



149 Broad Lane, Spalding, PE12 6PN

£191,000

- Charming three-bedroom semi-detached house in the desirable village of Moulton.
- Tranquil, rural setting that offers a countryside feel with the convenience of nearby amenities.
- Beautifully landscaped garden, ideal for relaxation, entertaining, and outdoor dining.
- Additional allotment plot perfect for gardening enthusiasts and growing your own produce.
- EPC rating: D
- Council Tax Band: A
- Viewing essential to appreciate the space and location on offer.

Escape to the peaceful allure of Moulton with this beautifully presented three-bedroom semi-detached home, ideal for those who crave both comfort and connection to the outdoors. Set in a sought-after location that blends village charm with easy access to local amenities, this property promises a lifestyle of tranquility and convenience.

Inside, you'll find well-proportioned rooms while outside, the spacious, landscaped garden is a true private oasis, perfect for alfresco dining, gardening, or simply unwinding. For the green-fingered buyer, an additional allotment plot offers ample space for growing your own vegetables, herbs, and flowers.

With its rural feel and stunning outdoor spaces, this Moulton gem is a rare find. Don't miss the opportunity to make it your own—book your viewing today and experience the magic of countryside living with all the perks of a welcoming community close by!

Entrance hall

UPVC Door to front elevation. Radiator.

Lounge 13'0" x 13'7" (3.97m x 4.15m)



UPVC Window to front. Wooden fire surround with fire inset. Wooden flooring.

Pantry

Large built-in pantry area, big enough to fit a tumble dryer and a large stand-up freezer. Shelving.

Kitchen 7'10" x 10'0" (2.40m x 3.07m)



UPVC Window to rear. UPVC Door to rear. Matching white base and eye level units with worktop over.

Stainless steel sink with drainer. Space for cooker. Space for fridge/freezer. Plumbing for washing machine Radiator. Tile effect cushion flooring.

Bathroom 4'10" x 7'0" (1.48m x 2.14m)



UPVC frosted window to rear. Panelled bath with shower over. Wash hand basin. WC. Radiator.

Landing

UPVC window to side. Carpeted.

Bedroom 1 9'4" x 14'1" (2.86m x 4.31m)



UPVC window to front. Built-in large storage area. Radiator. Carpeted.

Bedroom 2 12'0" x 8'11" (3.66m x 2.73m)



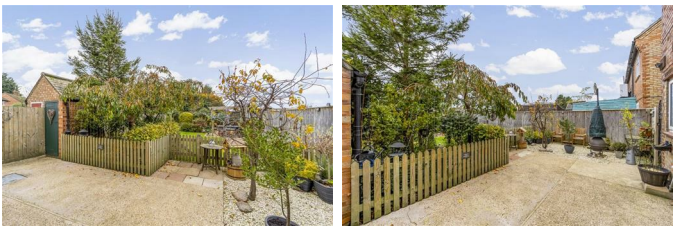
UPVC window to rear. Large airing cupboard with built-in wooden shelf. Radiator. Carpeted.

Bedroom 3 8'8" x 8'2" (2.65m x 2.49m)



UPVC window to rear. Radiator. Carpeted.

Outside



Side gated access leading to rear garden. Enclosed by timber fence. Laid to lawn. Covered patio area with feature pergola. Gravel area for seating. Outside cold water tap. External lighting. Small brick built store. Borders are well stocked with shrubs. There is a further garden area access towards the end of the terrace which would make an ideal allotment.



Property Postcode

For location purposes the postcode of this property is: PE12 6PW

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No
Property construction: Brick
Electricity supply: Next E-On
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Electric heating
Heating features: No
Broadband: As stated by Ofcom, Standard.
Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is Limited over Voice but None over Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D65

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

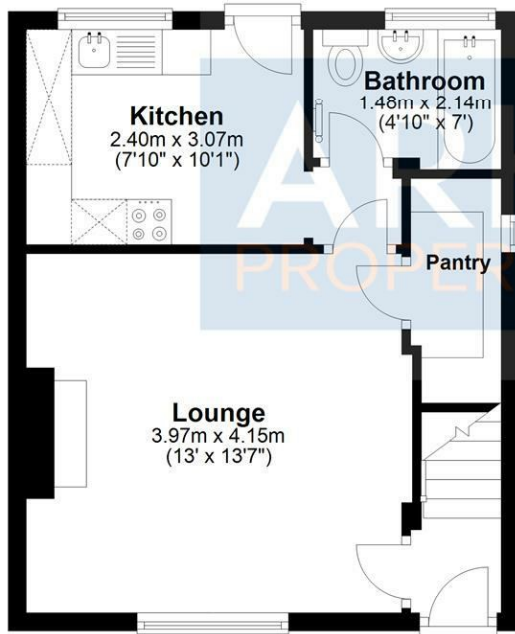
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

Floor Plan



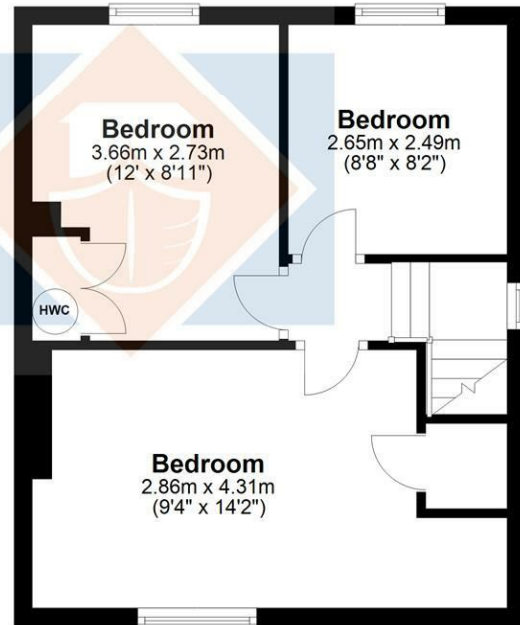
Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



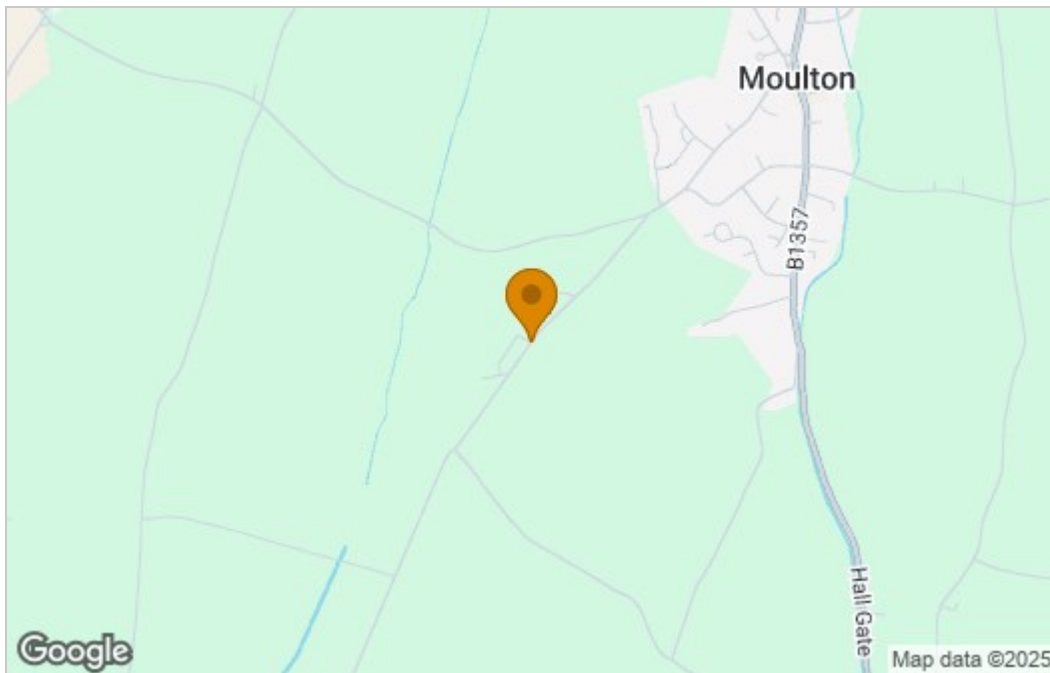
First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 69.1 sq. metres (743.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

