



**54 Bell Lane, Moulton, PE12 6PH**

**£280,000**

- Desirable Village Location
- Extended Property
- Four Bedrooms
- Bathroom and Shower Room
- In Need Of Modernisation
- Viewing is Highly Advised
- Good Size Rear Garden
- Great Layout
- Sold With No Forward Chain
- Driveway and Single Garage

**\*\*Desirable Village Location in Moulton\*\***

This extended property, located in the sought-after village of Moulton, offers incredible potential to become a truly special home. Featuring a fantastic layout, generously sized bedrooms, and a spacious plot, this is a must see for prospective buyers. Additionally, the property benefits from the advantage of a forward chain, ensuring a smoother purchase process. Don't miss out on this unique opportunity!

**Entrance Porch**

Aluminium construction. Aluminium doors to front. Tiled flooring.

**Entrance Hallway**



Upvvd door to front aspect. Carpeted. Understairs cupboard. Radiator. Staicase.

**Lounge 17'8" x 10'10" (5.40 x 3.32)**



Upvvc window to front and rear aspect. Radiator. Fireplace with brick surround. Carpeted. Arch to dining room.

**Dining Room / Family Room 21'3" x 8'10" (6.48 x 2.71)**



Upvc window to side aspect. Aluminium sliding door. Carpeted. Radiator.

**Kitchen Breakfast Room 10'10" x 21'3" (3.31 x 6.48)**



Upvc window to side and rear aspect. Wall and base units with worksurface over. Stainless steel sink drainer with worksurface over. Stainless steel sink drainer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for freestanding gas range cooker. Radiator.

**Conservatory 17'3" x 9'7" (5.26 x 2.94 )**



Brick and Upvc construction. Tiled flooring. Electric heater. French doors to rear garden.

**Shower Room 8'5" x 5'4" (2.59 x 1.64 )**



Upvc window to side aspect. Shower cubicle. Wash hand basin. Toilet. Vinyl flooring. Partially tiled. Extractor. Radiator.

**Bedroom Four 8'5" x 12'10" (2.58 x 3.93 )**



Upvc window to front aspect. Carpeted. Radiator.

**First Floor Landing**



Storage into eaves.

**Bedroom One 8'4" x 13'6" (2.56 x 4.12 )**



Upvc window to front elevation. Radiator. Carpeted. Built in wardrobes with sliding doors.

**Bedroom Two 11'10" x 8'6" (3.63 x 2.60 )**



Upvc window to side elevation. Radiator. Carpeted. Built in storage and bed space. Storage into eves. Loft access.

**Bedroom Three 8'5" x 9'4" (2.59 x 2.85 )**



Upvc window to side and rear elevation. Radiator. Carpeted. Built in storage.

**Bathroom 9'4" x 6'3" (2.85 x 1.91)**



Upvc window to rear elevation. Bath with shower over. Wash hand basin. Toilet. Bidet. Carpeted. Partially tiled walls. Radiator. Extractor fan.

**Garage**



Single up and over door. Power and lighting. Door to rear aspect. Window to rear aspect.

### Front Garden



Gravel driveway with landscaped lawn and shrubbery.

### Rear Garden



A well established, enclosed rear garden featuring a patio area perfect for seating and entertaining, along with mature trees and shrubbery.

### Property Postcode

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

### 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.

### Verified Material Information

Tenure: Freehold  
Council tax band: C  
Annual charge: N/A  
Property construction: Brick

Electricity supply: E'ON  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains Drainage  
Heating: Gas Central Heating  
Heating features: Gas Fireplace  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone is Limited over Voice and Data. O2 is Limited over Voice but None over Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is all Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues:

Restrictions:

Public right of way:

Flood risk: Surface Water - Very Low. Rivers and the sea - Very Low.

Coastal erosion risk:

Japanese Knotweed:

Planning permission: Please refer to SHDC Planning Portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

### 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**

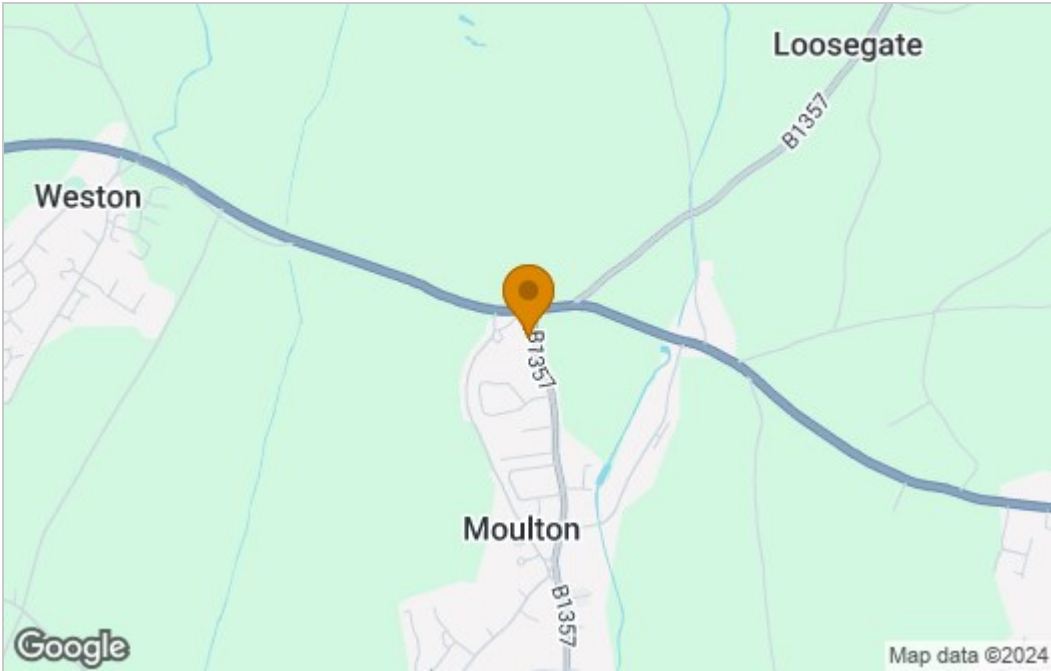


**Ground Floor**

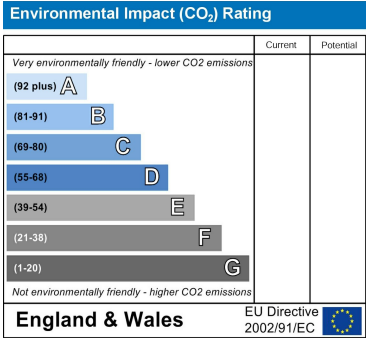
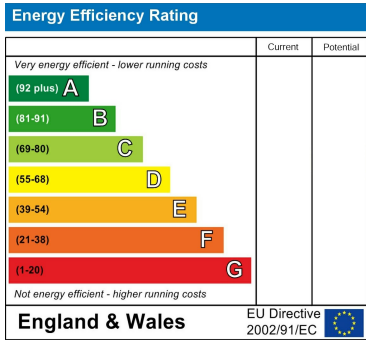


**First Floor**

**Area Map**



**Energy Efficiency Graph**



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