BRADLEY JAMES

ESTATE AGENTS









34 Reynolds Gardens, Moulton, Spalding, PE12 6PT

Asking price £285,000

- No chain
- En-suite to bedroom one
- Newly fitted kitchen
- Not overlooked from the rear
- Located in a conservation village
- Three bedrooms
- Newly fitted downstairs shower room
- Open plan lounge and dining room that connects to the kitchen
- Off road parking and single garage
- Walking distance to Moulton's fantastic amenities

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Nestled in the charming conservation village of Moulton, this recently modernised detached chalet bungalow offers a delightful blend of comfort and contemporary living. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts three well-proportioned bedrooms, including a convenient downstairs bedroom with a newly refitted shower room adjacent to it. The master bedroom features an en-suite bathroom, a rare and valuable addition for a property of this type. The open-plan lounge and dining area create a welcoming space, perfect for both relaxation and entertaining. This area seamlessly flows into a thoughtfully designed kitchen, which has been newly refitted to meet modern standards.

The entire property has been completely redecorated, ensuring a fresh and inviting atmosphere throughout. Outside, you will find off-road parking that leads to a single garage, providing ample space for your vehicle and additional storage. The side gated access leads to a private rear garden, which is a true gem, as it is not overlooked, offering a peaceful retreat for outdoor enjoyment.

This bungalow is a turnkey property, meaning there is nothing left to do but settle in and enjoy your new home. With its desirable location and modern amenities, this property is an excellent opportunity for those seeking a comfortable and stylish living space in a picturesque village setting.

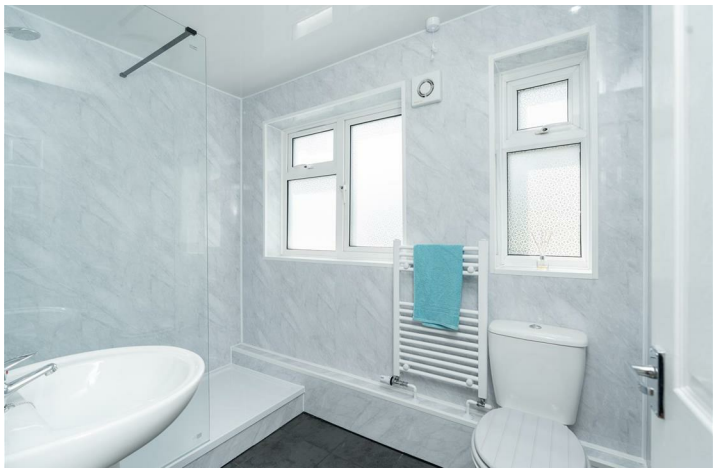
Reynolds Gardens is conveniently located within walking distance to Moulton's fantastic amenities, including a doctors' surgery, primary school, pub, butchers, shop with post office, hairdressers, and a beloved fish and chip shop.

3 2 2 C

Council Tax Band: C







Entrance Hall
UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, telephone point, power point and radiator.

Lounge
17'6 x 10'8
Double aspect with a UPVC double glazed window to the front and the rear, gas fireplace, power points some with USB charging, TV points, radiator, wall lights and the room continues through to the dining room.

Dining Room
10'2 x 8'8
UPVC double glazed window to the rear, radiator and power points, the room flows through to the lounge.

Kitchen
10'4 x 10'2
UPVC double glazed window to the rear, UPVC obscured double glazed door to the side, newly fitted base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a induction hob and extractor over, space and plumbing for washing machine, space and point for fridge freezer, wall mounted Worcester Bosch boiler housed in a kitchen cupboard, tiled floor, tiled splashback and radiator.

Landing
Power point and storage in the eaves.

Bedroom 1
20'6 x 8'0
UPVC double glazed window to the rear, radiator, power points, loft hatch, storage in the eaves, storage cupboard, some power points have USB charging and a door to the en-suite bathroom

En-suite Bathroom
Panel bath with taps over, pedestal wash hand basin with taps over, WC with push button flush, radiator, skimmed ceiling with inset spotlights, extractor fan, storage in the eaves and restricted head height.

Bedroom 2 upstairs
13'0 x 10'0
UVPC window to the front, radiator and power points

Bedroom 3 downstairs
12'8 x 10'4
UPVC double glazed window to the front, radiator, power points and storage cupboard.

Shower Room
Two UPVC double glazed windows to the side, walk-in double shower with a built-in mixer shower on a sliding adjustable rail, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail and extractor fan.

Outside
There's a laid to lawn area, the rest is gravel off-road parking. The off-road parking can be extended if you need more spaces and there is a single garage. There is side gated access to the rear garden which is enclosed by panel fencing and hedging, it benefits from not being overlooked at the rear and it is predominantly laid to lawn. with an extended patio seating area.





















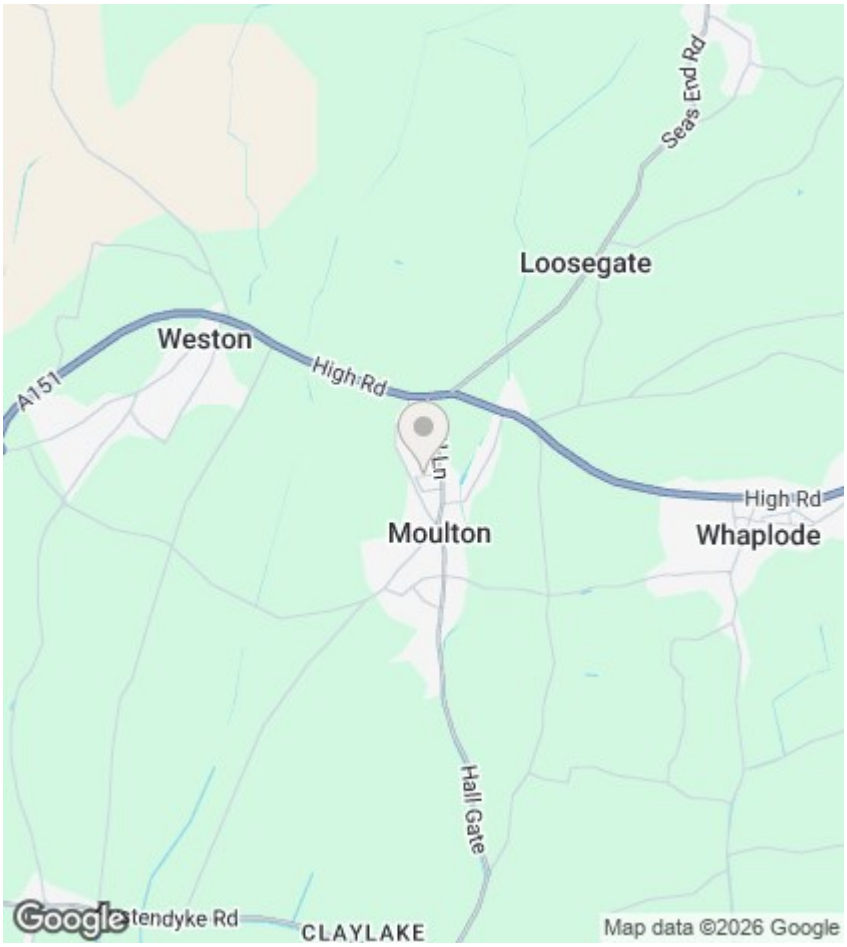










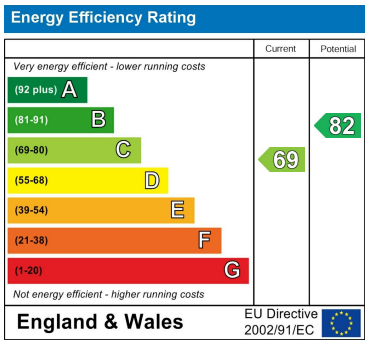


Viewings

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

EPC Rating:

C





Total area: approx. 123.1 sq. metres (1325.5 sq. feet)