



BRADLEY JAMES

ESTATE AGENTS



167 Broad Lane, Moulton, Spalding, PE12 6PW

Asking price £195,000

- No through road
- Conservatory
- Three bedrooms
- Off road parking and outside power points
- Close to primary school and village amenities
- Open plan refitted kitchen diner
- Upstairs bathroom
- Private plot
- Side garden and courtyard patio garden

167 Broad Lane, Spalding PE12 6PW

Nestled at the end of a quiet road on Broad Lane in the charming village of Moulton. This semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and an upstairs bathroom, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, seamlessly flowing into a beautifully refitted open-plan kitchen diner. This area is ideal for entertaining and family gatherings, and it opens up to a bright conservatory, providing a lovely view of the garden. The generous plot surrounding the property features off-road parking, a private side garden, and useful outdoor storage options, including sheds and a coal house. The outdoor space is enhanced with power points, a tap, and lighting, making it perfect for summer barbecues or relaxing evenings.

The location is particularly appealing, as it is situated in a sought-after village known for its excellent amenities. Residents can enjoy the convenience of a local shop with a post office, a hairdresser, a cricket green, a butcher, a pub, a fish and chip shop, a primary school, and a doctor's surgery, all within easy reach. Furthermore, the property benefits from good road links to the A16, connecting you to Peterborough, Norfolk, and Lincoln.

This home not only offers a peaceful retreat with no through traffic but also provides a wonderful community atmosphere, making it an ideal choice for those looking to settle in a vibrant village setting.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation.

Lounge

14'0 x 13'0

UPVC double glazed window to the front, back boiler, radiator, power points, ceiling fan and lights.

Kitchen Diner

17'3 x 8'0

Two UPVC double glazed windows to the rear, UPVC obscured double glazed door going onto the conservatory, base and eye level units with work surface over, sink and drainer with mixer tap over, space and point for freestanding cooker with extractor over, space and point for fridge freezer, space and plumbing for washing machine, tiled splashback, tiled floor, radiator, power points and under stairs storage cupboard.

Conservatory

11'3 x 6'3

UPVC construction with UPVC double glazed door to the rear, tiled floor and power points.

Landing

UPVC double glazed window to the side, radiator, power point and loft hatch.

Bedroom 1

10'8 x 9'2

UPVC double glazed window to the front, radiator, power points and telephone points.

Bedroom 2

12'0 x 9'0

UPVC double glazed window to the rear, radiator, power points and airing cupboard.

Bedroom 3

8'5 x 8'2

UPVC double glazed window to the rear, radiator and power points.

Bathroom

UPVC obscured double glazed window to the front, panel bath with taps over, electric shower, wash hand basin with taps over, WC, wall mounted heated towel rail, fully tiled walls and extractor fan.

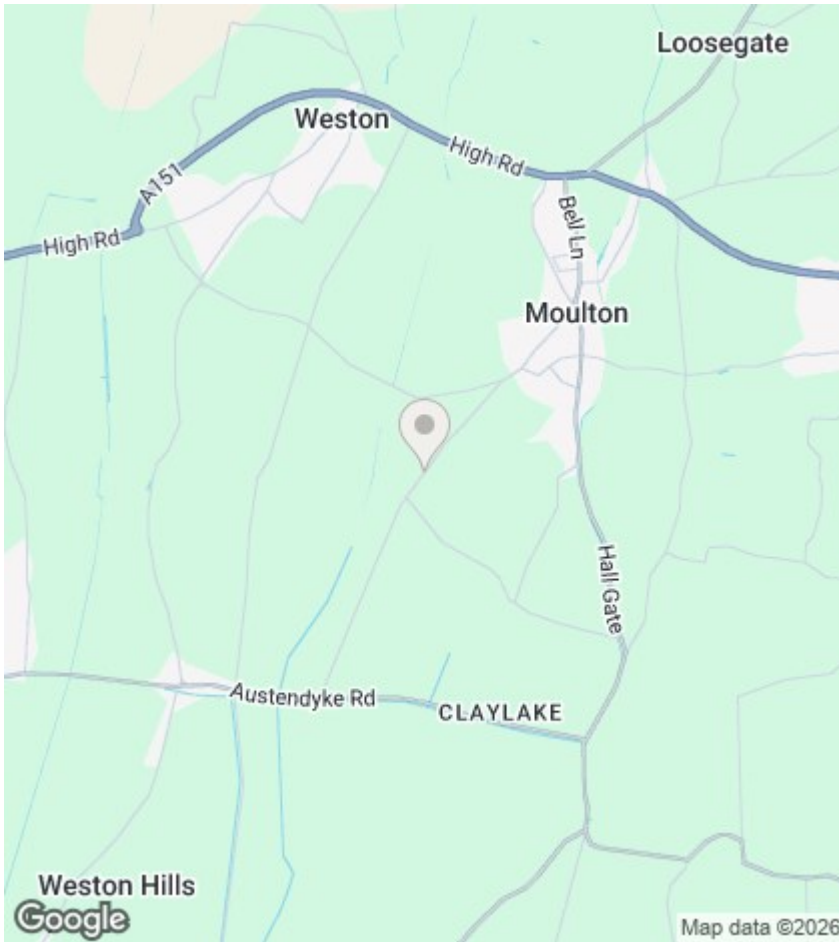
Outside

This property is the last property on the road which is a no through road and sits on a fantastic plot. There is a metal five bar gate and a pedestrian gate which opens up to the gravel off-road parking, two sheds, outside power point, the rest of the rear garden is enclosed by

panel fencing, is predominantly laid to lawn and has a variety of shrubs. There's also a courtyard garden which has a concrete patio seating area, a brick built outdoor coal store, and outdoor tap.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

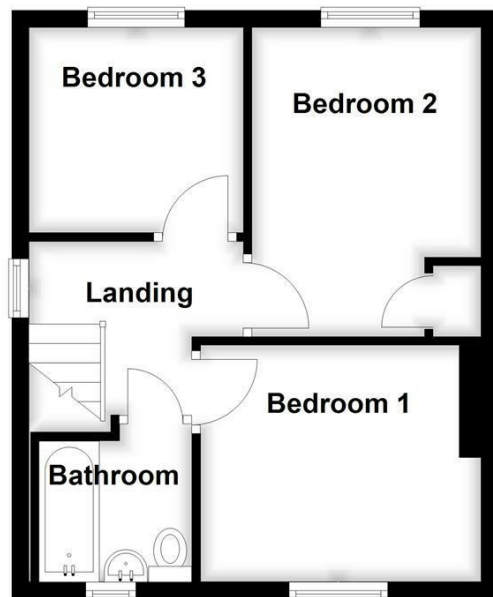
Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)