



## 2a Bell Lane, Spalding, PE12 6PQ

**£325,000**

- Beautifully crafted two-bedroom new build, recently completed to an exceptional standard with high-quality materials and attention to detail throughout
- Thoughtfully designed to complement the character and charm of the Moulton conservation area, blending traditional architecture with modern living
- Stunning open-plan living space featuring underfloor heating, stylish lighting, and a seamless layout ideal for both everyday living and entertaining
- Impressive vaulted kitchen with skylights, a range of contemporary units, quartz worktops, and a central island forming the heart of the home
- Landscaped and private rear garden with a spacious paved patio, mature planting, and attractive brick-walled boundaries creating a beautiful enclosed setting
- Generous off-road parking to the front and delightful views towards Moulton All Saints Church, offered to the market with no onward chain

This beautifully crafted two-bedroom new build has been thoughtfully designed to sit harmoniously within the heart of the Moulton conservation area, effortlessly blending traditional character with contemporary living. Recently completed to an exceptional standard and offered with no onward chain, the property features a stunning open-plan living space that seamlessly combines the entrance, sitting and dining areas, all finished with elegant detailing, stylish lighting, and luxury flooring with underfloor heating throughout. The impressive kitchen enjoys a vaulted ceiling with skylights, a striking range of fitted units with quartz work surfaces, and a central island—perfectly suited to both everyday living and entertaining—while a bespoke utility area adds further practicality. The beautifully appointed bathroom offers a luxurious retreat, complete with a freestanding roll top bath and a contemporary walk-in shower.

Externally, the home continues to impress with its charming brick-built frontage and generous gravelled driveway, providing ample off-road parking behind attractive curved walls. To the rear, a landscaped garden offers a peaceful and private setting, with a spacious paved patio ideal for outdoor dining, complemented by mature planting and characterful brick boundaries. An attractive archway adds further charm, while delightful views towards Moulton All Saints Church create a truly picturesque backdrop. Combining style, comfort, and a highly desirable village location, this is a rare opportunity to acquire a turnkey home of real distinction.

### Open Plan Living Area 16'11" x 37'2" (5.16m x 11.33m)

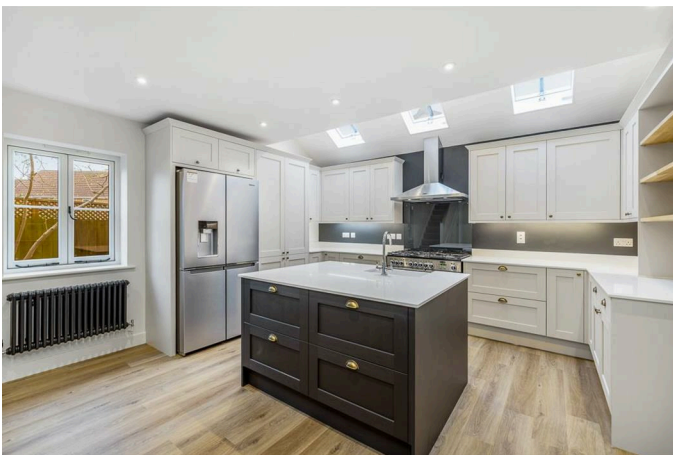


Step through a striking arched solid wood entrance door and into an exceptional open-plan living space, thoughtfully designed to blend style with everyday comfort. The seamless layout effortlessly combines the entrance, living, kitchen and dining areas, all enhanced by a sleek skimmed ceiling and a sophisticated mix of recessed spot lighting and a statement pendant over the dining space—perfect for both relaxed evenings and entertaining guests. Underfoot, luxury LVT flooring runs throughout, complemented by the indulgent comfort of underfloor heating, creating a warm and inviting atmosphere all year round.

Natural light pours in through a solid wood double-glazed window to the front, while contemporary bi-folding doors open out to the patio, extending the living space outdoors and offering an ideal setting for indoor-outdoor living. A charming stable door provides additional access to the rear, adding both character and practicality. Further features include a stylish anthracite vertical column radiator, discreet under-stairs storage, and a neatly positioned wall-mounted electric consumer unit. Stairs rise elegantly to the first-floor landing, completing this beautifully cohesive and highly functional heart of the home.



## Kitchen



The kitchen is a truly impressive space, beautifully enhanced by a vaulted ceiling and skylights that flood the room with natural light, creating an airy and uplifting atmosphere. A carefully curated range of contrasting base and eye-level units provides both visual impact and practical storage, all topped with elegant quartz work surfaces and matching upstands for a sleek, cohesive finish. A full-height larder cupboard and bespoke built-in shelving further elevate the functionality, while there is ample space to accommodate an American-style fridge/freezer.

At the heart of the room, a striking island unit with a quartz worktop and subtle grouted drainer lines offers both a practical workspace and a natural gathering point. The classic Belfast sink, paired with a chrome mixer tap, adds a timeless touch, perfectly complementing the kitchen's modern yet characterful design. Cooking enthusiasts will appreciate the impressive five-ring Rangemaster

hob, complete with a coordinating extractor hood and splashback, making this kitchen as stylish as it is highly functional.

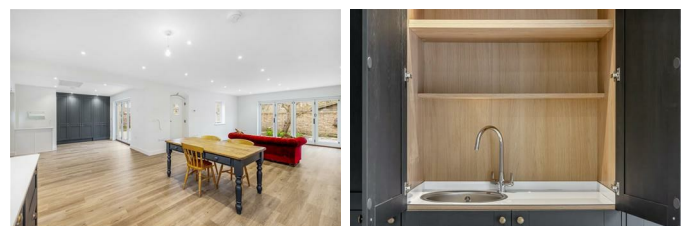


## Utility Area 16'5" x 11'1" (5.02m x 3.38m)



The property further benefits from a thoughtfully designed bespoke utility area, seamlessly integrated to maximise both space and practicality. This full-height installation offers a superb range of fitted cupboards and open shelving, providing excellent storage solutions while maintaining a clean and organised aesthetic. A discreetly housed water softener adds to the home's modern conveniences.

A stainless steel sink with a sleek chrome mixer tap enhances functionality, while dedicated space and plumbing for both a washing machine and tumble dryer ensure everyday tasks are effortlessly catered for. Stylish yet highly practical, this well-appointed utility space is perfectly in keeping with the home's refined and considered design.

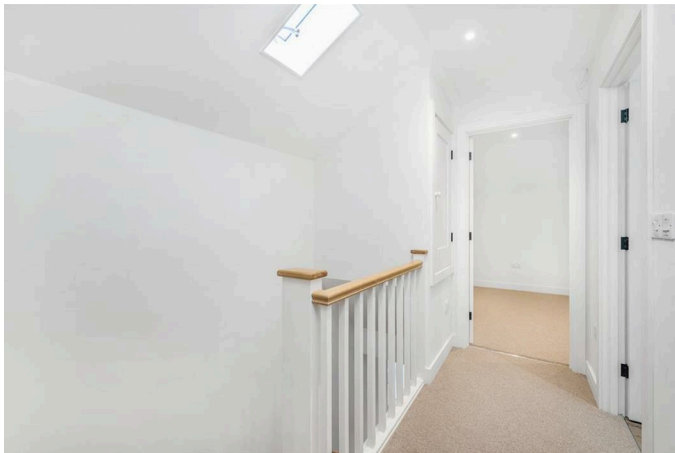


**Cloakroom**



Double glazed window to side. Skimmed ceiling. Extractor fan. Wall mounted mains gas central heating boiler. LVT flooring. Fitted concealed cistern toilet with push button flush. Wash hand basin set in vanity unit and chrome mixer tap.

**First Floor Landing 6'9" x 9'3" (2.06m x 2.83m)**



Skimmed and vaulted ceiling. Recessed spot lighting. Sky light. Built in over stairs storage cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 14'3" x 11'3" (4.35m x 3.45m)**



Skimmed and vaulted ceiling. Recessed spot lighting. Double glazed window to front. Radiator. Built in four door wardrobes with shelf and hanging rail.



**Bedroom 2 14'4" x 10'5" (4.38m x 3.20m)**



Double glazed window to front. Skimmed and

vaulted ceiling with recessed spot lighting. Radiator. Built in three door wardrobe with shelf and hanging rail.



### Bathroom 9'10" x 8'2" (3.00m x 2.49m)



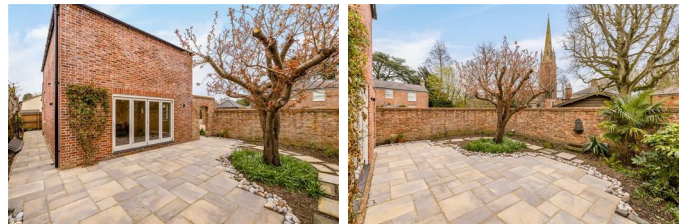
The bathroom is a beautifully appointed space, combining timeless elegance with modern comfort. A double glazed window to the front allows natural light to gently illuminate the room, while a smooth skimmed ceiling and recessed spot lighting create a bright yet relaxing ambience. Underfoot, stylish LVT flooring adds both durability and a refined finish, complemented by a sleek chrome heated towel rail for everyday luxury.

At the heart of the room is a stunning freestanding roll top bath, complete with a chrome mixer tap and handheld telephone-style attachment, offering the perfect place to unwind. A contemporary walk-in shower enclosure with a glass folding screen features a chrome rainfall shower head alongside a separate handheld attachment, providing both

indulgence and practicality. The suite is completed by a concealed cistern WC and a wash hand basin set within a vanity unit with built-in storage, finished with a tiled splashback and convenient shaver point—delivering a space that is as functional as it is effortlessly stylish.



### Outside



The property is approached via an attractive, walled frontage that immediately sets the tone for what lies beyond. A pair of brick-built curved walls open onto a generous gravelled driveway, providing ample off-road parking while complementing the home's characterful façade. The rich red brickwork and traditional styling create a timeless first impression, enhanced by thoughtfully planted borders and a sense of privacy from the outset.

To the side, the garden has been beautifully landscaped to offer a tranquil and low-maintenance outdoor retreat. A spacious paved patio provides the perfect setting for alfresco dining and entertaining, while carefully arranged planting beds, mature trees, and established shrubs add texture and seasonal interest. Enclosed by charming brick walls, the garden enjoys a high degree of privacy and a wonderfully sheltered feel, with an attractive pedestrian archway adding both character and a

gentle sense of separation between spaces. Adding to its appeal, the property enjoys delightful views towards Moulton All Saints Church, providing a picturesque backdrop and a real sense of place.



### Property Postcode

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

### 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 and 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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: B85

### 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.

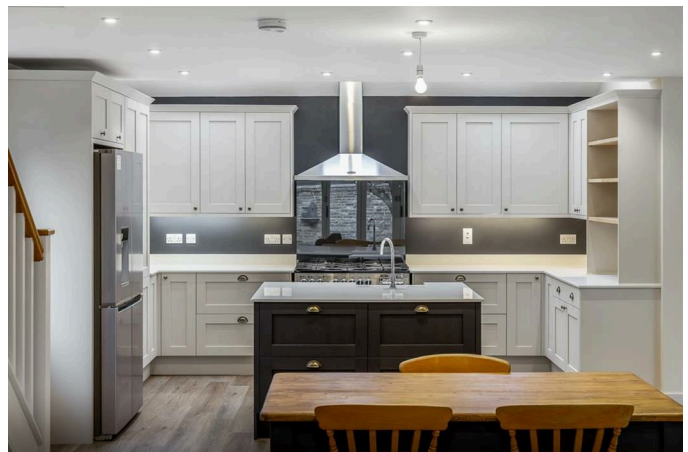
### Referral & Fee Disclosure

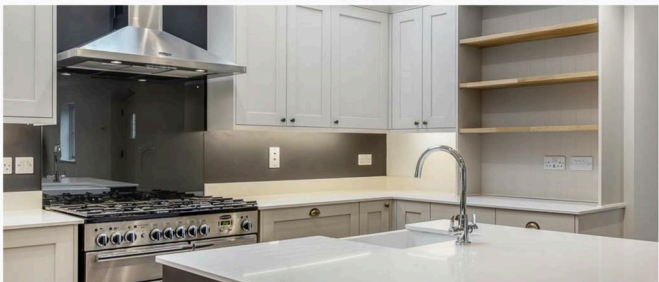
We can also offer full Financial and Solicitor services.

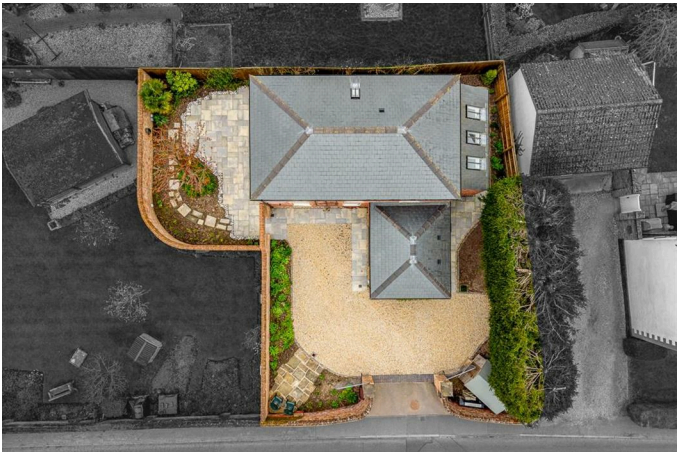
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

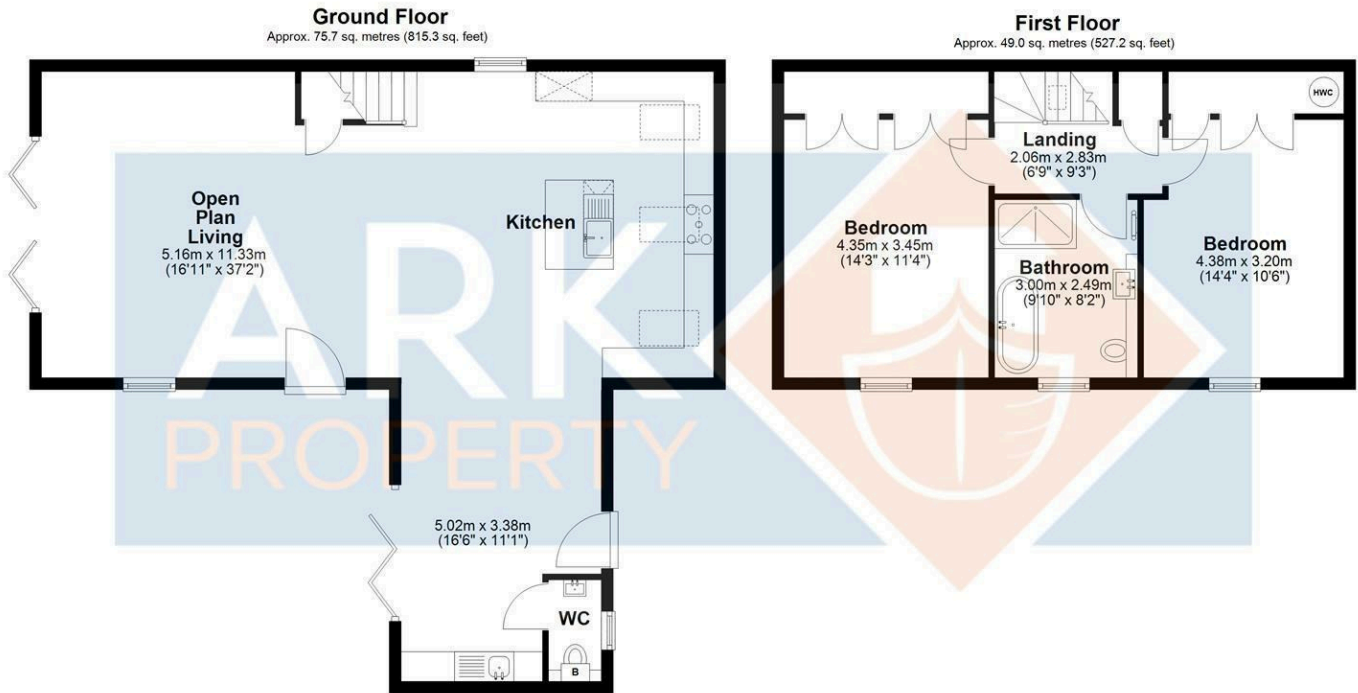








## Floor Plan



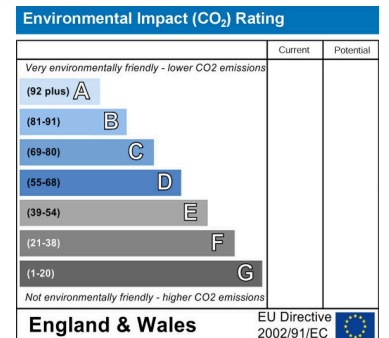
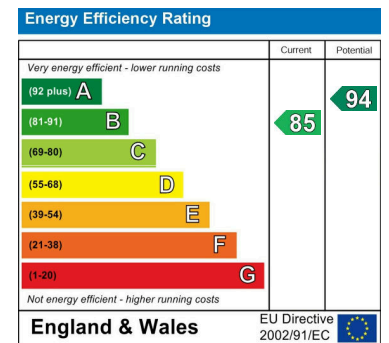
Total area: approx. 124.7 sq. metres (1342.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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