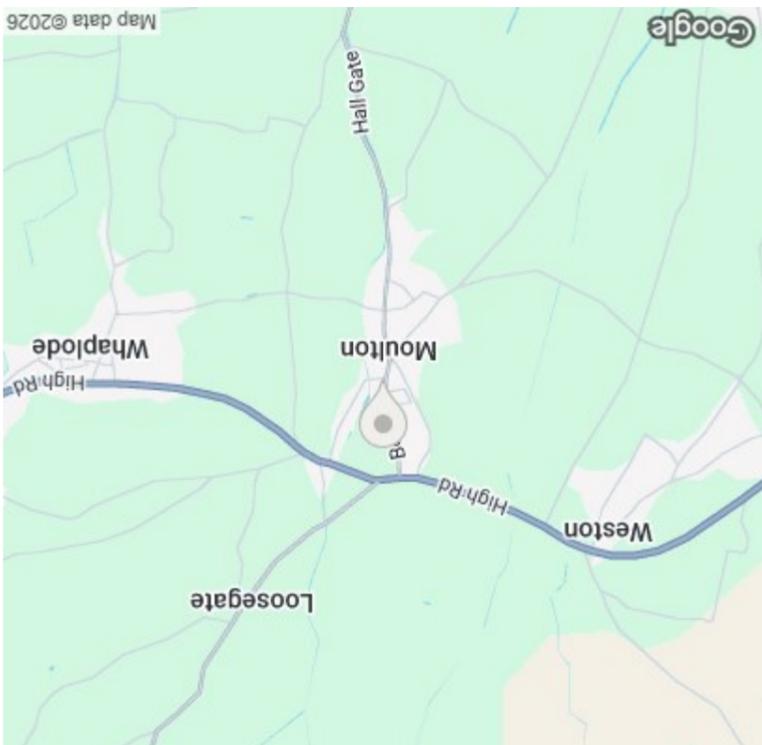
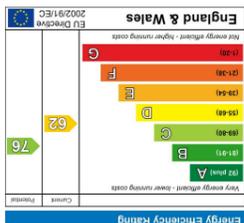


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

**Viewing**

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Bell Lane**

Moulton, Spalding, PE12 6PQ

**Asking Price £215,000 - Freehold , Tax Band - B**



**Bell Lane**  
Moulton, Spalding, PE12 6PQ

A bay-fronted detached bungalow in the popular village of Moulton, offered for sale with no onward chain. Set on a good-sized plot, the property provides a tremendous refurbishment opportunity, currently offering two double bedrooms, a spacious living room, kitchen-breakfast room, conservatory, driveway parking and garage. Ideally located within walking distance of village amenities, this is a fantastic chance to create a bespoke home in a sought-after location.

Located in the ever-popular village of Moulton, near Spalding, this bay-fronted detached bungalow represents a rare no-chain opportunity and an exceptional refurbishment project, set on a good-sized plot in a highly sought-after village location. The property offers a well-balanced and flexible layout, currently comprising two generous double bedrooms, a well-proportioned bathroom, and a bright living room with plenty of natural light. The kitchen-breakfast room, together with a separate utility area, provides ample scope for reconfiguration or extension (subject to the usual consents), while the conservatory enjoys pleasant views over the rear garden. Positioned within comfortable walking distance of local shops and amenities, the bungalow combines village convenience with excellent future potential. Being offered for sale with no onward chain, it is ideally suited to buyers looking for a straightforward purchase.

Outside, the property sits on a notably generous plot, featuring a double-width driveway providing parking for four or more vehicles, a single garage, and an open-plan front garden that enhances kerb appeal. To the rear, the enclosed garden and patio offer a private and versatile outdoor space, with gated side access adding further practicality.

Now requiring modernisation throughout, this bungalow presents a tremendous opportunity for purchasers to fully refurbish and transform the property into a bespoke home in a prime village setting. With gas central heating and mains services already connected, the foundations are in place to unlock the full potential of this superb opportunity.

**Entrance Hall**

385 x 1.44 (127" x 4'8")

**Living Room**

4.98 x 3.59 (16'4" x 11'9")

**Master Bedroom**

3.59 x 3.13 (11'9" x 10'3")

**Bathroom**

1.66 x 2.07 (5'5" x 6'9")

**Bedroom Two**

3.31 x 3.02 (10'10" x 9'10")

**Kitchen**

3.00 x 3.57 (9'10" x 11'8")

**Utility Room**

2.92 x 2.71 (9'6" x 8'10")

**Conservatory**

2.90 x 3.72 (9'6" x 12'2")

**Garage**

5.20 x 2.92 (17'0" x 9'6")

**EPC - D**

62/76

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**



Construction: Standard  
 Accessibility / Adaptations: Lateral Living  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions: No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Garage Integral, Driveway Private  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fixed Wireless  
 Internet Speed: up to 2000Mbps  
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.