



6 High Street, Moulton, Spalding, PE12 6NL

 **NEWTON FALLOWELL**

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Key Features

- Grade II Listed Character Period Town House
- Three Double Bedrooms
- Stunning Bathroom Suite
- Downstairs W.C.
- Presented To A High Standard
- Large Enclosed Rear Garden Split Into Sections
- Planning Permission For Garden Cabin
- Sought After Picturesque Village

Guide price £300,000 - £320,000





****GUIDE PRICE £300,000 - £320,000****

Located in the sought-after village of Moulton stands this stunning grade II listed three-story period townhouse offering a combination of character features and modern contemporary living. Boasting a large enclosed rear garden with planning permission for a garden cabin, a stunning bathroom suite, and a modern fitted kitchen this property would make an ideal family home. The Accommodation briefly comprises an entrance hall, lounge, dining room, downstairs W.C., kitchen/diner, three bedrooms, and family bathroom. CALL TO VIEW!

Entering via the front door leads into the spacious entrance hall that boasts an original red tiled floor and grants access to the living room, dining room, and staircase to the first floor. The living room is located at the front of the property and offers a window to the front aspect and a feature fireplace with ornate tiling. Flowing through from the entrance hall is the dining room which features wooden flooring with inset tiles, a window to the side aspect, and a door through to the rear hallway. The rear hallway grants access to the useful downstairs W.C. and leads through to the kitchen/diner. Being positioned to the rear of the property the modern fitted kitchen features high gloss Perspex worktops, an inset gas hob, an integrated double oven, an inset sink & mixer tap, integrated wine storage racks, inset ceiling spotlights, gloss tiled floor, window to the side aspect and double French doors to the rear garden. On the first floor the landing grants access to bedrooms two, and three and the family bathroom. Bedroom two is positioned at the front of the property and features two windows to the front aspect. The third bedroom is located to the rear of the property and offers a window to the rear aspect. Completing the first-floor accommodation is the stunning family bathroom that is fully tiled with travertine and boasts a large jacuzzi bath inset to a tiled base. Circular wash hand basin inset to a vanity unit, close coupled W.C. with a hidden cistern, heated towel rail, and a large walk-in shower. Located on the third floor and completing the internal accommodation is the main bedroom that features a window to the front aspect.



Externally the property sits on a large plot and offers a rear garden that is split into sections. The first section offers a block paved area that would be suitable for entertaining, this leads through to an area that is laid to stone chip and also features a picnic-style bench. The final section is laid to lawn and offers a seating area ideal for a retreat from the hustle and bustle of life!



Entrance Hall 3.11m x 6.26m (10'2" x 20'6")

Lounge 2.53m x 4.33m (8'4" x 14'2")

Dining Room 4.04m x 3.97m (13'4" x 13'0")

Hall 2.04m x 0.99m (6'8" x 3'2")

Downstairs W.C. 2m x 0.99m (6'7" x 3'2")



Kitchen/Diner 4.04m x 7.52m (13'4" x 24'8")

Landing 1.75m x 1.81m (5'8" x 5'11")

Bathroom 3.05m x 4.26m (10'0" x 14'0")

Bedroom Three 2.3m x 4.26m (7'6" x 14'0")

Bedroom Two 3.9m x 4.33m (12'10" x 14'2")

Bedroom One 3.9m x 4.33m (12'10" x 14'2")







HIGH STREET, MOULTON, SPALDING PE126NL

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Holland District Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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