

Westmoreland Road, Moulton, Nr Spalding, PE12 6PU.



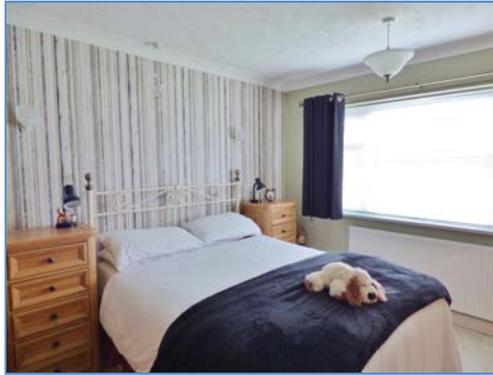
Lounge



Kitchen



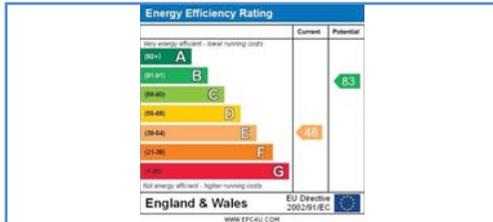
Sun Room



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached, two bedroom bungalow located in Moulton.

Westmoreland Road, Moulton, Nr Spalding, PE12 6PU.

- DETACHED BUNGALOW
- TWO BEDROOMS
- SUN ROOM
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

**£267,500**

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.

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.

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

T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S130

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

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## Ground Floor

### Entrance Hall

Entrance door, laminate flooring, single radiator, coving to ceiling, access to loft, doors to:

### Lounge

4.83m (15'10") x 3.42m (11'3")  
UPVC double glazed window to front, feature fireplace, double radiator and single radiator, laminate flooring, coving to ceiling.

### Kitchen

3.57m (11'9") x 3.17m (10'5")  
Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, space for cooker, plumbing for washing machine, laminate flooring, single radiator, coving to ceiling, access to gas boiler, uPVC double glazed window to rear, door to pantry 2.00m (6'7") x 2.00m (6'7"), further door to:

### Sun Room

1.72m (5'8") x 2.50m (8'2")  
UPVC double glazed window to side and rear, laminate flooring, single radiator, built-in storage cupboard, door leading to rear garden.

### Bedroom 1

3.58m (11'9") x 3.43m (11'3")  
UPVC double glazed window to front, laminate flooring, single radiator, two wall lights, coving to textured ceiling.

### Bedroom 2

3.57m (11'9") x 3.17m (10'5")  
Two uPVC double glazed windows to rear, double radiator, laminate flooring, coving to textured ceiling, patio double doors leading to rear garden.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, low level WC and pedestal wash hand basin, tiled surround, ceramic tiled flooring, built-in airing cupboard, single radiator, coving to ceiling, uPVC frosted double glazed window to rear.

### Outside

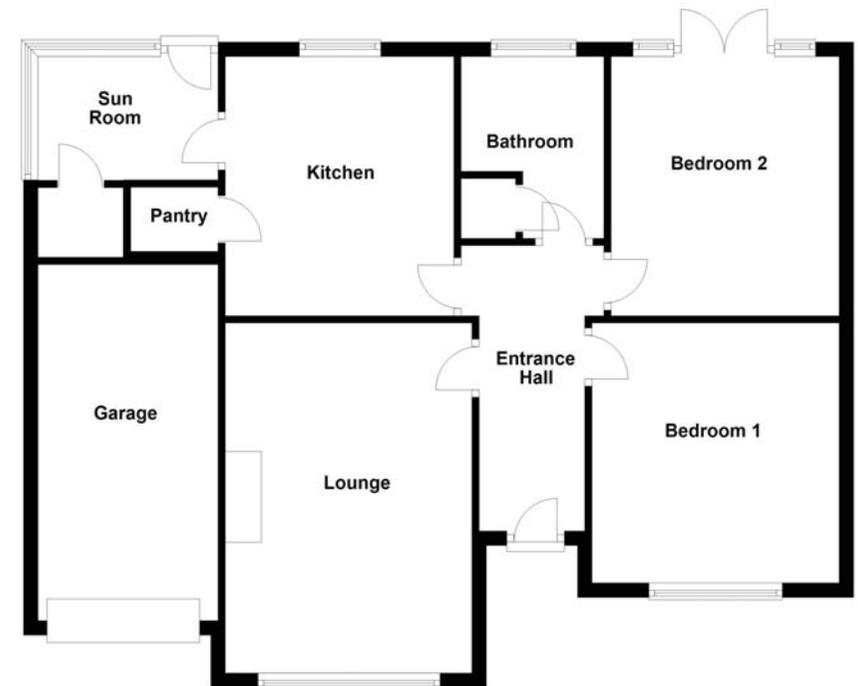
The front of the property is mainly laid to lawn with a driveway to the side leading to garage via an up and over door, pathway leading to front entrance door, side gates.  
Enclosed rear garden, mainly laid to lawn with mixture of mature trees and bushes, pathway leading to the rear of the garden which provides access to the Summer house with a patio area.

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- Call today to arrange your free valuation -

Floorplan



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