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11 Bell Lane, Moulton PE12 6PQ

£365,000 Freehold

- Corner Plot
- Popular Village with Good Amenities
- 3 Reception Rooms
- En-Suite to Master Bedroom
- Viewing Recommended

Superbly situated spacious 4 bedroom detached family house on corner plot with established gardens, multiple parking and garage. Majority UPVC windows, gas central heating. 3 reception rooms, 4 bedrooms. No onward chain.







ACCOMMODATION
Sliding UPVC entrance doors into:

ENTRANCE PORCH
8' 8" x 2' 7" (2.66m x 0.8m) average UPVC cladding to the ceiling, wall light, part obscure glazed inner entrance door with similar side panel to:

RECEPTION HALL
7' 2" x 13' 5" (2.20m x 4.09m) overall With staircase off. Doorbell chime, radiator, dado rail, 2 wall lights, multi pane glazed door to:

SITTING ROOM
13' 9" x 20' 6" (4.20m x 6.25m) Dual aspect with UPVC windows to the front and side elevations, Inglenook











style fireplace with raised open grate, decorative timber mantle and tiled hearth, skirting radiators, recessed shelved display area, 3 radiators, 3 wall lights, pair of multi pane glazed doors opening into:

FAMILY ROOM
21' 1" x 11' 9" (6.43m x 3.60m) UPVC French doors to the rear elevation, UPVC corner window to the rear/side elevation and further high level window. Coved cornice, ceiling light, further ceiling light with propeller style fan, 2 wall lights, radiator, Adams style fireplace, multi panel glazed double doors into Kitchen.

Also from the Reception Hall a multi pane glazed door opens into:

FITTED BREAKFAST KITCHEN
23' 2" x 10' 0" (7.07m x 3.06m)
BREAKFAST AREA
Vinyl floor covering, three quarter height shelved provision cupboards, 2 obscure glazed borrowed light windows from the Reception Hall, radiator.

KITCHEN AREA
Vinyl floor covering, extensive range of modern fitted units comprising numerous base cupboards and drawers beneath the roll edged worktop with inset ceramic sink unit with mixer tap, intermediate wall tiling, glazed display cabinets, end display shelves, eye level wall cupboards, fitted Creda electric double oven, Creda 4 burner gas hob with concealed cooker hood above, freestanding Beko dishwasher, door to:

UTILITY ROOM
10' 2" x 5' 4" (3.10m x 1.64m) Belfast sink with hot and cold taps, plumbing and space for washing machine, further appliance space, base cupboards and wall unit, wall mounted Worcester gas fired central heating boiler, fluorescent strip light, vinyl floor covering, part glazed external entrance door.

Recessed from the Reception Hall at the foot of the stairs is:

INNER LOBBY
Telephone point, porthole style window overlooking the front entrance porch, door to:

SEPARATE DINING ROOM
14' 4" x 10' 0" (4.37m x 3.05m) Dual aspect with UPVC windows to the front and rear elevations, telephone point, radiator, coved cornice, ceiling light.

CLOAKS AREA
5' 2" x 4' 1" (1.59m x 1.27m) Wall mounted coat hooks, ceiling light, door to:









CLOAKROOM
5' 1" x 4' 0" (1.55m x 1.22m) Two piece suite comprising low level WC and pedestal wash hand basin, half tiled walls, radiator, obscure glazed window, ceiling light.

From the Inner Lobby the staircase rises to:

FIRST FLOOR LANDING
14' 0" x 12' 0" (4.27m x 3.67m) overall Incorporating a large fitted linen cupboard. Access to loft space, dado rail, ceiling light, UPVC glazed door with full height side panel opening on to:

TERRACE/BALCONY
8' 9" x 6' 3" (2.67m x 1.91m) average With wrought iron railings overlooking the driveway and extensive front gardens.

From the Landing doors arranged off to:

MASTER BEDROOM
14' 4" x 14' 5" (4.38m x 4.40m) minimum plus door recess Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, range of fitted bedroom furniture including kneehole style dressing table, multiple drawers and base cupboards, 5 door wardrobe unit, shelved store cupboard, further storage drawers. Ceiling light, radiator, door to:

EN-SUITE SHOWER ROOM
10' 3" x 5' 10" (3.13m x 1.79m) maximum Large shower cabinet with fitted shower and tiled surround, low level WC, pedestal wash hand basin, radiator, coved cornice, ceiling light.

BEDROOM 2
14' 1" x 10' 0" (4.31m x 3.05m) maximum UPVC window to the rear elevation, radiator, built-in double wardrobe.

BEDROOM 3
14' 0" x 10' 1" (4.27m x 3.09m) plus recess Fitted hand basin with hot and cold taps, mirror and storage cabinets beneath. Fitted 3 door wardrobe unit and adjacent drawers with shelving. UPVC window to the side elevation, radiator, coved cornice, ceiling light.

BEDROOM 4
14' 0" x 9' 10" (4.28m x 3.01m) UPVC window to the front elevation, hand basin with hot and cold taps, ceiling light, radiator.









BATHROOM

7' 9" x 5' 8" (2.38m x 1.73m) Fitted three piece white suite comprising panelled bath with hot and cold taps, hand grips and Mira shower with folding screen, pedestal wash hand basin, low level WC, fully tiled walls, radiator, obscure glazed UPVC window, ceiling light.

EXTERIOR

The property is situated on a corner plot on the corner of Bell Lane and Harrox Road with extensive lawned garden to the front, neat hedgerow to the outer boundary and a pleasant rose border. The tarmacadam driveway widens to a turning area with multiple parking and in turn gives access to:

ATTACHED GARAGE

14' 7" x 9' 5" (4.46m x 2.88m) Electronically operated up and over door, 2 side windows, rear personnel door, range of wall cupboards, loft space, power and lighting.

There is a further gravelled parking bay to the side of the Garage.

From the other side of the driveway a hand gate leads to:

ESTABLISHED GARDENS

Situated to the side and rear including a lawned area with hedgerow to the boundaries affording a good level of privacy yet enjoying views of the Spire of Moulton Parish Church, stocked border, paved patio areas continuing round to the rear of the property where there is a small lawned area, raised planter/rockery, stocked border, small shed and a further small hard standing area.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane proceed towards the village and the property is situated on the left hand side on the corner of Harrox Road.

AMENITIES

Moulton is a delightful conservation village with a central village green, general stores, butchers shop, public house, doctors surgery, primary school and historic windmill and Church. The centre of the village is within easy walking distance of the property. Spalding is 4 miles from the house offering a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Retail Outlet and Festival Gardens and bus and railway stations. The cathedral city of Peterborough is 21 miles to the south.







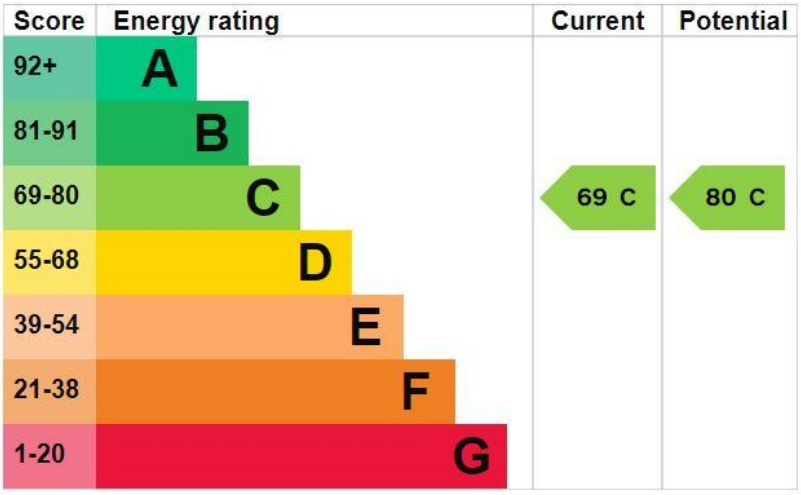
1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



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LOCAL AUTHORITIES
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Lincolnshire County Council 01522 552222

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Ref: S11334
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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