



Bell Lane, Moulton Spalding PE12 6PQ

welcome to

Bell Lane, Moulton Spalding

VIEWING STRONGLY ADVISED TO APPRECIATE THE POTENTIAL THIS HOME HAS TO OFFER. SITUATED IN A POPULAR VILLAGE LOCATION OF MOULTON THE PROPERTY BENEFITS FROM OFF ROAD PARKING, SINGLE GARAGE ON A GENEROUSLY SIZED PLOT. CALL OUR SPALDING OFFICE TODAY TO ARRANGE YOUR VIEWING.



Cloakroom

Having a window to rear. W/C. Wash hand basin.

Entrance Hall

Comprising of a radiator. Stairs to first floor. Carpeted flooring.

Lounge/ Diner

26' 7" x 11' 6" (8.10m x 3.51m)

Having a Window to front, Gas fire with surround. Radiator. Carpeted flooring. Narrowing to Diner: Window to side. Serving window into kitchen. radiator. Carpeted flooring.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)

Comprising of a window to rear. Wall and base units. Stainless steel sink. Radiator. Understair cupboard and pantry. Laminate flooring.

Utility Room/ Rear Porch

7' 7" x 5' 7" (2.31m x 1.70m)

Having plumbing for a washing machine. Door to side.

Landing

10' 3" x 7' 11" (3.12m x 2.41m)

Comprising of a Window to side with views overlooking Moulton church. Access to loft. Carpeted flooring.

Bedroom One

13' 8" x 9' 6" (4.17m x 2.90m)

Comprising of a window to front. Radiator. Carpeted flooring.

Bedroom Two

12' 7" x 9' 6" (3.84m x 2.90m)

Having of a Window to side. Radiator. Carpeted flooring.

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.54m)

Comprising of a window to front. Radiator. Carpeted flooring.

Single Garage

Newly fitted garage door fitted. (garage not measured)

Exterior

Comprising of a front and rear laid to lawn garden. with a paved patio area to the rear. surrounded by mature conifers. Providing privacy. To the front there is a driveway with ample parking.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Bell Lane, Moulton Spalding

- THREE BEDROOM DETACHED HOUSE
- SINGLE GARAGE AND DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE PROXIMITY TO LOCAL AMENITIES
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SDG113044 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk