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## 14 The Sidings, Moulton PE12 6QT

**Guide Price £400,000 Freehold**

- Favoured Location
- 2 Reception Rooms, Garden Room, Conservatory
- Master Bedroom with En-Suite and Dressing Room
- 2 Further Bedrooms
- No Onward Chain

Superbly presented, spacious 3 bedroom detached bungalow in favoured village location with delightful gardens, ample parking and double garage. The property is sold with no onward chain and an internal inspection is highly recommended.

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#### **ACCOMMODATION**

Recessed entrance with external electric light, tiled step, modern composite door with leaded light panels opening into:

#### **RECEPTION HALL**

12' 6" x 5' 11" (3.83m x 1.82m) Radiator, LVT flooring, access to loft space, coved and textured ceiling, ceiling light, door to:

#### **LOUNGE**

20' 0" x 12' 10" (6.12m x 3.93m) plus large walk-in bay window to the front elevation. Decorative coved cornice, decorative ceiling rose with pendant light fitment, textured ceiling, 2 wall lights, brick fireplace with raised tiled hearth, arch to:



#### **DINING ROOM**

13' 0" x 9' 8" (3.97m x 2.96m) UPVC window to the side elevation, fitted carpet, radiator, decorative coved cornice, decorative ceiling rose with pendant light fitment, textured ceiling, multi pane glazed doors with bevelled glass panels to:



#### **GARDEN ROOM**

12' 1" x 9' 7" (3.70m x 2.93m) maximum Brick construction with pitched roof with internal stained panelling, ceramic floor tiles, windows to both sides and the rear, glazed UPVC external entrance door opening on to the patio.



#### **FITTED BREAKFAST KITCHEN**

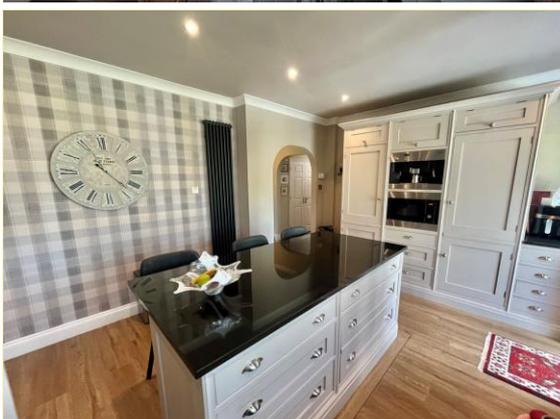
15' 11" x 12' 11" (4.87m x 3.96m) Central island with breakfast bar and range of fitted drawers beneath, extensive range of shaker style units comprising numerous base cupboards and drawers, worktops, tiled splashbacks, twin Belfast sink with mixer tap, integrated fridge freezer, eye level wall cupboards, dishwasher, range style cooker with 5 burner gas hob and multi speed cooker hood above, plumbing and space for washing machine, unit with space for a microwave and coffee machine, recessed ceiling lights, coved cornice, vertical radiator, glazed UPVC door opening into:



#### **BESPOKE CONSERVATORY**

22' 8" x 9' 3" (6.92m x 2.84m) UPVC double glazed construction with bi-fold doors, twin French doors opening on to the covered patio/seating area, contemporary radiator, heat reflective mono pitch glazed roof.

Also from the Reception Hall archway to:



#### **INNER HALLWAY**

11' 1" x 4' 5" (3.40m x 1.35m) LVT flooring, coved and textured ceiling, ceiling lights, double cloaks cupboard, doors arranged off to:

#### **MASTER BEDROOM**

13' 10" x 10' 10" (4.23m x 3.32m) plus large door recess. UPVC window to the side elevation, coved and textured ceiling, ceiling light, wall lights, radiator, recessed double wardrobe with hanging rail.

#### **EN-SUITE SHOWER ROOM**

7' 1" x 5' 10" (2.17m x 1.80m) Corner shower cabinet with overhead sprinkler, low level WC, hand basin with mixer tap and store cupboard beneath, fully tiled walls, tiled floor, coved and textured ceiling, extractor fan, ceiling light, obscure glazed UPVC window.

#### **DRESSING ROOM**

7' 0" x 8' 11" (2.15m x 2.74m) maximum Including fully fitted furniture to both sides. Coved and textured ceiling, UPVC windows, ceiling light, radiator.



### **BEDROOM 2**

12' 8" x 10' 4" (3.87m x 3.16m) Fitted carpet, range of fitted furniture comprising wardrobes and drawers, UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

### **BEDROOM 3**

12' 11" x 8' 0" (3.94m x 2.45m) UPVC window to the rear overlooking the Conservatory, coved and textured ceiling, ceiling light, radiator.

### **BATHROOM**

7' 2" x 6' 10" (2.20m x 2.09m) Fitted three piece contemporary suite comprising bath with side mounted mixer tap and shower attachment, shower with overhead sprinkler and glazed screen, moulded hand basin with mono block mixer tap, store cupboards beneath and low level WC with concealed cistern and push button flush, fully tiled walls, obscure glazed UPVC window with tiled sill, recessed ceiling lights, extractor fan, vertical radiator/towel rail.

### **EXTERIOR**

The property stands nicely back from the road with an extensive front garden, decorative brick wall to the front boundary, stocked borders, attractive paved pathway, gravelled driveway with multiple parking and access to:

### **DETACHED DOUBLE GARAGE**

18' 3" x 18' 4" (5.57m x 5.60m) An attractive building of brick and block with a pitched tiled roof, twin electronically operated roller style doors, concrete floor, UPVC windows, textured ceiling, strip light, access to loft space, Ideal hot water cylinder and Ideal Logic gas fired central heating boiler.

To the side of the property a hand gate leads down the side of the driveway where there are externally accessed gas and electricity meters, outside tap and a pathway leading to the:

### **ESTABLISHED REAR GARDENS**

The delightful gardens are extremely well stocked with a central lawned area, extensive paved patios including a covered seating area (3.6m x 3.1m approx), established borders with a multitudinous array of flowers, shrubs and plants, fishpond, various seating areas, trellised arch leading to a further circular patio area with a secret garden with 2 sheds, further seating areas and close boarded timber fencing to the outer perimeters.





### GENERAL INFORMATION

In the Agents opinion 14 The Sidings is a quality bungalow in a popular Conservation village with delightful established gardens offering a discerning buyer an attractive and convenient place to reside.

### DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton, turning right into Bell Lane and proceeding into Station Road. Turn right into The Sidings and the property is situated on the right hand side.

### AMENITIES

The delightful Conservation village of Moulton offers a general stores/post office, butchers, public house/restaurant, primary school, historic working windmill, Church and doctors surgery. Spalding is 4 miles distant and the cathedral city of Peterborough 21 miles to the south, the latter having a fast train link with London's Kings Cross minimum journey time 46 minutes.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** BAND D

**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: S11807**

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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