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10 Church Lane, Moulton PE12 6NP

**£360,000 Freehold**

- Good Sized Plot
- Multiple Off-Road Parking
- Master Bedroom with Dressing Room and En-Suite
- No Onward Chain
- Viewing Recommended

Superbly appointed 3 bedroom detached bungalow situated in a prime location of the popular village of Moulton. Accommodation comprising entrance porch, entrance hallway, lounge diner, kitchen, master bedroom with dressing room and en-suite, 2 further bedrooms and family bathroom. Extensive mature gardens. Driveway with turning bay providing ample off-road parking. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

UPVC double glazed door leading into:

#### **ENTRANCE PORCH**

4' 0" x 11' 5" (1.24m x 3.50m) UPVC double glazed windows to the front and side elevations, skimmed ceiling, centre light point, tiled flooring, obscured wooden glazed door with matching obscured glazed panels to the side leading into:

#### **ENTRANCE HALLWAY**

7' 11" x 21' 3" (2.42m x 6.48m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, access to loft space, oak laminate flooring, radiator with fitted cover, storage cupboard off housing Viessmann gas boiler with slatted shelving and central heating controls, door into:

#### **FAMILY BATHROOM**

6' 0" x 9' 3" (1.84m x 2.83m) Obscured UPVC double glazed window to the side elevation, coved and textured





ceiling, centre light point, part tiled walls, tiled flooring, radiator, mirror, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, bidet and bath with taps and fitted Bristan power shower over, shower curtain and rail.

From the Entrance Hallway a door leads into:

#### **MASTER BEDROOM**

9' 11" x 12' 0" (3.03m x 3.66m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, BT point, TV point.

#### **DRESSING ROOM**

4' 8" x 7' 9" (1.44m x 2.38m) Skimmed ceiling, inset LED lighting, hanging rail and shelving.

#### **EN-SUITE SHOWER ROOM**

5' 1" x 8' 2" (1.57m x 2.49m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, fully tiled walls, tiled floor, extractor fan, under floor heating, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and walk-in shower enclosure with fitted Mira Sport power shower.

From the Entrance Hallway door into:

#### **BEDROOM 2**

9' 11" x 12' 0" (3.04m x 3.67m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, BT point, TV point.

#### **BEDROOM 3**

9' 10" x 9' 10" (3.02m x 3.01m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

From the Entrance Hallway a glazed door leads into:

#### **KITCHEN**

10' 1" x 13' 4" (3.08m x 4.08m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, skimmed ceiling, strip lighting, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with



mixer tap, further drawer units, integrated stainless steel gas hob, extractor hood over, pull out larder unit with shelving, integrated fridge, integrated eye level stainless steel fan assisted oven, integrated Bosch combination oven, plumbing and space for washing machine/dishwasher, further appliance space, door to Dining Area.

From the Entrance Hallway door into:

### **LOUNGE DINER (L SHAPED)**

17' 11" x 22' 5" (5.47m x 6.84m) UPVC double glazed window to the side elevation and 2 UPVC double glazed windows to the front elevation, coved ceiling, 2 decorative ceiling roses, 2 centre light points, 2 radiators, TV point, feature brick fireplace with tiled hearth and wooden mantle with fitted coal effect gas fire.

### **EXTERIOR**

Extensive lawned area with shrub borders, fencing to one side boundary and brick wall to the other side. There are range of shrubs and trees. Gravelled driveway with turning bay providing multiple off-road parking. There is a patio area to the front and flagstone pathways. Wrought iron gated access to the right hand side. To the left hand side there is a CAR PORT.

### **SIDE GARDENS**

Flagstone patio, gravelled area, lighting, wooden summerhouse, leading round to:

### **REAR GARDEN**

Extensive lawned area with a wide range of mature shrub and tree borders, woodland area, fenced boundaries to both sides and to the rear elevations, wooden garden shed.

### **BRICK BUILT TOOL SHED**

6' 9" x 8' 0" (2.07m x 2.44m) Situated to the rear of the Garage. Centre light point, power points, shelving.





### AGENTS NOTE

The Garage has been converted into the En-Suite and Dressing Room.

### DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton, turning right into Bell Lane and proceeding into the centre of the village. Turn left immediately before the Church into Church Lane.

### AMENITIES

The Conservation village of Moulton is popular and well served with a range of facilities including the Historic Windmill and Church, primary school, general stores, doctors surgery, public house, fish and chip shop, butchers etc. The market towns of Holbeach and Spalding are each approximately 4 miles distant the latter having a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 21 miles to the south of Moulton and has a fast train link with London's Kings Cross minimum journey time 46 minutes.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX** BAND C

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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## Ref: S11700

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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