



161 Broad Lane, Spalding, PE12 6PW

£210,000

- Popular village location
- Generous size rear garden
- Off road parking
- Lovely conservatory to rear
- Immaculately presented throughout
- Upstairs bathroom
- Ideal for first time buyers and families
- Must view!

Moulton Location...tick. Large Garden....tick. Beautifully Presented....tick!

What more could you need? Nestled in the sought after village of Moulton, this charming three bedroom semi-detached home offers a spacious rear garden and a well maintained interior that you'll appreciate from the moment you step inside. Lovingly cared for by its current owners, this property exudes warmth and appeal, perfect for anyone looking for a ready to move in home.

Entrance Porch 4'2" x 6'3" (1.28m x 1.93m)

UPVC door to side. UPVC window to front. Vinyl flooring.

Entrance Hall

Carpeted. Stairs to first floor.

Lounge 12'10" x 13'10" (3.92m x 4.24m)



UPVC window to front. Radiator. Wood effect laminate flooring.

Kitchen 7'11" x 17'3" (2.43m x 5.27m)



UPVC windows to rear. Matching wall and base units with worktop over. Built in electric hob and oven with extractor over. Stainless steel sink with drainer. Space for washing machine. Integrated fridge. Integrated dishwasher. Understairs cupboard/pantry area.

Conservatory 9'1" x 12'5" (2.77m x 3.79m)



Dwarf brick wall. Polycarbonate roof. Wood effect flooring. Double doors to rear and side.

Landing

UPVC window to side. Radiator. Loft access. Carpeted.

Bedroom 1 9'1" x 10'8" (2.79m x 3.27m)



UPVC window to front. Radiator. Built in wardrobe with sliding doors. Carpeted.

Bedroom 2 11'10" x 8'11" (3.63m x 2.73)



UPVC window to rear. Radiator. Built in wardrobe with sliding doors. Cupboard with hot water cylinder. Carpeted.

Bedroom 3 8'1" x 8'7" (2.48m x 2.62m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 5'5" x 6'3" (1.67m x 1.93m)



UPVC window to front. Bath. Wash hand basin with built in vanity unit. WC. Fully tiled walls and panelling. Extractor fan. Heated towel rail. Radiator. Herringbone vinyl flooring.

Outside



Front: Gravel and hard standing area suitable for parking.

Rear: Enclosed by hedging and fence panelling. Two sheds. Oil tank. Paved patio area. Path leading around the garden. Lawn areas. Pergola and brick built BBQ area on large patio area. Added bonus to this property is the unused area to the side of the property (as seen on the aerial photo) that comes with this house.



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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil Heating

Heating features: No

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and 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

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

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

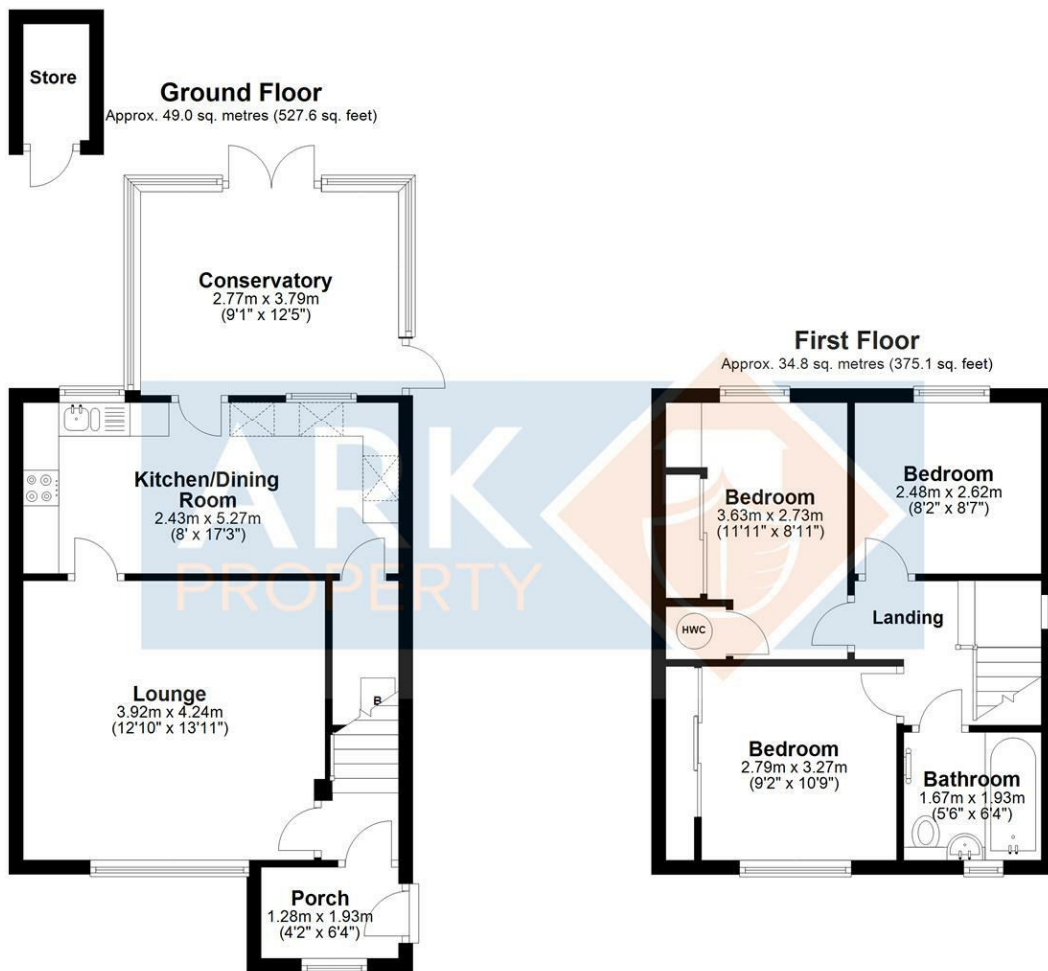
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

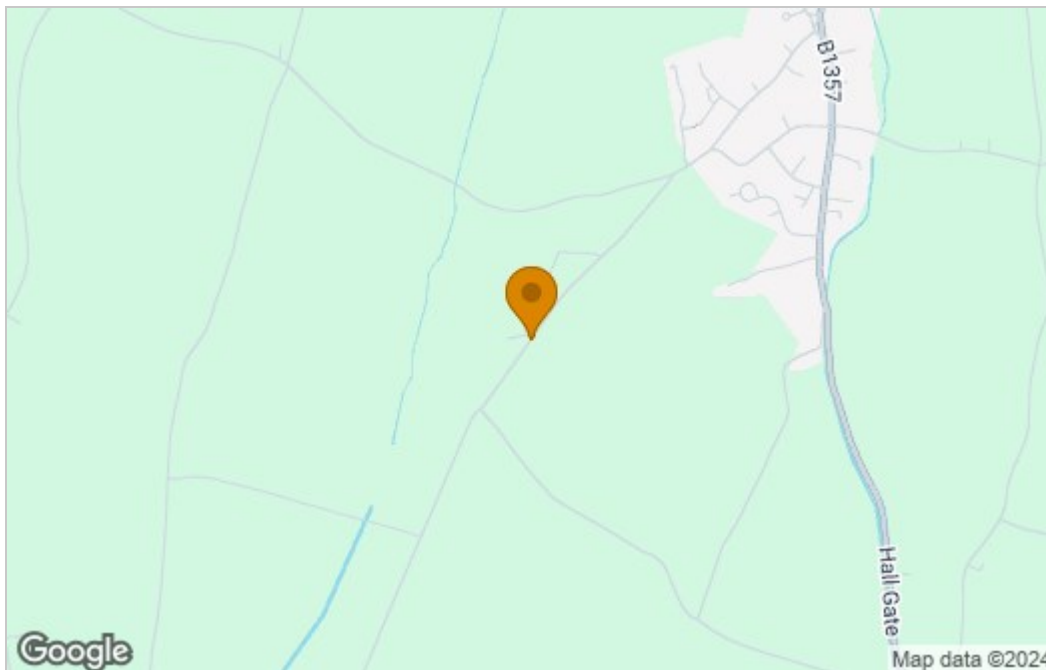
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



Total area: approx. 83.9 sq. metres (902.6 sq. feet)

Area Map



Energy Efficiency Graph

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	

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	

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

