

Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

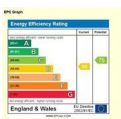
7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Station Road, Moulton, Spalding, PE12 6QE
Price £260,000
Freehold

POPULAR VILLAGE LOCATION* *CLOSE TO LOCAL AMENITIES* *NO CHAIN
Regal Park are pleased to offer this well presented 3 Bedroom Detached Bungalow in the popular village location of Moulton. The property is situated close to local amenities and has been in the family for the past 50 years and comprises; Entrance Hall, Lounge, Dining Area, Kitchen, 3 Bedrooms and a Shower Room. There is an extensive Driveway providing off road parking, leading to a Single Garage and good size rear garden.
Viewings Highly Recommended.
No Chain.

EPC: D





Entrance Hall

UPVC obscure double glazed window, radiator, fitted carpet, door to:

Lounge

17'8" x 11'7" (5.39m x 3.53m)

Two uPVC double glazed windows, coal effect gas fire with surround, single radiator, fitted carpet, telephone point, TV point, three wall lights, uPVC double glazed sliding patio door to garden, open plan to:

Dining Area

8'1" x 11'1" (2.46m x 3.38m)

UPVC double glazed window, single radiator, fitted carpet, door to:

Kitchen

11'4" x 11'10" max (3.45m x 3.61m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted boiler, plumbing for slimline dishwasher, plumbing for washing machine, space for fridge/freezer, fitted eye level electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window, tiled flooring, TV point, storage cupboard with hot water cylinder, uPVC double double glazed door to Driveway.

Bedroom 1

11'11" x 11'7" max (3.63m x 3.53m max)

UPVC double glazed window, single radiator, fitted carpet, telephone point, TV point, built-in wardrobe(s) with drawers.

Bedroom 2

7'10" x 11'7" max (2.39m x 3.53m max)

UPVC double glazed window, single radiator, fitted carpet, built-in wardrobe(s) with sliding doors.

Bedroom 3

7'8" x 11'11" (2.34m x 3.63m)

UPVC double glazed window, single radiator, fitted carpet, telephone point, TV point.

Shower Room

Fitted with three piece suite comprising tiled double shower cubicle with fitted electric shower over, wash hand basin and close coupled WC, fully tiled walls, uPVC obscure double glazed window, heated towel rail, tiled flooring.

Outside

There is a Driveway to the front providing ample off road parking, gravel area, blue slate chipping area, slabbed Driveway, outside tap, outside lighting, leading to a Single Garage (15'9" x 8'8") with uPVC side personnel door to garden, power and light connected, uPVC obscure double glazed window to rear, remote-controlled electric roller door. The rear garden has a patio area, outside lighting, gravel areas, lawn area, greenhouse, storage shed, further gravel area.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.