



## 156 High Road, Moulton, PE12 6PD

**£195,000**

- Beautifully neutral décor throughout, creating a bright and welcoming atmosphere
- Open-plan layout, seamlessly connecting the lounge and dining areas
- Handy utility room at the rear for added convenience
- Ample parking space for multiple vehicles to the front and side
- Stunning, established garden, beautifully maintained
- Open-field views to the side and rear, overlooking picturesque countryside
- Situated in Moulton, one of the most desirable villages to live in
- A truly lovely, warm ambiance that welcomes you from the moment you step inside
- Convenient for commuters, with easy access to both Spalding and Holbeach market towns
- A perfect blend of village charm and modern comfort

Tucked along the High Road in the highly sought-after village of Moulton, this charming and quaint cottage has been tastefully renovated and decorated to perfection. The open-plan layout is modern and inviting, featuring a lovely lounge flowing seamlessly into a dining area. At the rear, a galley kitchen leads to a handy utility room and a convenient downstairs bathroom. Upstairs, you'll find two spacious double bedrooms. Outside, there's ample parking to the front and side, plus a beautifully maintained rear garden with open-field views of the stunning countryside. Completing the space is a serene summer house, perfect for relaxing or entertaining. Offered to the market at a competitive price, this cottage is a true gem.

**Lounge 12'0" x 12'11" (3.66m x 3.96m)**



Entrance door to front. Window to front and side. Brick fireplace with inset fire and wooden mantle. Radiator. Carpeted.

**Dining Room 11'11" x 9'11" (3.64m x 3.04m)**



Window to side and rear. Carpeted. Radiator. Stairs to first floor. Understairs storage cupboard.

**Kitchen 11'2" x 6'4" (3.41m x 1.94m)**



PVC double glazed window to side. Matching range of base and eye level units. Sink unit with drainer

and mixer tap. Tiled walls. Tiled floor. Integrated electric hob with extractor hood over. Built in oven and grill. Built in fridge.

**Utility Room 2'9" x 5'10" (0.85m x 1.80m)**

Space and plumbing for washing machine. Tiled flooring.

**Porch 4'9" x 6'3" (1.46m x 1.93m)**

PVC construction. Tiled flooring. Door to garden.

**Bathroom 6'8" x 5'4" (2.04m x 1.65m)**

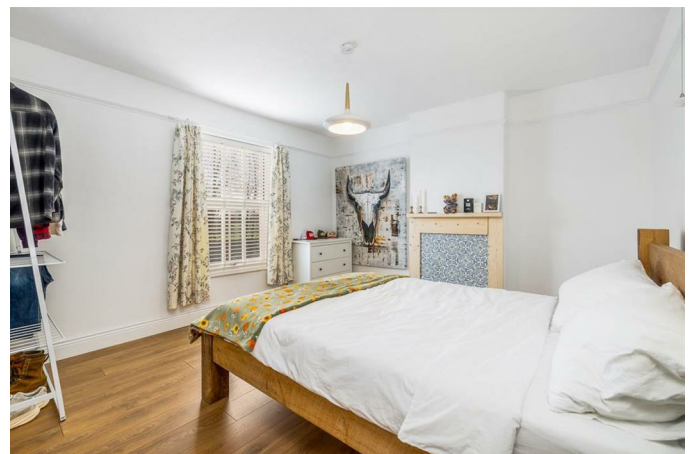


PVC double glazed window to side. Panelled bath with shower over. Glass shower screen. Toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Tiled walls. Tiled flooring.

**First Floor Landing**

Doors to bedrooms.

**Bedroom 1 12'0" x 12'11" (3.66m x 3.96m)**



PVC double glazed window to front. Radiator. Wooden fireplace with surround. Wooden flooring.

**Bedroom 2 11'11" x 10'0" (3.65m x 3.05m)**

PVC double glazed window to side. Radiator. Wooden flooring. Storage area 1.6m x 1.0m.

**Outside**

The front of the property has a gravel driveway providing off road parking for several vehicles. Gate leading to rear.

The rear garden is enclosed by timber fencing. Gravel area. Lawn area. Garden pergola with power. Additional storage shed to the rear of the summer house.

**Summer House**

Timber construction. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6PD

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Unlikely over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Variable over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E49

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

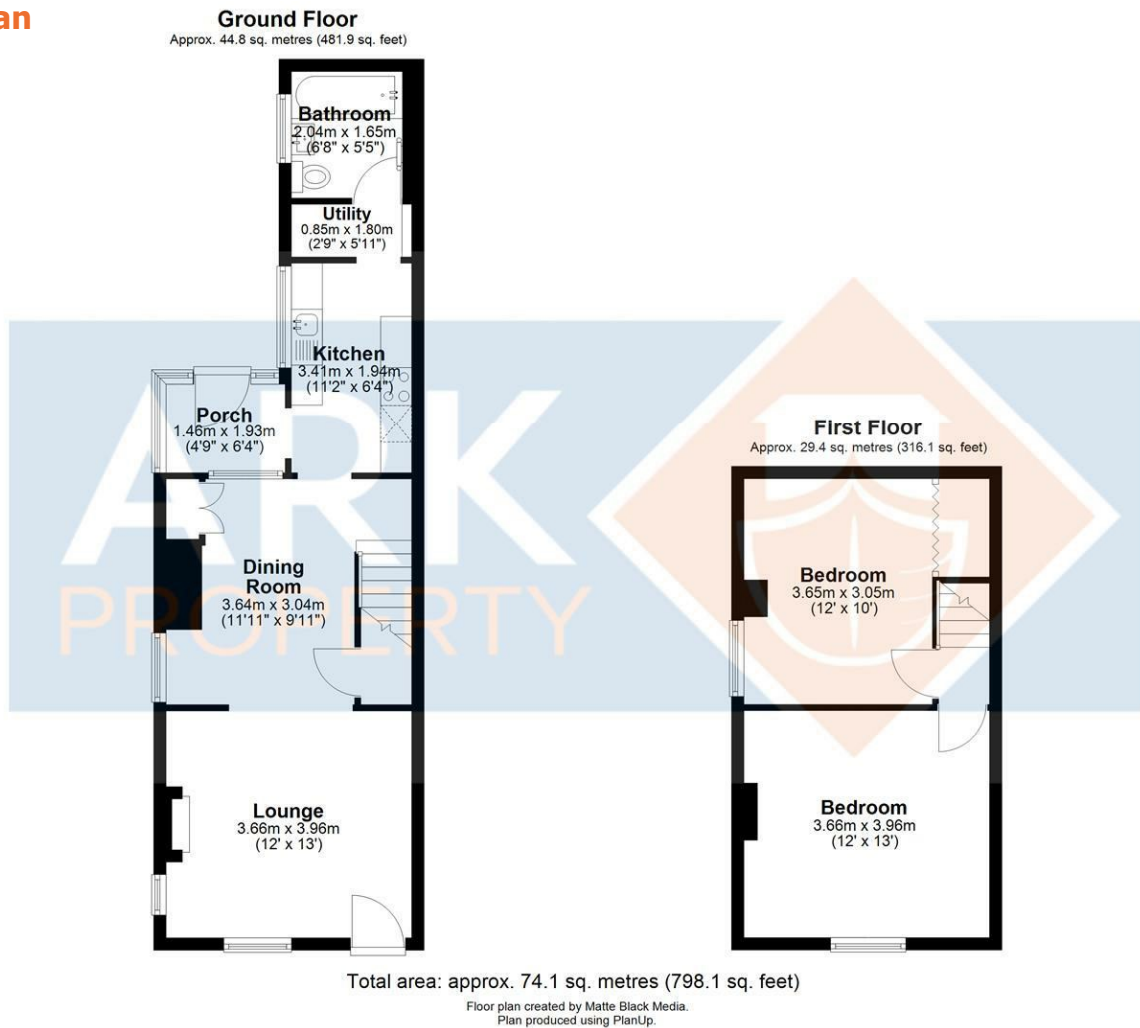
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

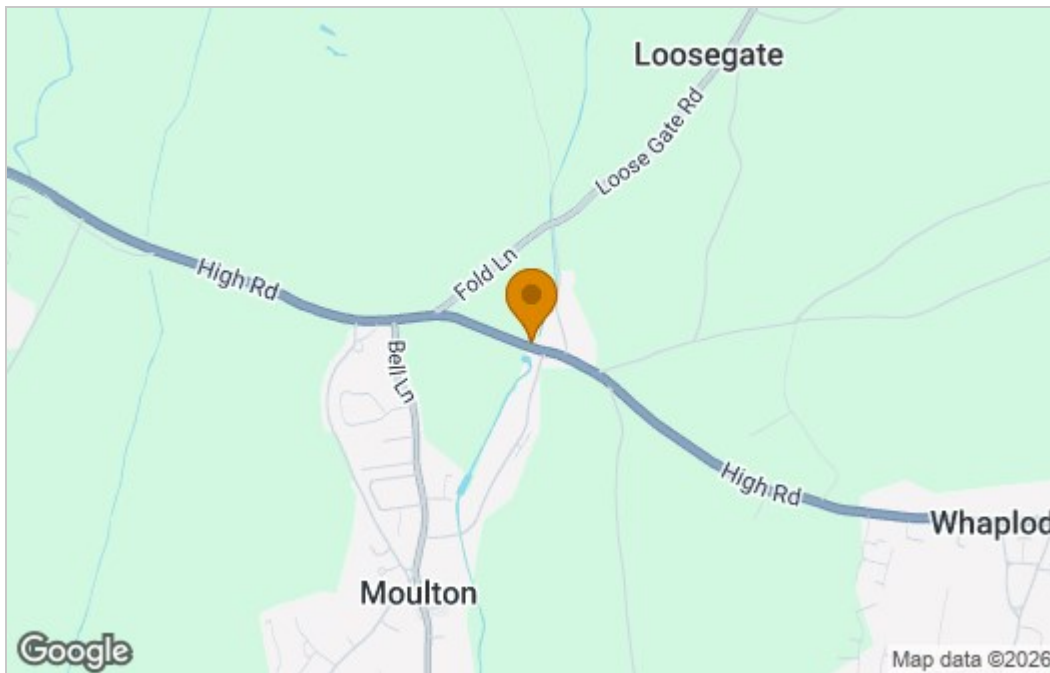
### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

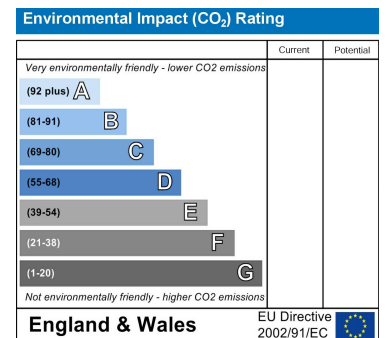
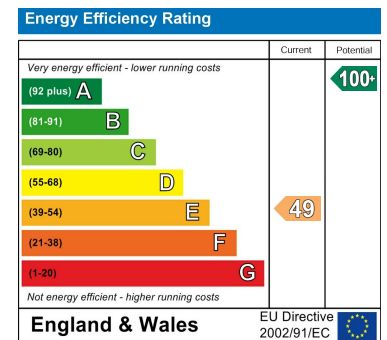
## Floor Plan



## Area Map



## Energy Efficiency Graph



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