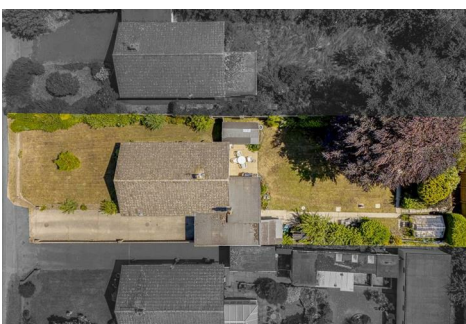




43 Roman Road, Moulton Chapel, PE12 0XQ

£255,000

- Extended detached bungalow in the popular village of Moulton Chapel.
- Three double bedrooms offering spacious accommodation throughout.
- Lounge plus a separate dining room for flexible living.
- Recently fitted wet room and modernised interior.
- Newly re-carpeted and neutrally decorated – ready to move into.
- No onward chain – ideal for a hassle-free purchase.

Spacious 3-Bedroom Detached Bungalow – Moulton Chapel – No Onward Chain.

This extended three-bedroom detached bungalow is situated in the sought-after village of Moulton Chapel. Recently re-carpeted and decorated in neutral tones throughout, the property is offered for sale with no onward chain.

Accommodation includes an entrance hall, lounge, kitchen and a separate dining room, offering flexible living space. There are three generous double bedrooms and a recently fitted wet room.

Externally there is ample off road parking leading to single garage and a large rear garden.

Ideal for those seeking single-storey living in a peaceful setting with spacious interiors ready to move into.

Entrance Hall 4'0" x 10'5" (1.24m x 3.18m)



PVC double glazed door to side. Coving to ceiling. Radiator. Doors to kitchen, bedrooms and bathroom.

Kitchen 11'7" x 11'9" (3.55m x 3.60m)



PVC double glazed window to side and door to lobby. Skimmed ceiling. Radiator. LVT flooring. Built

in airing cupboard with hot water cylinder and slatted shelving. Built in pantry cupboard. Wall mounted electric consumer unit. Fitted base and eye level units with roll edge work surfaces. Tiled splash back and peninsular. Five ring gas hob. Eye level integrated Neff oven and grill. Space and plumbing for dish washer. Space and plumbing for washing machine. Door to lounge.

Lounge 17'7" x 11'7" & 8'3" x 11'11" (5.37m x 3.54m & 2.52m x 3.64m)



PVC double glazed window and door to rear. Coving to ceiling. Radiator. Open fireplace. Door to dining room.

Dining Room 11'1" x 11'1" (3.40m x 3.39m)



PVC double glazed window to rear and door to lobby. Coving to ceiling. Radiator. LVT flooring. Built in storage cupboard.

Bedroom 1 11'11" x 11'6" (3.64m x 3.52m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Bedroom 2 7'11" x 11'6" (2.43m x 3.53m)



PVC double glazed window to side. Coving to skimmed ceiling. Radiator. Fitted full height built in wardrobes.

Bedroom 3 7'7" x 11'10" (2.32m x 3.63m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Shower Room 5'1" x 8'2" (1.57m x 2.50m)



PVC double glazed window to side. Coving to skimmed ceiling. Wall mounted heated towel rail. Wet room flooring. Electric shower. Close coupled toilet with push button flush. Grab rails available. Wall mounted wash hand basin with chrome taps over.

Lobby

PVC double glazed door to front and rear. Doors to dining room and garage.

Garage 17'3" x 8'5" (5.26m x 2.59m)

Up and over vehicular door to front. Power and light connected.

Outside



The property sits on a generous plot of front and rear gardens.

To the front of the property is an established lawn with brick front boundary wall and planted borders. There is a concrete driveway providing off road parking and leading to the entrance door of the property.

The rear garden is enclosed by timber fencing and mature hedging. Laid to lawn with a range of outbuildings including workshop, tool shed and greenhouse. There is outside power and a cold water tap available.

Property Postcode

For location purposes the postcode of this property is: PE12 0XQ

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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil 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 Limited 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: E41

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.

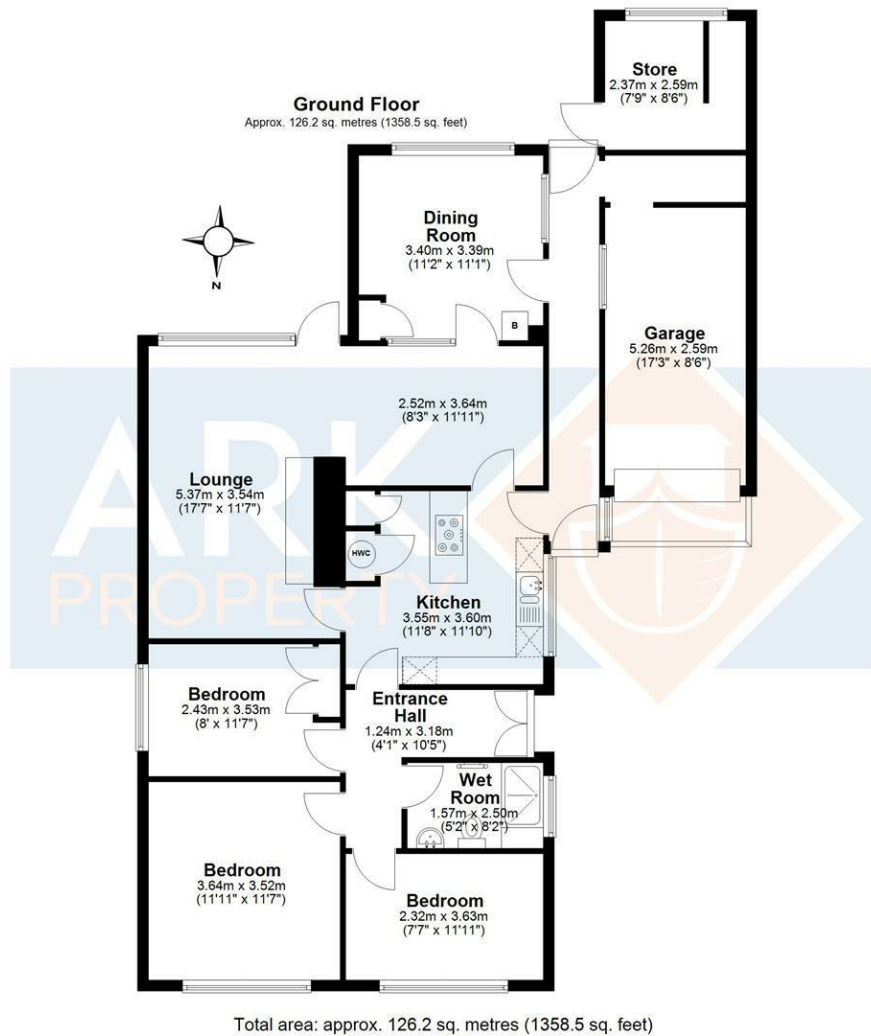
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

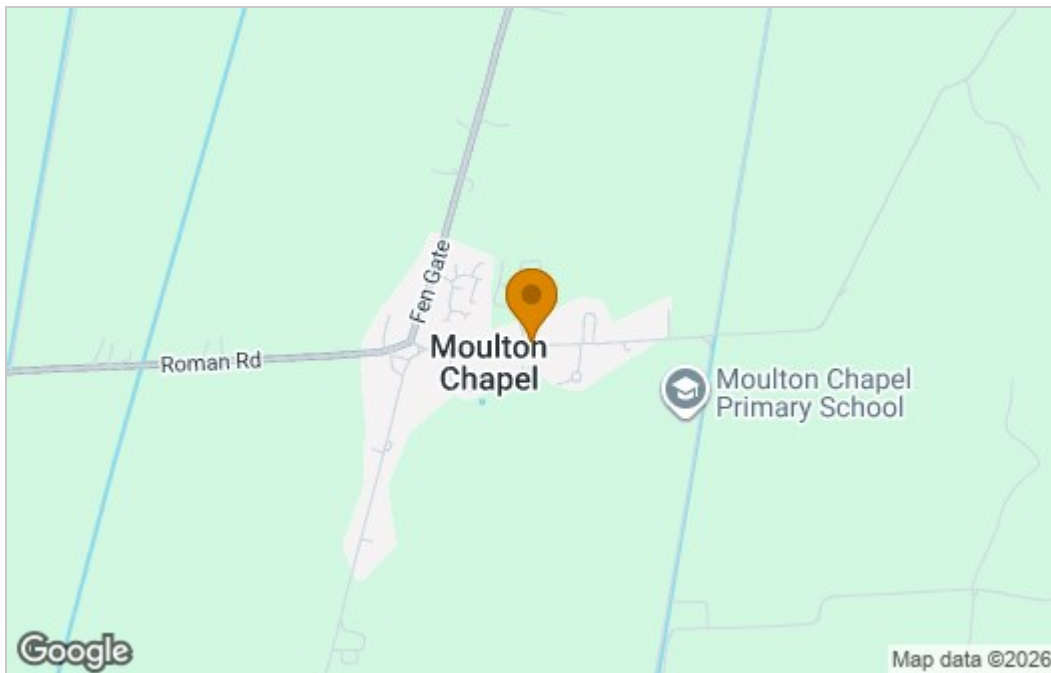
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must

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



Area Map



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Energy Efficiency Graph

