



18 The Sidings, Spalding, PE12 6QT

£400,000

- Desirable street in a very desirable village
- Landscaped front and rear gardens
- Beautifully presented throughout
- Open field views
- Spacious rooms
- Three double bedrooms
- Two bathrooms
- Within easy access of village amenities
- Two reception rooms and conservatory
- Must view to be appreciated

Renowned as one of the most desirable streets in Moulton, this stunning property enjoys a tucked-away position at the end of the street, offering far-reaching views across the beautiful Lincolnshire countryside. Internally, the bungalow has a warm and welcoming feel, with tasteful neutral décor and well-proportioned, light-filled rooms that create a calm and comfortable living environment. Finished with the same care and attention inside as out, this is a home that truly needs to be seen to be appreciated. Early viewing is highly recommended to avoid disappointment.

Entrance Hall 15'5" x 5'4" (4.72m x 1.65m)



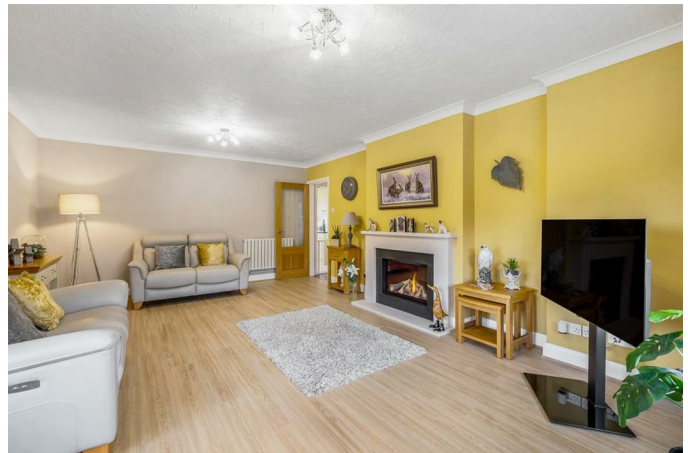
UPVC door to front with glazed side panel. Built-in storage cupboard with hanging rail and shelf. Airing cupboard with hot water cylinder. Two radiators. Loft access. Karndean flooring.



Lounge 19'4" x 13'7" (5.90m x 4.15m)



UPVC Bay window to front and window to side. Feature fire place with surround and natural flame fire. Two radiators. Wood effect flooring.



Kitchen Breakfast Room 11'11" x 13'2" (3.65m x 4.02m)



UPVC window to rear. Matching range of base and

eye level units with work surface over. Belfast sink unit with drainer and mixer tap. Tiled splash backs. Space for Rangemaster cooker. Extractor hood. Integrated dishwasher. Integrated fridge/freezer. Two radiators. Pantry with shelving. Tiled flooring.



Utility Room 8'1" x 5'4" (2.48m x 1.65m)



UPVC door and window to rear. Eye level units. Space and plumbing for washing machine with work space over. Extractor fan.

Cloakroom



Toilet. Wash hand basin. Tiled splash back. Extractor fan. Radiator. Tiled flooring.

Dining Room 11'11" x 9'10" (3.65m x 3.02m)



Doors leading to the conservatory. Radiator. Carpeted.



Conservatory 12'7" x 10'10" (3.84m x 3.32m)



Brick and UPVC construction. Sliding patio doors leading to the garden.

Bedroom 1 14'4" x 12'4" (4.39m x 3.78m)



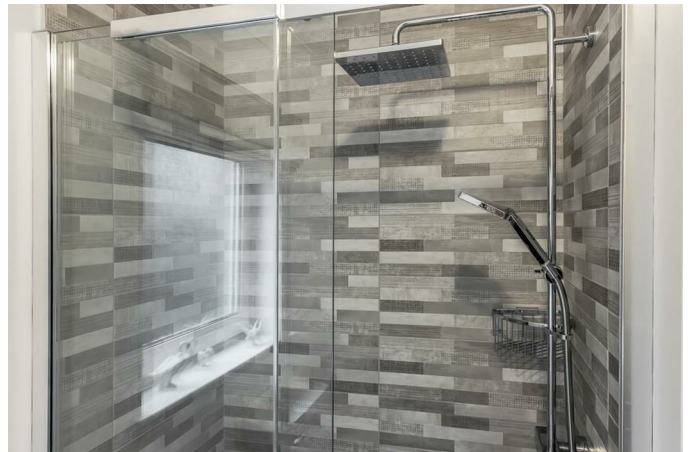
UPVC window to side and rear. Radiator. Carpeted.



Shower Room 8'0" x 9'1" (2.46m x 2.77m)



UPVC window to side. Double shower cubicle with rainwater head and separate shower attachment. Toilet. Fitted wash hand basin with vanity cupboards under and matching eye level units. Tiled splash backs. Extractor fan. Radiator. Wood effect flooring.



Bedroom 2 13'8" x 10'6" (4.18m x 3.21m)



UPVC window to front. Radiator. Carpeted. Alcove space for storage.



Bedroom 3 11'10" x 9'1" (3.61m x 2.79m)



UPVC window to front. Built-in storage cupboard. Radiator. Carpeted.

Bathroom 5'2" x 8'11" (1.59m x 2.74m)



UPVC window to side aspect. Three piece suite comprising of a panelled bath. Toilet. Pedestal wash hand basin. Fully tiled walls. Shaver point. Radiator. Wood effect flooring.

Outside



The front of the property has a gravel driveway providing off road parking. The gardens to the front and side of the property are mainly laid to lawn with flower and shrub borders. The rear garden is enclosed with timber fencing. Laid to lawn with flower and shrub beds. Paved patio area. Outside tap. Outside power point. The property has open views over farmland.



Garage 22'3" x 11'1" (6.80m x 3.38m)



Electric up and over door. Power and light connected. Loft access. Boiler. Pedestrian door to rear.

About Moulton

Moulton is a highly sought-after and welcoming village, prized for its strong community spirit and excellent local amenities, making it a wonderful place to live for families, professionals and downsizers alike. At the heart of the village is a lively centre featuring a traditional pub, a well-regarded local butcher, a doctors' surgery and a thriving primary school, all contributing to the village's self-sufficient and friendly atmosphere. Community life is central to Moulton, with a wide range of clubs, groups and activities bringing residents together throughout the year.

Sport plays a particularly important role in village life, with well-run football and cricket clubs offering

both competitive and social opportunities and acting as a popular meeting point for residents of all ages. The village calendar is full and varied, with regular events, celebrations and gatherings, including the much-loved annual scarecrow-making event, which perfectly captures Moulton's fun, inclusive and family-friendly character. These events, along with everyday interactions around the village, help create a genuine sense of belonging that is increasingly hard to find.

Despite its peaceful village setting, Moulton is ideally positioned between two attractive market towns, providing easy access to a wider range of shops, schools, cafés and transport links. This excellent location allows residents to enjoy the charm and tranquillity of village life while remaining well connected for work, leisure and travel. With its combination of amenities, community spirit and convenient location, Moulton is a truly lovely place to call home.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Scottish Power

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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 and Single Garage

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: C72

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.

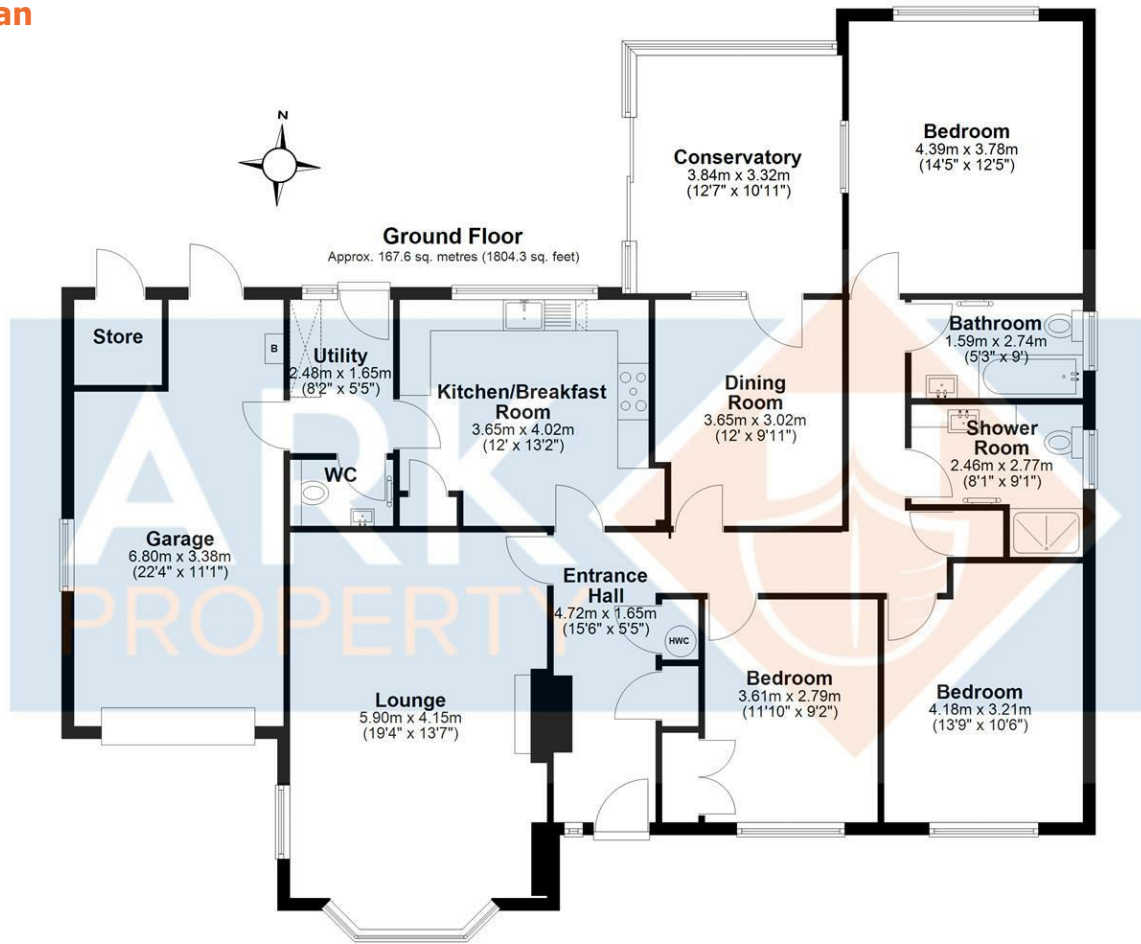
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service

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

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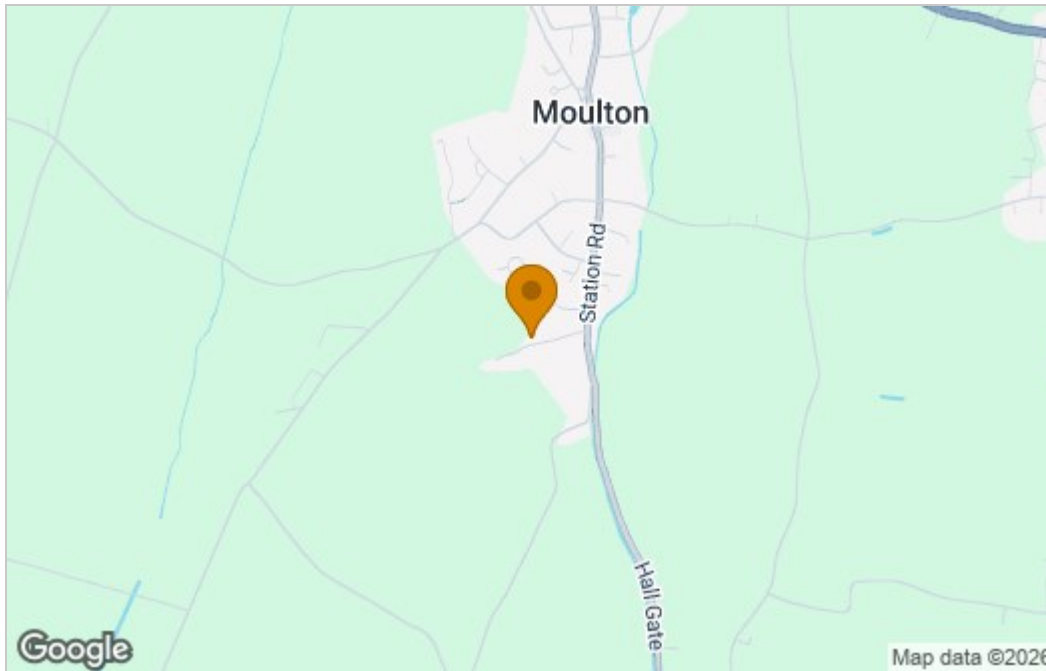
Floor Plan



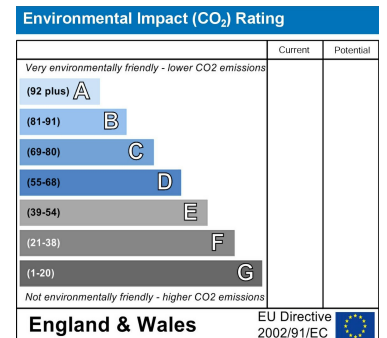
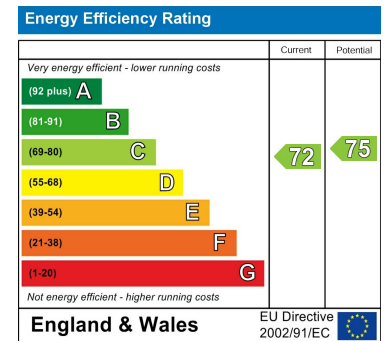
Total area: approx. 167.6 sq. metres (1804.3 sq. feet)

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Area Map



Energy Efficiency Graph



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