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5 Bakestraw Gate, Moulton PE12 6QQ

£179,995 Freehold

- Semi-Detached House
- Gas Central Heating
- Bathroom with Four Piece Suite
- Ideal First Time Buy/Investment
- Viewing Recommended

Superbly presented 2 bedroom semi-detached house situated in the popular village of Moulton. Accommodation comprising entrance hallway, lounge diner, kitchen diner, 2 double bedrooms and bathroom with four piece suite. Multiple off-road parking, mature rear gardens. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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ACCOMMODATION

Obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

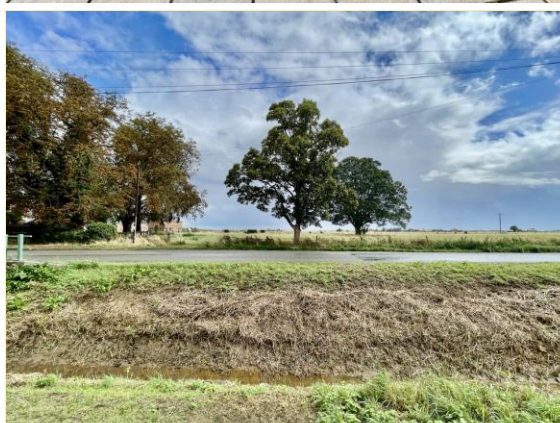
3' 6" x 6' 7" (1.09m x 2.02m) Textured ceiling, centre light point, wall shelving, coat rail, electric consumer unit board, door to:

OPEN PLAN LOUNGE DINER

15' 5" x 25' 3" (4.71m x 7.70m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, 2 centre light points, central heating controls and thermostat, limestone fireplace with fitted pebble effect gas fire with built-in brick plinths, 2 double radiators, TV point, telephone point, staircase rising to first floor, door to:

KITCHEN DINER

9' 4" x 14' 8" (2.86m x 4.48m) UPVC double glazed window to the rear and side elevations, Velux roof window, obscured UPVC double glazed door to the rear elevation, skimmed ceiling, centre spotlight fitment, further light fitment, double radiator, vinyl plank floor covering, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter stainless steel bowl sink with mixer



tap, plumbing and space for washing machine, space for tumble dryer, fridge freezer space, freestanding Stoves New Home gas and electric cooker, 4 burner gas ring hob, electric double fan assisted oven.

From the Lounge Diner the staircase rises to:

FIRST FLOOR GALLERIED LANDING

5' 7" x 12' 2" (1.71m x 3.73m) Textured ceiling, centre light point, storage cupboard off with slatted shelving, door to:

MASTER BEDROOM

13' 2" x 12' 0" (4.03m x 3.68m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator, TV point, fitted wardrobes into recess with hanging rail depth of (0.7m), Worcester Bosch boiler and hot water cylinder.

BEDROOM 2

9' 11" x 12' 6" (3.04m x 3.82m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, access to loft space, radiator.

BATHROOM

7' 8" x 9' 7" (2.34m x 2.93m) Obscured UPVC double glazed window to the side elevation, textured ceiling, centre spotlight fitting, tiled flooring, double radiator, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, tiled splashbacks and medicine cabinet over, fully tiled shower cubicle with fitted thermostatic shower over, freestanding roll top bath with fitted telephone shower mixer tap.

EXTERIOR

Gravelled driveway with concrete driveway to the side elevation. There are raised shrub borders to the front with brick wall. Wooden side gate into:

REAR GARDEN

Extensive patio area, lighting, 2 wooden garden sheds, the garden is laid to lawn with mature shrub and tree borders.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue for around 3.5 miles to Moulton turning right into Bell Lane and then proceeding through the centre of the village continuing along Station Road into Hallgate and then turning right into Bakestraw Gate.

AMENITIES

The centre of the village is within easy walking distance and offers a range of facilities mainly centre around the picturesque village green. Moulton has a modern medical centre/doctors surgery, public house, various shops/post office, the Harrox primary school and the historic Church and Windmill. There is a regular bus service to Spalding, Holbeach and beyond and the market towns of Spalding and Holbeach are each approximately 4 miles distant offering a range of shopping, banking, leisure, commercial and educational facilities. The cathedral city of Peterborough is approximately 21 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 50 minutes.

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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

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: S11861

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk