

ASKING PRICE

£650,000

Church Lane
Spalding, PE12 6NP

PROPERTY SUMMARY

LOCATION

We are delighted to bring to the market this attractive and immaculately presented three bedroom detached family home with annexe and stunning garden. Constructed in 1985 by a builder intent on creating their "dream home", this one-off property is situated in the popular village of Moulton. The village has a wealth of amenities including a post office/general store, GP surgery, butchers, pub, fish and chip shop, hairdressers, church and a primary school. Moulton is just over five miles from the large market town of Spalding which has a range of shops, cafes and restaurants, boys and girls grammar schools, and a train station with regular trains to Peterborough and Lincoln. There is also a regular bus service from the village to Spalding and Kings Lynn.

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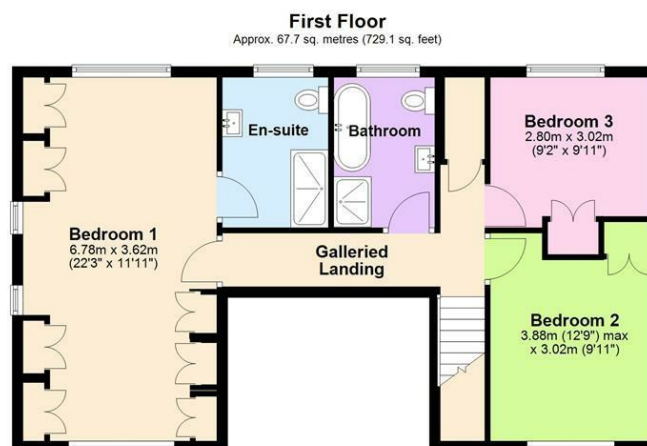
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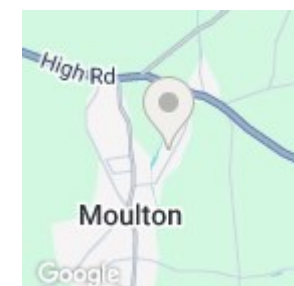
Total area: approx. 165.2 sq. metres (1778.4 sq. feet)
Main House, 54 Church Lane, Moulton

LOCAL AUTHORITY
South Holland District Council

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements