

## 9 Hall Gate, Moulton, PE12 6QF

**£235,000**

- Beautifully presented throughout
- Large rear garden
- Field views front and back
- Popular village location
- Off road parking to front
- Great flowing layout
- Neutral decor
- Upstairs bathroom
- Three separate bedrooms
- Must view to be appreciated

## Charming 1907 Cottage in the Popular Village of Moulton

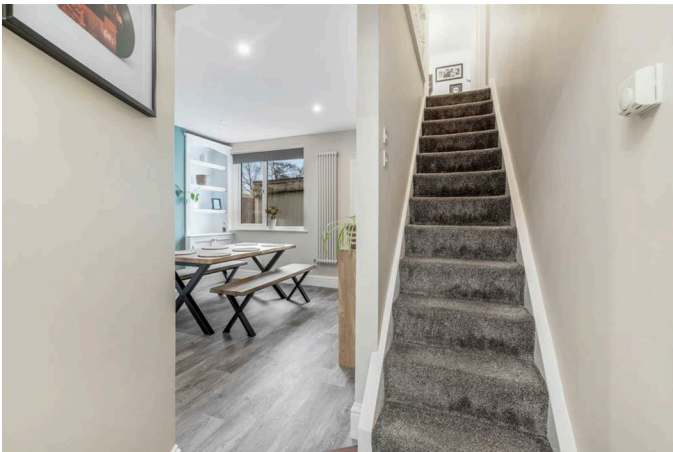
Located in the ever-popular village of Moulton, this beautifully presented 1907 cottage enjoys picturesque field views to both the front and rear, creating a peaceful countryside setting that would make a wonderful home for its next owner.

From the moment you step inside, the property offers a warm and welcoming atmosphere, with natural light flowing through the spacious living areas, enhancing the sense of space and comfort throughout.

The home features three well proportioned bedrooms, ideal for families, guests, or home working, along with a generous rear garden that provides plenty of outdoor space for relaxing, entertaining, or gardening.

With its charming character, attractive surroundings, and fantastic potential, this delightful cottage truly needs to be seen to be appreciated. Arrange your viewing today and discover everything this lovely home has to offer.

### Entrance Hall



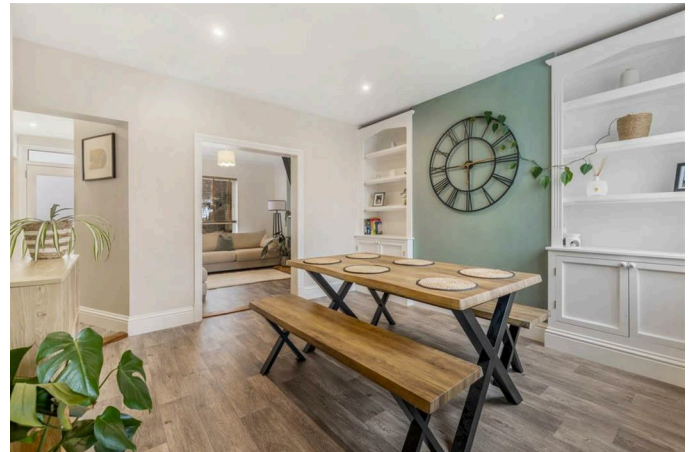
Composite door to front. Radiator. Stairs leading to first floor landing.

### Lounge 12'0" x 11'2" (3.67m x 3.42m)



UPVC double glazed window to front. Radiator. Feature fireplace.

### Dining Room 11'7" x 12'5" (3.54m x 3.81m)



UPVC double glazed window to rear. Inset shelving and storage cupboards. Vertical wall mounted radiator. Understairs storage cupboard.

### Kitchen 9'3" x 7'4" (2.82m x 2.25m)



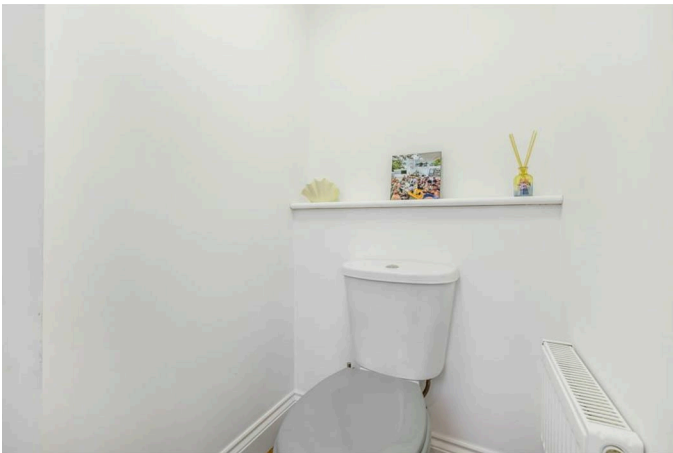
UPVC double glazed window to side. Matching base and eye level units with work surface over. Sink unit with drainer and mixer tap over. Integrated electric oven and grill with a half sized electric oven and grill above. Miele five burner gas hob with extractor hood over. Tiled splashbacks. Wall mounted gas boiler housed in a cupboard.

**Rear Entrance Lobby**

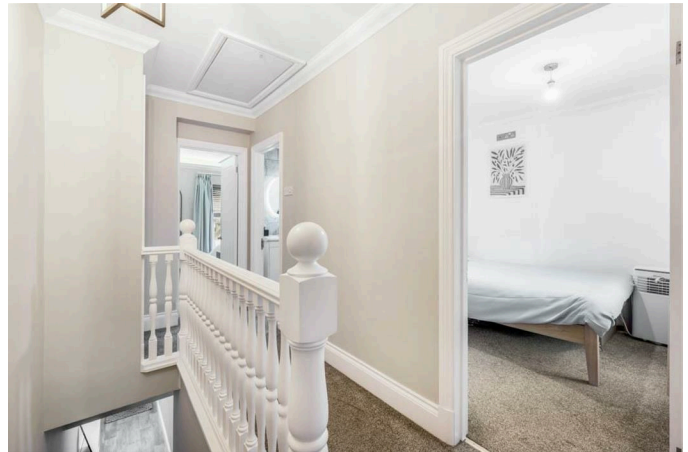
UPVC double glazed windows to side. UPVC double glazed door to rear. Radiator.

**Utility Room 4'4" x 8'5" (1.33m x 2.57m)**

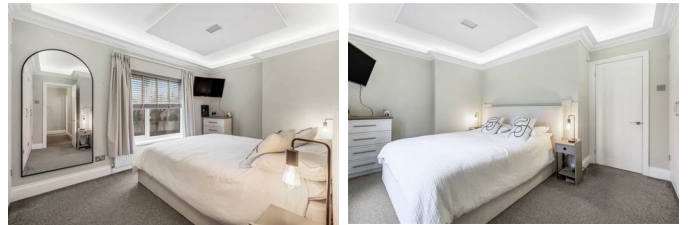
Sink unit with drainer and mixer tap over. Space and plumbing for slimline dishwasher. Space for fridge/freezer.

**Cloakroom**

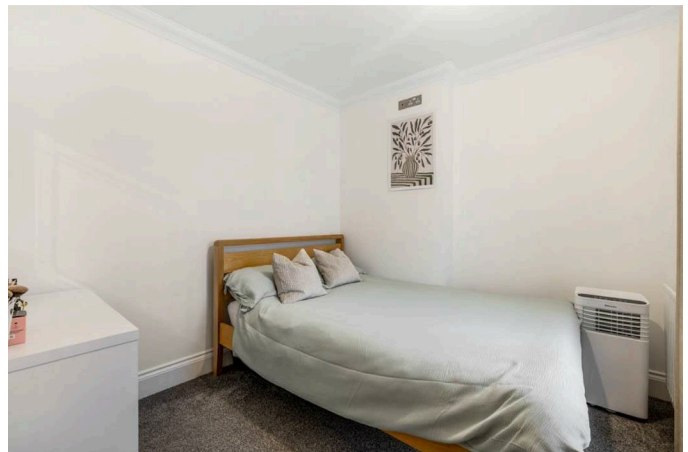
Toilet with push button flush. Radiator.

**First Floor Landing 11'10" x 5'7" (3.61m x 1.72m)**

Storage cupboard with shelving. Radiator. Loft access.

**Bedroom 1 9'2" x 15'0" (2.80m x 4.59m)**

UPVC double glazed window to front. Radiator. Three built-in wardrobes.

**Bedroom 2 8'8" x 9'3" (2.66m x 2.82m)**

UPVC double glazed window to rear. Radiator.

**Bedroom 3 9'3" x 7'2" (2.82m x 2.20m)**

UPVC double glazed window to side. Radiator.

**Bathroom 5'4" x 9'3" (1.65m x 2.82m)**

Panelled bath with a mixer tap and Triton power shower over. Toilet. Wash hand basin set in vanity unit with a mixer tap over and storage cupboards below. LED wall mirror. Wall mounted heated towel rail. Partially tiled walls. Extractor fan.

**Outside**

The front of the property has gravelled off road parking for two vehicles. Outside power point and light.

The rear garden is enclosed by fencing. Outside

tap and power point. Lawn area. Patio seating area and pergola. Timber shed. Raised flower beds. Field views to the rear.

**Garage 18'4" x 8'0" (5.61m x 2.45m)**

Up and over door. Power and lighting connected.

**Storage Room**

Space and plumbing for washing machine. Space for a tumble dryer.

**Property Postcode**

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

**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 Energy  
 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 and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - very low. Rivers and the sea - very 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: D66

### 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

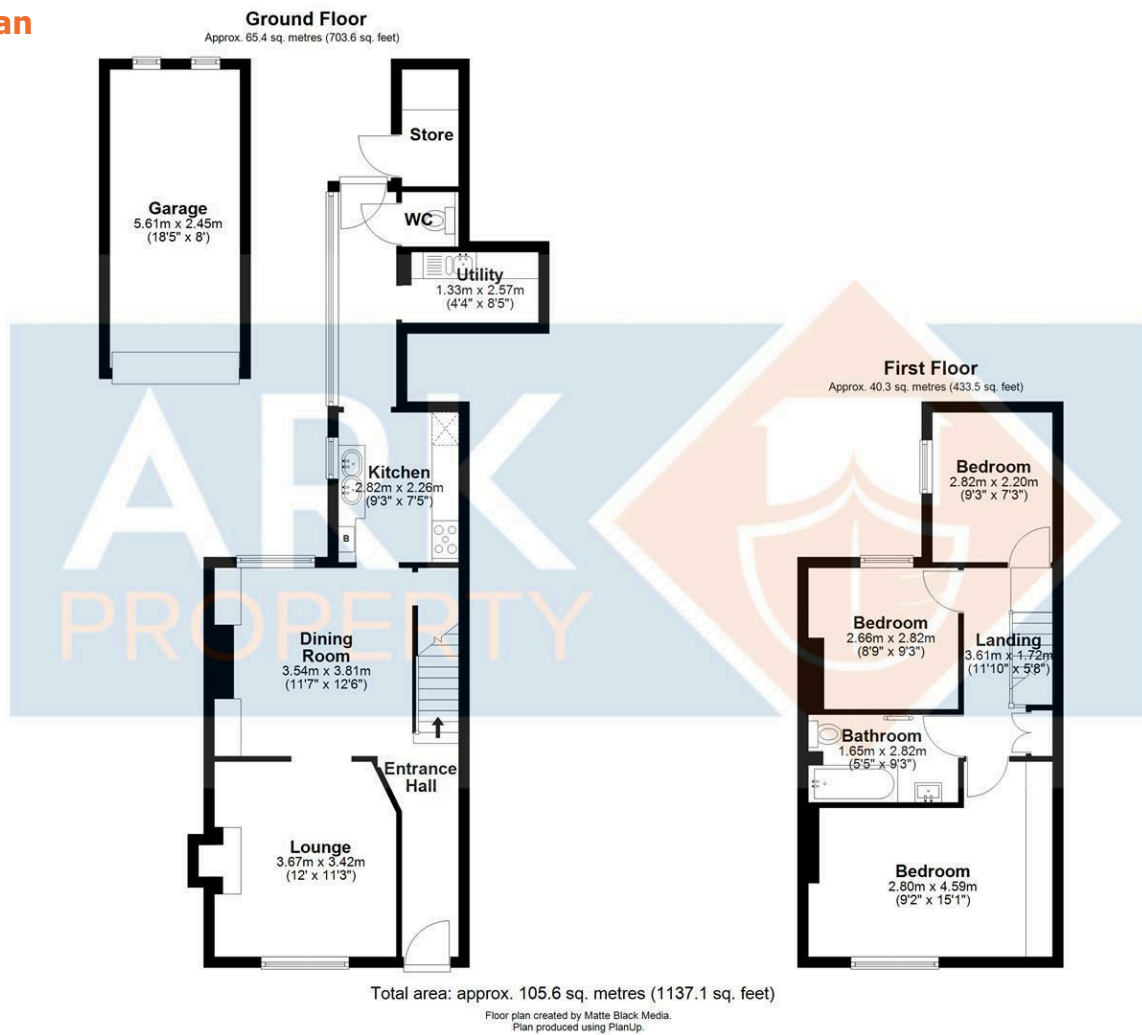
We can also offer full Financial and Solicitor services.

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.

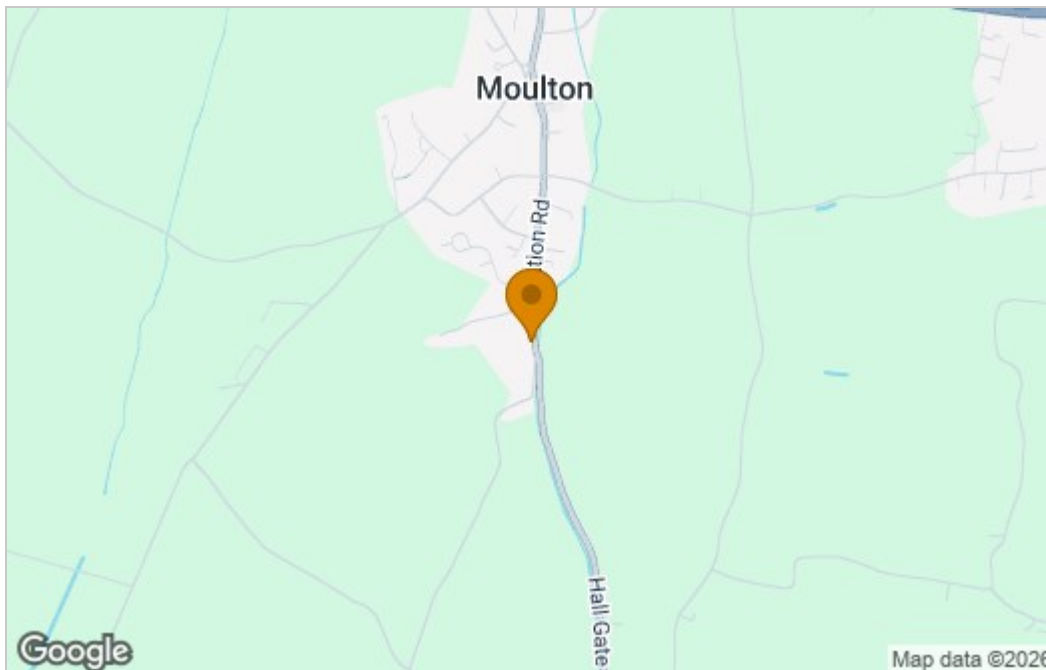
### Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

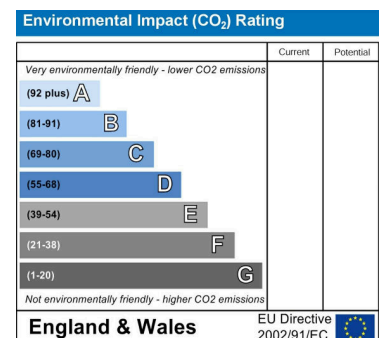
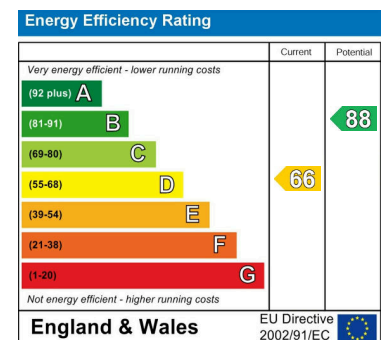
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

