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# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



40 Ashby Gardens, Moulton PE12 6QR

**£219,995 Freehold**

- Detached Bungalow
- Lounge
- Kitchen/Breakfast
- Dining Room
- Two Bedrooms

2 bedroom detached bungalow situated in the popular village of Moulton. Single garage and parking for up to 5 cars. Landscaped rear garden with summerhouse. Lounge, Kitchen/breakfast room, dining room, cloakroom, 2 bedrooms and shower room. Recently installed central heating system.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



**ENTRANCE HALL :** Having a radiator, power points, loft hatch, airing cupboard with shelving and a double storage cupboard.

**LOUNGE :** 4.88m x 3.66m (16'0" x 12'0") UPVC double glazed window to the front overlooking the green, radiator, power points, aerial point.

**KITCHEN/BREAKFAST :** 3.68m x 2.59m (12'1" x 8'6") UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, a four burner gas hob with an extractor hood over, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, tiled splash-back's, tiled floor, inset spotlights.

**PANTRY :** Having shelving, base and eye level units, space and point for a fridge/freezer.



**TRIPLE ASPECT DINING ROOM :** 4.88m x 2.29m (16'0" x 7'6") UPVC double glazed windows to both sides and the rear, UPVC double glazed door to the rear, power points, base units with a work surface over. Door through to the:-

**CLOAKROOM :** UPVC obscured double glazed window to the side, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath with inset shelving and a work surface over, tiled splash-back's, half height tongue and groove walls, tiled floor and a storage cupboard.

**BEDROOM ONE :** 3.56m x 3.48m (11'8" x 11'5") UPVC double glazed window to the front enjoying views over the green, fitted wardrobes, radiator and power points.

**BEDROOM TWO :** 3.40m x 2.31m (11'2" x 7'7") UPVC double glazed window to the rear, radiator and power points.

**SHOWER ROOM :** UPVC obscured double glazed window to the rear, fully tiled shower cubicle with an electric mixer shower over, vanity washbasin with a mixer tap over and storage drawers beneath with a work surface over, W.C, wall mounted heated towel rail, tiled splash-back's, tiled floor and inset spotlights.

**EXTERIOR :** The property is positioned with a communal green to the front having a variety of mature and established native trees. The property provides a mixture of concrete and gravel off-road parking for numerous vehicles including a caravan or motor-home if needed. There is pedestrian side gated access to both sides of the bungalow opening up to the rear garden which is enclosed by panel fencing. The property offers two side gardens which are laid to lawn, with a shed and a summerhouse which could be a separate study if required.

**SINGLE GARAGE :** Having a metal up and over door.

#### SERVICES

Energy Efficiency Rating - E

Gas Central Heating

Mains Water

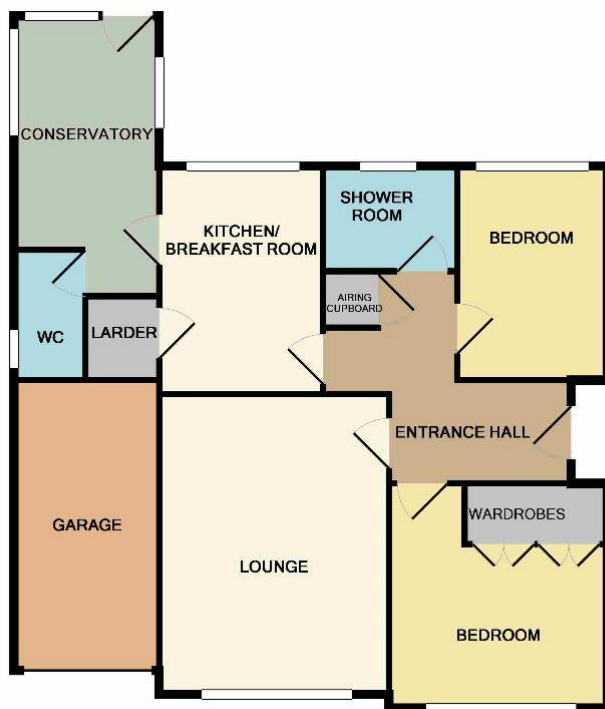
The vendors have recently installed new central heating and new radiators.

#### DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continue for around 3.5 miles to Moulton and turn right into Bell Lane. Proceed straight through the village, continue into Station Road and take a right hand turning into Ashby Garden.

#### AMENITIES

Moulton is a conservation village with historic windmill and Church along with general stores, post office, fish and chip shop, doctors surgery, public house etc. The market towns of Spalding and Holbeach are each approximately 4 miles distant and the former has bus and railway stations. The cathedral city of Peterborough is 21 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage.  
Gas central heating.

**COUNCIL TAX BAND** B

#### LOCAL AUTHORITIES

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

#### PARTICULARS CONTENT

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**Ref:** M/M

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.

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