ARK PROPERTY

20 Roman Bank, Moulton Seas End, PE12 6LG

£274,000

- Traditional four bedroom detached house
- Popular village location in Moulton Seas End
- Lounge and separate sitting room
- Kitchen with adjoining utility room
- Family bathroom plus ground floor WC
- Offered for sale with no onward chain and available for viewings now

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6 New Road, Spalding, Lincolnshire PE11 1DQ

A traditional four bedroom detached house situated in the popular village of Moulton Seas End, offered for sale with no onward chain. The accommodation briefly comprises an entrance hall with WC, lounge, sitting room, kitchen and utility room to the ground floor. To the first floor are four bedrooms and a family bathroom. Externally, the property offers excellent potential for family living and is available for viewings now.

Entrance Hall 5'7" x 15'2" (1.72m x 4.64m)

PVC double glazed entrance door with double glazed top light to front. Skimmed ceiling. Stair to first floor landing. Radiator. Understairs storage cupboard. Doors to lounge, sitting room, kitchen and WC.

Cloakroom 2'7" x 6'2" (0.79m x 1.89m)

Skimmed ceiling. Vinyl flooring. Fitted close coupled toilet. Wash hand basin and tiled splashback.

Lounge 11'8" x 23'3" (3.57m x 7.09m)

PVC double glazed windows to front and side. Sliding patio doors to rear. Two radiators. Feature fireplace.

Sitting Room 13'10" x 11'1" (4.22m x 3.39m)

PVC double glazed window to front. Skimmed ceiling. Open fireplace. Radiator.

Kitchen 13'6" x 11'9" (4.13m x 3.59m)

PVC double glazed window and door to rear. Skimmed ceiling. Vinyl flooring. Radiator. Fitted with a range of base and eye level units with roll edge work surface over. Tiled splashback. Wall mounted oil fired central heating boiler. Sink unit with drainer with mixer tap. Four ring electric hob with extractor hood over and electric oven and grill under. Archway opening to utility room.

Utility Room 5'8" x 5'3" (1.73m x 1.62m)

PVC double glazed window to rear. Skimmed ceiling. Vinyl flooring. Fitted worktop space and eye level units. Space and plumbing for washing machine and tumble dryer.

First Floor Landing 14'8" x 5'6" (4.49m x 1.70m)

PVC double glazed window to front. Doors to bedrooms and bathroom.

Bedroom 1 13'3" x 11'1" (4.05m x 3.38m)

PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 2 13'9" x 11'10" (4.2m x 3.61m)

PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom 3 11'8" x 11'7" (3.56m x 3.54m)

PVC double glazed window to rear. Skimmed ceiling. Loft access. Radiator.

Bedroom 4 11'6" x 11'2" (3.51m x 3.41m)

PVC double glazed window to front. Skimmed ceiling. Radiator.

Bathroom 8'4" x 8'10" (2.55m x 2.71m)

PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Full height wall tiling. Wall mounted electric heater. Built in airing cupboard with hot water tank and slatted shelving. Radiator. Fitted with a four piece suite comprising bath with chrome mixer tap and shower attachment. Shower cubicle with electric shower. Close coupled toilet. Pedestal wash hand basin.

Outside

To the front of the property there is a gravel driveway with shared access providing off road parking. Side access leading to the rear garden.
Access into the rear garden with outside cold water tap. BBQ area and breeze block outbuilding, ideal for storage or further development subject to relevant permissions.
There is an additional parcel of garden land available by separate negotiation.

Outbuilding

Room 1: 2.08m x 2.92m
Room 2: 2.91m x 3.64m

Property Postcode

For location purposes the postcode of this property is: PE12 6LG

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks

are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: C
Annual charge: No
Property construction: Brick built
Electricity supply: OVO
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic Tank
Heating: Oil Central Heating
Heating features: Wood fire
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: E41
There is a right of access to be retained by the vendor to the land to the rear of the property.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

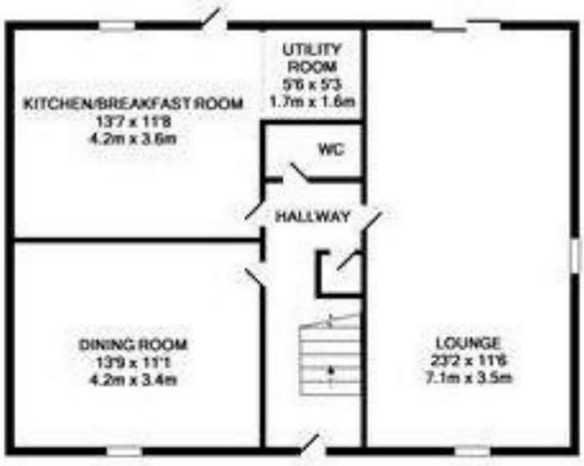
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

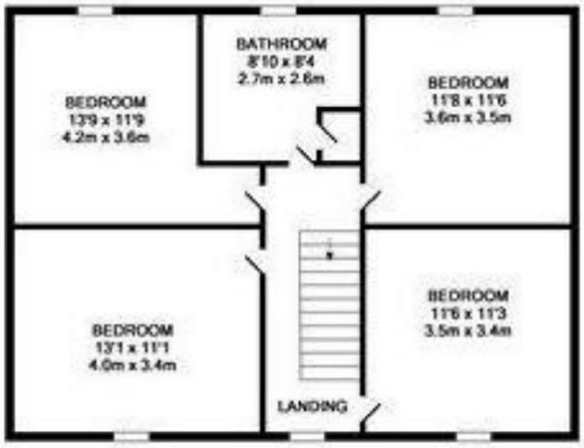
These particulars, whilst believed to be accurate

are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

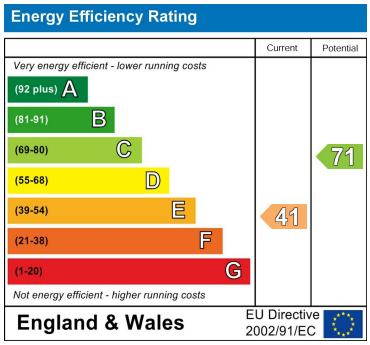


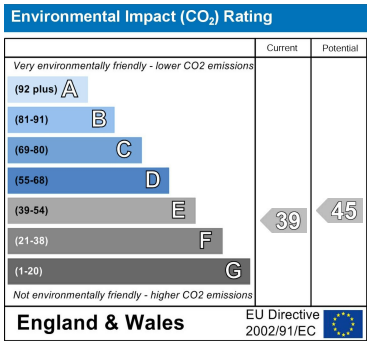
GROUND FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)



Area Map

Energy Efficiency Graph





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