

High Road, Moulton, Nr Spalding, PE12 6P.



Kitchen/Diner



Sitting/ Dining Room



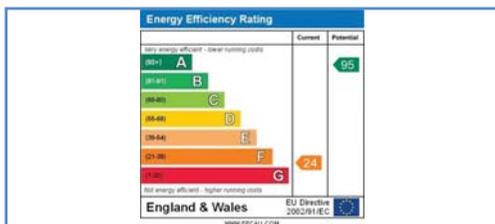
Lounge



Bedroom



Rear Aspect



Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose

Estate Agents

FOR SALE



Semi-detached, three bedroom family home in Moulton.

High Road, Moulton, Nr Spalding, PE12 6P.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN

£169,995



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Ref: S043

www.harrisonroseproperty.com

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Ground Floor

Hall

Entrance door, stairs leading to landing, doors to:

Kitchen 5.09m (16'9") x 2.93m (9'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, freezer, washing machine and tumble dryer, tiled flooring, radiator, uPVC double glazed window to side and rear, double doors to rear garden, open plan archway leading to:

Dining Room/ Sitting Room 3.72m (12'2") x 3.44m (11'3")

UPVC double glazed window to rear, open fireplace, night storage heater.

Lounge 3.44m (11'3")max x 2.86m (9'5")max

UPVC double glazed window to front, radiator, TV point.

Bathroom

Fitted with a four piece suite comprising a shower enclosure, bath with shower attachment, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to front.

First Floor

Landing

Doors to:

Bedroom 1 4.65m (15'3") x 2.97m (9'9")

Two uPVC double glazed windows to front, night storage heater, feature fireplace.

Bedroom 2 3.78m (12'5")max x 2.08m (6'10") max

UPVC double glazed window to rear, electric heater.

Bedroom 3 2.68m (8'10") x 2.46m (8'1")

UPVC double glazed window to rear, electric heater.

Outside

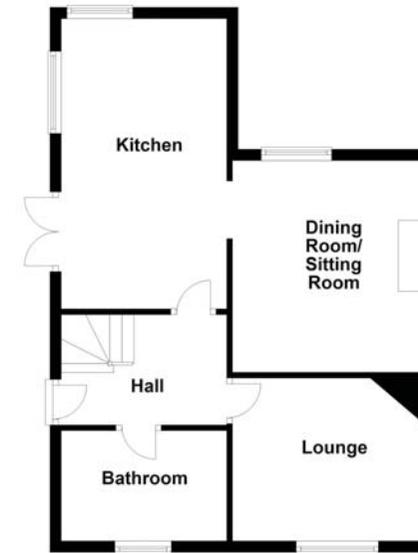
Gate leading to extensive front garden, mainly laid to lawn with a mixture of shrubs, bushes and mature trees, pathway leading to picket fencing to side garden and front entrance door. Generously sized garden to side wrapping round to the rear, mainly laid to lawn with a patio area and a mixture of shrubs, bushes and mature trees, field views to the back, external tap and lighting. Allocated parking to the rear of property from the shared driveway.

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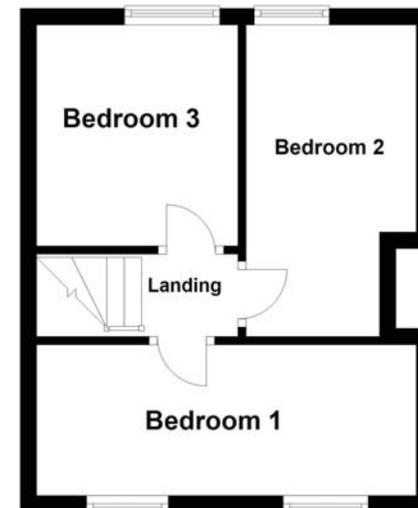
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -