

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



22 Bell Lane, Moulton PE12 6PQ

£399,950 Freehold

- Extended Detached House
- 5 Bedrooms, 4 Reception Rooms
- Bathroom and Shower Room
- Single Garage and Further Garage Converted to Studio/Bedroom 6
- Gas Central Heating, UPVC Double Glazing

Versatile detached residence situated in a non-estate location in the centre of the popular Conservation village of Moulton. Accommodation comprising entrance hallway, lounge, garden room, reception room 2, kitchen diner, utility room, cloakroom and dining room to the ground floor; 5 bedrooms, bathroom and shower room to the first floor. Off-road parking, single garage, study/bedroom 6 and lean-to store. Mature gardens.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Open wooden porch with external lighting and a leaded obscured glazed door leading into:

ENTRANCE HALLWAY

6' 9" x 15' 11" (2.08m x 4.87m) Coved and textured ceiling, centre light point, dado rail, radiator, coat rail, Walnut laminate flooring, staircase leading off to first floor, door to:

FORMAL LOUNGE

11' 9" x 20' 9" (3.59m x 6.33m) UPVC double glazed window to the rear and front elevations, coved and textured ceiling, 2 centre light points, 2 radiators, TV point, Walnut laminate flooring, glazed door to:



GARDEN ROOM

11' 3" x 14' 0" (3.45m x 4.28m) Brick construction with polycarbonate roof, UPVC double glazed window to the front and rear elevations, laminate flooring, radiator, UPVC double glazed French doors to the side elevation.

From the Entrance Hallway door to:



RECEPTION ROOM 2

10' 2" x 15' 11" (3.10m x 4.87m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, BT point, fitted oak effect laminate flooring.

From the Entrance Hallway door into:



KITCHEN

8' 11" x 17' 5" (2.73m x 5.33m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, tiled flooring, radiator, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel one and a quarter bowl sink with mixer tap, space for fridge freezer, plumbing and space for dishwasher, fitted Range style cooker with 5 ring gas hob, plate warmer and electric double fan assisted oven. Square arch into Dining Room and opening into Utility Room.

UTILITY ROOM

9' 6" x 8' 9" (2.91m x 2.67m) UPVC double glazed window to the rear elevation, obscured glazed door to the side elevation, tiled flooring, storage cupboard off housing floor mounted boiler and central heating controls. Door into:



CLOAKROOM

2' 10" x 5' 1" (0.88m x 1.55m) Obscured UPVC double glazed window to the side elevation, textured ceiling, centre light point, tiled flooring, fitted with two piece suite comprising low level WC, corner wash hand basin with taps.

DINING ROOM

11' 5" x 11' 4" (3.49m x 3.46m) Brick construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, vaulted ceiling with beams with polycarbonate roof and centre light point, wall mounted heater, Walnut laminate flooring.

From the Entrance Hallway the staircase rises to:



FIRST FLOOR GALLERIED LANDING

7' 1" x 15' 1" (2.18m x 4.61m) Coved and textured ceiling, centre light point, smoke alarm, access to loft space, storage cupboard off housing hot water cylinder with slatted shelving, further storage cupboard with shelving and coat rail.



MASTER BEDROOM

11' 10" x 10' 8" (3.62m x 3.26m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, stripped floor boards.

BEDROOM 2

10' 2" x 9' 7" (3.12m x 2.94m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage recess off with hanging rail and shelving.

BEDROOM 3

9' 9" x 12' 0" (2.98m x 3.66m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

BEDROOM 4

8' 9" x 9' 9" (2.68m x 2.99m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

BEDROOM 5

8' 11" x 10' 7" (2.72m x 3.23m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, laminate flooring.



FAMILY BATHROOM

5' 6" x 10' 3" (1.68m x 3.14m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, laminate flooring, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit, roll topped bath with claw feet and telephone shower mixer tap.



SHOWER ROOM

5' 3" x 6' 11" (1.61m x 2.11m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, tiled flooring, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap and walk-in shower enclosure with fitted Triton power shower.



EXTERIOR

Wooden pillared entrance on to extensive gravelled driveway providing multiple off-road parking for vehicles. Fenced boundaries, lighting, wooden side access gate leading via paved pathways, gravelled area, 2 garden sheds, log store, cold water tap, lighting, to the rear garden which has paved pathways with shrubs and trees. The majority of the lawned garden is to the side and has fruit trees.



GARAGE

8' 10" x 16' 7" (2.70m x 5.06m) Wooden glazed window to the side elevation, strip light, electric consumer unit boards, power points.

LEAN-TO STORE

5' 2" x 14' 6" (1.59m x 4.44m) 1.59m x 4.44m, polycarbonate roof, strip lighting, space for fridge freezer, shelving, power and lighting.

STUDIO/BEDROOM 6

8' 8" x 15' 1" (2.65m x 4.61m) UPVC double glazed window to the front elevation, glazed window to the rear elevation, BT point, skimmed ceiling, centre light point, dimmer switch control, obscured glazed door to the rear elevation.

DIRECTIONS

From Spalding proceed in an easterly direction on the A151 Holbeach Road continue for around 4 miles to the village of Moulton, turning right into Bell Lane the property is situated on the right hand side.

AMENITIES

The centre of the village of Moulton is within easy walking distance and has a Primary School, All Saints Church, Public House, Post Office and General Stores, Doctors Surgery, Fish and Chip Shop, Butchers, Community Centre, Historic Working Windmill and Hairdressing salon. Holbeach and Spalding are approximately 4 miles in distance and the cathedral city of Peterborough is approximately 20 miles to the south with a fast train link to London Kings Cross with a journey time of 50 minutes







Converted Garage

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11874

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreX CAD25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		