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**24 Broad Lane, Moulton PE12 6PN**

**£330,000 Freehold (Guide Price)**

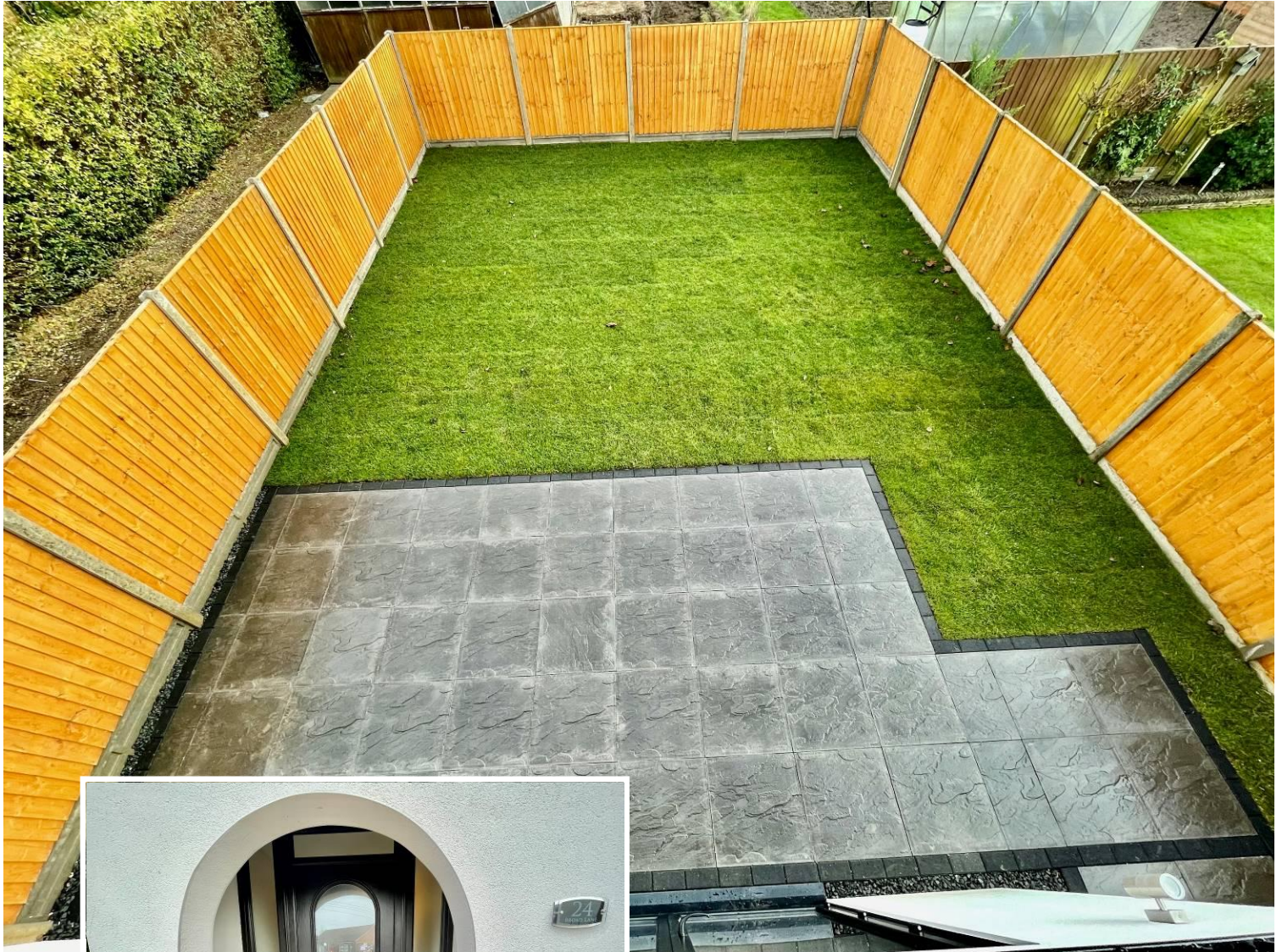
- Refurbished Four Bedroom Detached house
- Open Plan Kitchen/Living Area
- Utility Room
- Master En-Suite
- Family Bathroom

Superbly presented, fully renovated 4 bedroom detached house situated in the popular Conservation village of Moulton. Accommodation comprising OPEN PLAN living/dining/kitchen, separate lounge and utility to the ground floor; master bedroom with BALCONY and en-suite, 3 further bedrooms and bathroom. Multiple off-road parking to the front, enclosed rear gardens. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Open arched porch with tiled floor and UPVC obscured double glazed composite door with matching obscured panels to both sides leading into:

#### **ENTRANCE HALLWAY**

5' 11" x 12' 2" (1.82m x 3.73m) Skimmed ceiling, centre light point, smoke alarm, understairs storage area, part wood panelling to the walls, radiator, oak effect laminate click flooring, solid oak door into:







### **LOUNGE**

11' 1" x 12' 10" (3.38m x 3.92m) UPVC double glazed bay window to the front elevation, skimmed ceiling, centre light point, radiator, TV point.

From the Entrance Hallway a solid oak door leads into:

### **OPEN PLAN LIVING/DINING/KITCHEN**

24' 7" x 16' 3" (7.50m x 4.96m) at the widest point UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double radiator, TV point, fitted recessed log effect fire, built-in recessed shelving, built-in recessed cupboard for TV, oak effect laminate click flooring, square arch into:

### **KITCHEN AREA**

Composite UPVC double glazed doors to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, double radiator, TV point, oak effect laminate click flooring, central island with fitted square sink with mixer tap and fitted drawer units, fitted with a wide range of base, eye level and drawer units, work surfaces over, integrated fridge freezer, integrated Lamona ceramic hob, extractor hood over, integrated eye level fan assisted electric oven, opening into:

### **UTILITY ROOM**

4' 10" x 8' 1" (1.48m x 2.48m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, smoke alarm, wall mounted Worcester gas boiler, plumbing and space for automatic washing machine, space for tumble dryer or fridge, fitted with a base units with work surfaces over, oak effect laminate click flooring.

From the Entrance Hallway the staircase rises to:

### **FIRST FLOOR GALLERIED LANDING**

Part wood panelling, UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space.

### **MASTER BEDROOM**

12' 4" x 9' 11" (3.78m x 3.03m) UPVC double glazed French doors to the rear elevation leading on to BALCONY. Skimmed ceiling, inset LED lighting, TV point, radiator, wood panelling to one side wall, solid oak door into:

### **EN-SUITE**

5' 9" x 9' 6" (1.76m x 2.90m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting,





extractor fan, heated graphite towel rail, tiled flooring, fully tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage drawers below, walk-in double shower enclosure with glass screen and fitted double rainfall shower head and further shower attachment tap.

#### **BEDROOM 2**

10' 4" x 11' 2" (3.17m x 3.41m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point.

#### **BEDROOM 3**

7' 0" x 11' 11" (2.15m x 3.64m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, TV point.

#### **BEDROOM 4**

7' 2" x 6' 11" (2.2m x 2.11m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, TV point, radiator.

#### **FAMILY BATHROOM**

6' 9" x 10' 2" (2.08m x 3.10m) Skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, stainless steel graphite heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, oval bath with central mixer tap and shower attachment tap.

#### **EXTERIOR**

Extensive gravelled driveway with turning bay and lawned area with fencing to the side elevation, paved pathways leading to the open arched porch.

#### **REAR GARDEN**

Extensive patio area to the rear, laid to lawn with fenced boundaries to both sides and to the rear elevations.

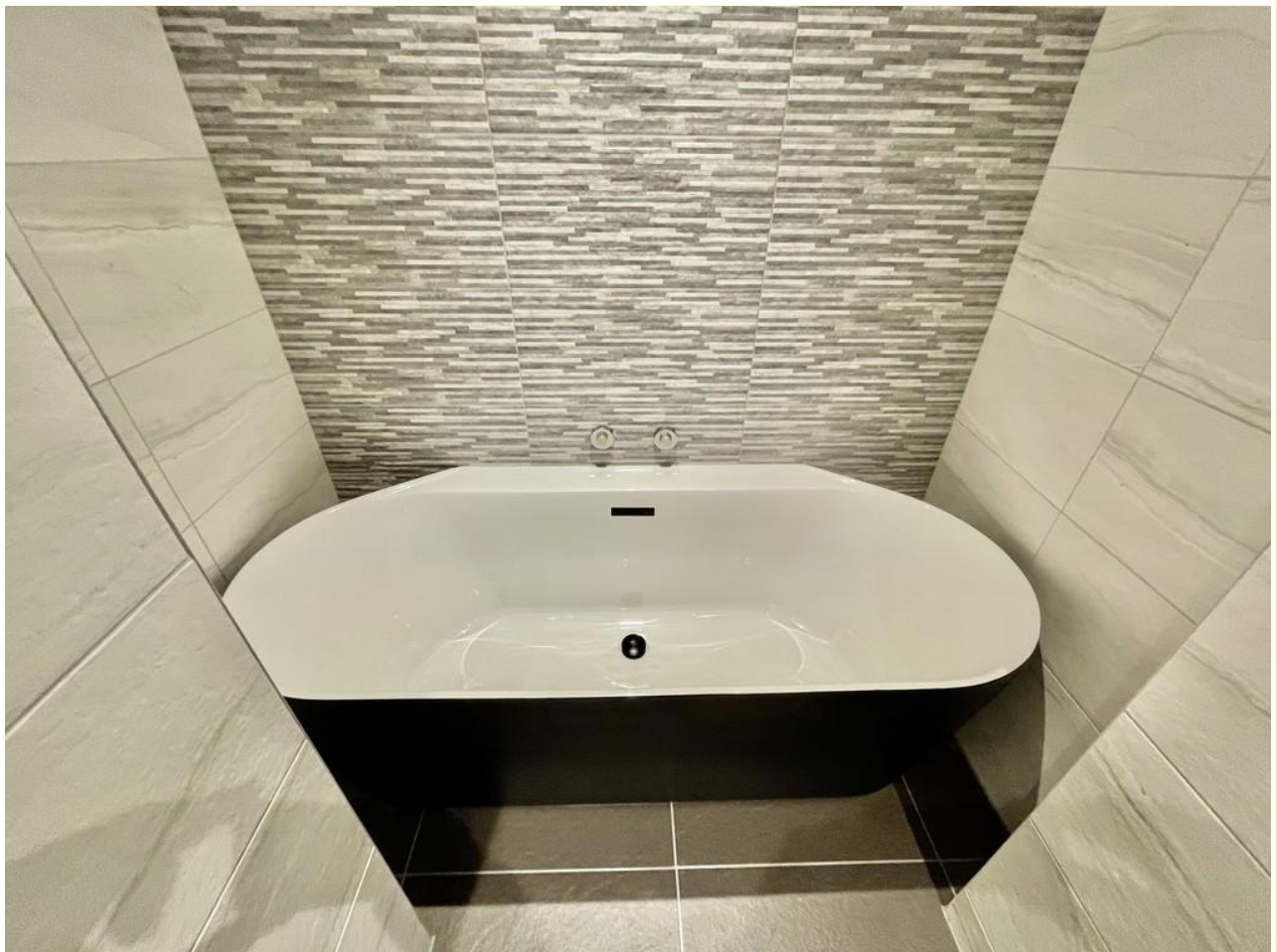
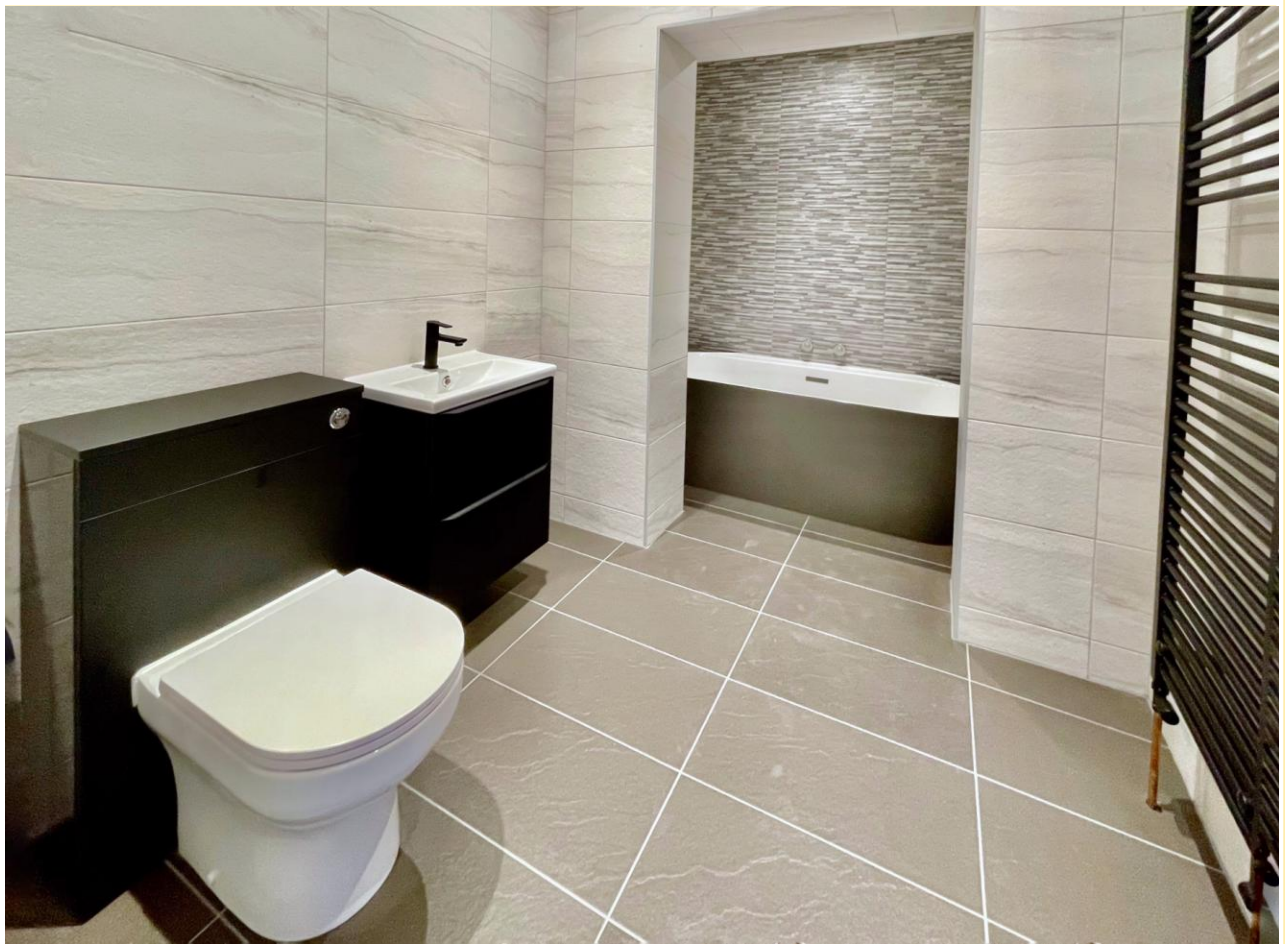




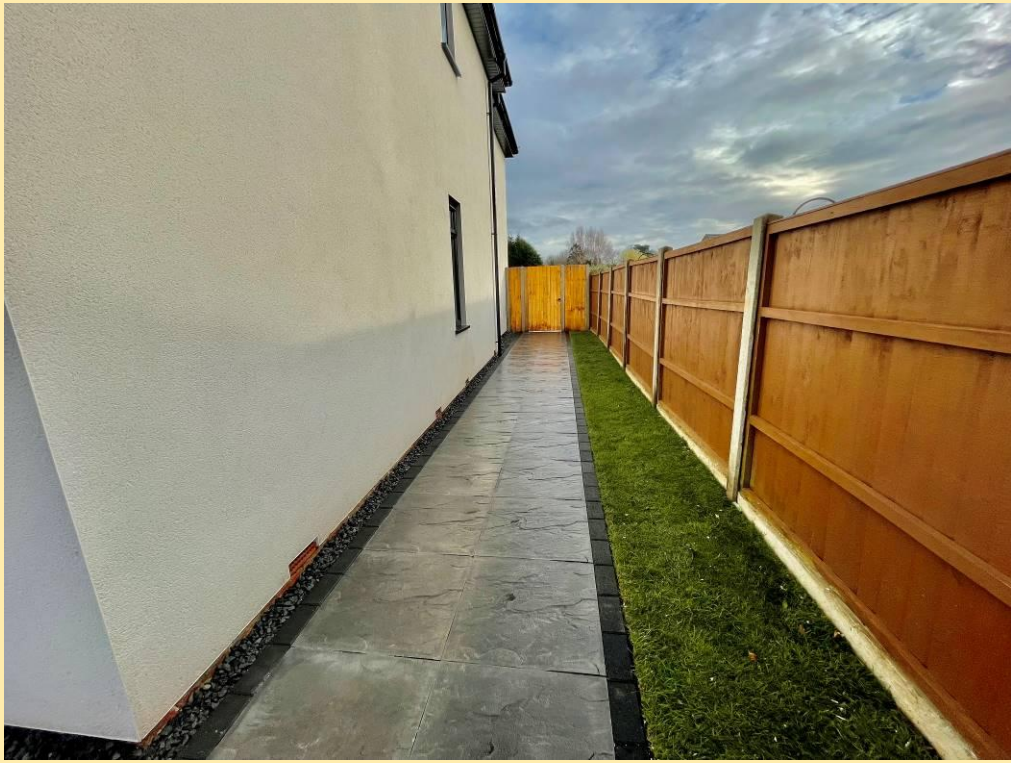
### **DIRECTIONS/AMENITIES**

Proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane, proceed into the centre of the village turning right across the Green into Broad Lane. The property is situated on the left hand side opposite the primary school. Local primary school, doctors surgery, public house and shops within easy walking distance. The market towns of Holbeach and Spalding are each 4 miles distant and the cathedral city of Peterborough 20 miles from the south.











# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND C**

**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: S11636**

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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