

Broad Lane, Moulton, Spalding PE12 6PN



Sitting Room



Dining Room



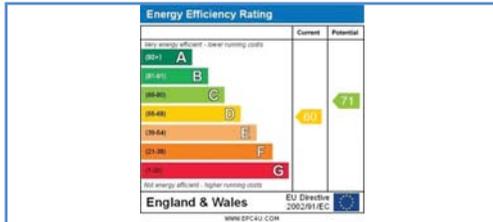
Kitchen



Rear Garden



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Extensive detached family home in the Village of Moulton.

Broad Lane, Moulton, Spalding PE12 6PN

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- OFF ROAD PARKING & GARAGE
- EXTENSIVE REAR GARDEN

£318,500

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Ref: S0112

www.harrisonroseproperty.com

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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Ground Floor

Front Porch

Front entrance door, window to front, door to:

Entrance Hall

Window to side, double radiator, stairs leading to first floor landing, UPVC double glazed window to side, door to:

Dining Room 4.19m (13'9") x 4.07m (13'4")max

Log Burning fire set within a feature fireplace with brick fireplace hearth, feature windows covering one wall into the sitting room, radiator, door to:

Lounge 4.27m (14') x 3.85m (12'8")

UPVC double glazed window to front, radiator, ceiling spotlights.

Sitting Room 4.18m (13'9") x 3.53m (11'7")

Radiator, ceiling spotlights, sliding patio doors leading to the garden, door to:

Inner Hallway

Radiator, wall mounted gas boiler,

Kitchen 3.53m (11'7") x 2.34m (7'8")

Fitted with matching base and eye level units with worktop space over, one and a half bowl sink with single drainer and mixer tap, space for fridge/freezer, fitted eye level oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, skylight window above providing additional daylight into the room.,

Wet Room

Fitted with a three piece suite comprising an oversized shower area, wash hand basin and WC, full height tiling to all walls, radiator, extractor.

Utility Room 2.19m (7'2") x 1.60m (5'3")

Fitted with a worktop space, plumbing for a washing machine, additional storage area, door to hallway leading to:

Garden Room / Office 2.95m (9'8") x 2.29m (7'6")

UPVC double glazed window to rear, back door to garden.

First Floor

Landing

Bedroom 1 4.28m (14')max x 3.83m (12'7")

UPVC double glazed window, built in wardrobe, radiator.

Bedroom 2 4.26m (14'0") x 3.74m (12'3") max

Window, uPVC double glazed window to rear, built in wardrobe, radiator, storage area.

Bedroom 3 4.18m (13'9")max x 2.16m (7'1")

velux window to side, built in wardrobe, radiator.

Landing

Velux window skylight to side.

Bathroom

Fitted with a three piece suite comprising P shaped bath with shower over, pedestal wash hand basin with mixer tap, wc, tiled surround, window to front, radiator, ceiling spotlights.

Outside

To the front, garden with gravelled driveway providing off road parking for several vehicles, attached brick built garage, foot path leading to side entrance door.

The rear garden is established and enclosed by wood fencing, features a patio/seating area, extensive lawned area with a variety of shrubs and trees, raised flower beds, summerhouse, gated side access, storage shed.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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