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170 High Road, Moulton PE12 6NU

**£124,950 Freehold**

- 2 Bedroom End Terraced Cottage
- Lounge Diner
- Gas Central Heating
- No Chain
- Viewing Recommended

2 bedroom end-terraced cottage situated in the popular village of Moulton. Accommodation comprising entrance porch, lounge diner, kitchen, utility room, 2 bedrooms and bathroom. Enclosed garden to the rear. Recently redecorated with new carpets. No chain.

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**ACCOMMODATION** UPVC double glazed door leading into:

**ENTRANCE PORCH** 4' 1" x 3' 8" (1.25m x 1.14m) Coved and textured ceiling, laminate flooring, storage cupboard housing electric meter, double glass doors leading into:

**LOUNGE DINER** 10' 4" x 22' 10" (3.17m x 6.96m) UPVC double glazed window to the front and side elevations, textured ceiling, centre light point, smoke alarm, 4 uplifter lights, 2 radiators, door into:

**KITCHEN** 6' 7" x 10' 5" (2.01m x 3.19m) UPVC double glazed window to the rear elevation, centre light point, vinyl floor covering, fitted with a range of base and eye level units with worktops over, tiled splashbacks, inset ceramic hob, integrated electric cooker, staircase rising to first, door into:

**UTILITY ROOM** 6' 2" x 9' 3" (1.88m x 2.84m) Skimmed ceiling, part walled tiling, wall light, laminate flooring, plumbing and space for washing machine, wooden obscured glazed door to the rear elevation.

From the Kitchen the staircase rises to:



**FIRST FLOOR LANDING** Skimmed ceiling, centre light point, smoke alarm, access to loft space.

**MASTER BEDROOM** 10' 4" x 10' 6" (3.17m x 3.22m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, storage cupboard off housing gas boiler

**BEDROOM 2** 6' 3" x 10' 11" (1.93m x 3.33m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator.

**FAMILY BATHROOM** 7' 8" x 6' 10" (2.36m x 2.09m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with fitted mixer tap and shower attachment tap and glass shower screen.

**EXTERIOR** Easy maintenance small front garden, brick wall and steps down to the front door.

The rear garden is designed for ease of maintenance with patio areas. Fenced boundaries to both side and rear elevations.

**DIRECTIONS** From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue for around 3.5 miles to the village of Moulton and the property will be located on the left hand side.

**AMENITIES** The popular conservation village of Moulton has an historic working windmill and Church along with a primary school, shop and post office, fish and chip shop, butchers shop, public house and doctors surgery. The well served Georgian market town of Spalding is just under 4 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with railway station. The cathedral city of Peterborough is 20 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage.  
Gas central heating.

**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: S12047**

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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