



26 Ashby Gardens, Moulton, PE12 6QR

£260,000

- Popular village setting
- Ample off road parking to front
- Versatile shed / log cabin in garden
- Two double bedrooms
- New windows and boiler
- Lovely established rear garden
- Shower room
- NO CHAIN

Charming Allison Bungalow in Popular Moulton Village
We are delighted to present this beautifully maintained Allison bungalow, located in the ever-popular Moulton village. Having recently undergone improvements, including a new boiler and upgraded windows, this property is move-in ready and full of potential.

Inside, you'll find a spacious kitchen/diner, two generously sized double bedrooms, and a welcoming living space that flows seamlessly throughout. The mature rear garden adds to the charm, offering a peaceful retreat.

A standout feature is the versatile timber outbuilding in the garden—ideal for use as a home office, gym, or additional storage.

With no onward chain, this is a fantastic opportunity to secure a home in a sought-after location. Don't miss out—book your viewing today!

Entrance Porch 7'3" x 5'7" (2.22m x 1.72m)



UPVC door to front. UPVC window to the side and rear.

Entrance Hall 5'4" x 9'5" (1.64m x 2.89m)



With access to loft space. Radiator. Airing cupboard with hot water tank and shelving.

Lounge 16'1" x 11'11" (4.91m x 3.65m)



UPVC window to front. Radiator. Feature fireplace with inset fire and surround. Carpeted.

Dining Room 11'11" x 8'6" (3.65m x 2.61m)



UPVC patio doors to rear. Radiator. Archway through to kitchen.

Kitchen 10'7" x 7'5" (3.25m x 2.28m)



UPVC window to side. Matching range of base and eye level units. Stainless steel one and a half sink unit with mixer tap over. Tiled splashbacks. Plumbing and space for dishwasher and washing machine. Space for free standing cooker. Space for fridge/freezer. Extractor fan.

Conservatory 7'6" x 7'1" (2.30m x 2.17m)



UPVC construction with dwarf brick wall and UPVC door to side. Radiator. Laminate wood flooring.

Bedroom 1 11'9" x 11'4" (3.60m x 3.47m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 11'3" x 7'9" (3.45m x 2.37m)



UPVC window to rear. Radiator. Carpeted.

Shower Room 5'4" x 6'7" (1.65m x 2.03m)



UPVC window to rear. Toilet. Wash hand basin. Walk in shower with electric shower over. Radiator. Carpeted.

Outside



Front: Gravel area giving off road parking for several vehicles. Block paved driveway leading to garage. Gated access to the rear garden. Rear: Enclosed by timber fencing and hedging. Lawn area with mature shrubs and trees. Patio area.

Cabin 18'2" x 9'1" (5.54m x 2.78m)

Timber construction with wooden door and windows to front.

Garage

Up and over door to front. Pedestrian door to side. Power and light connected.

Property Postcode

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

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: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and 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 and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C71

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.

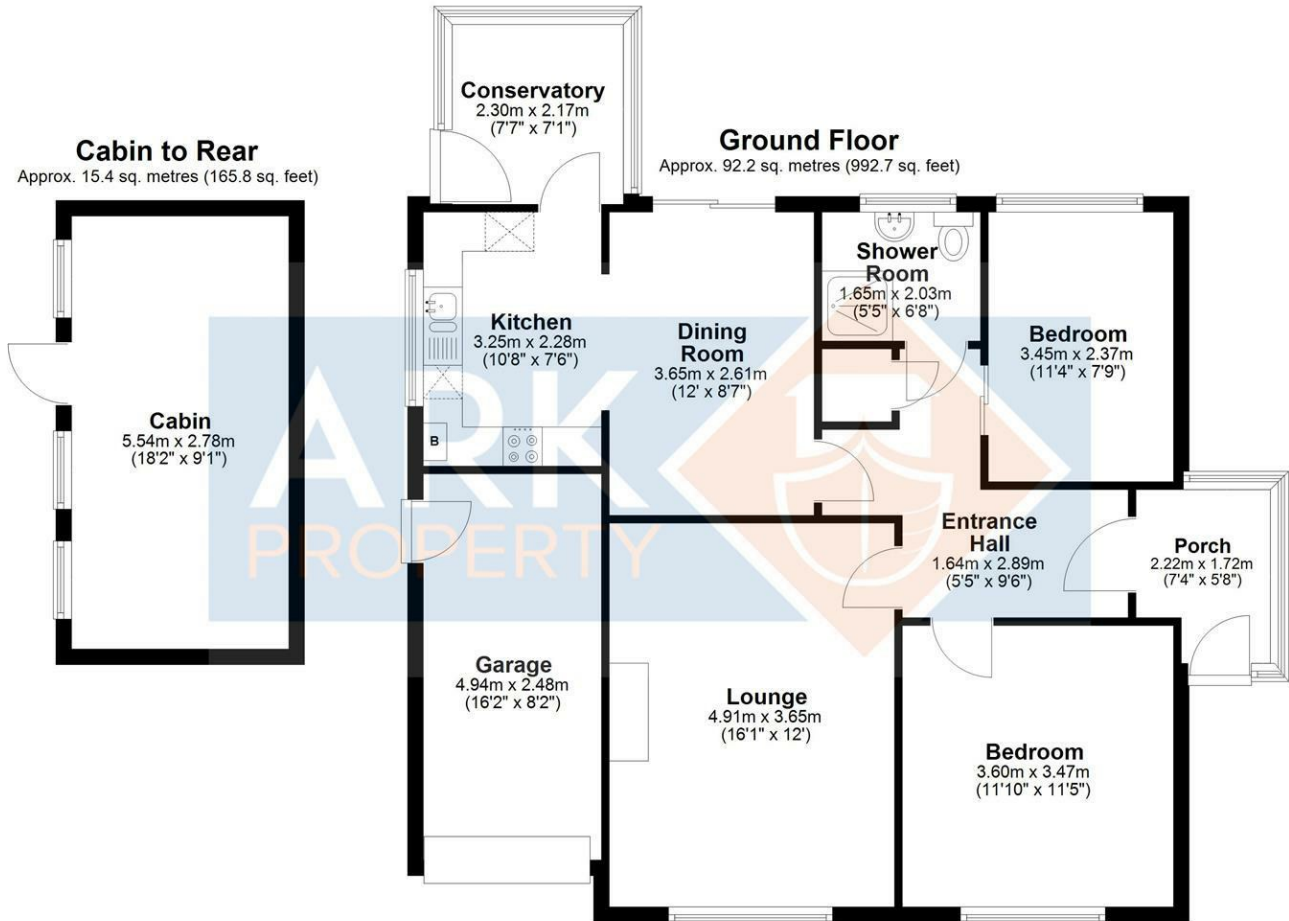
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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

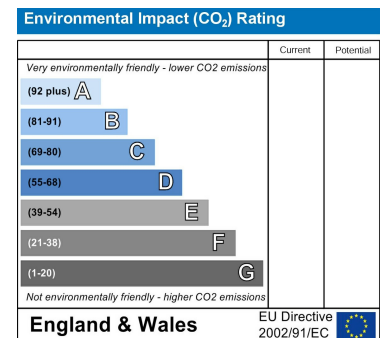
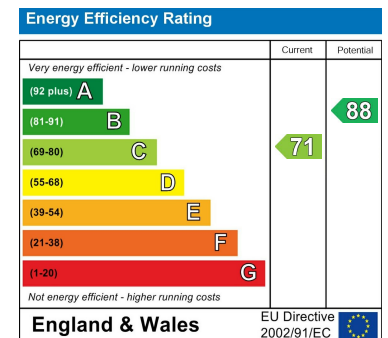


Total area: approx. 107.6 sq. metres (1158.5 sq. feet)

Area Map



Energy Efficiency Graph



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>

