 1780 750 200

stamford@fineandcountry.com

The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ



fineandcountry.com