



7 Reynolds Gardens, Spalding, PE12 6PT

£285,000

- Within a short walk of village amenities
- Versatile living
- Downstairs bedroom and bathroom
- Two reception rooms
- Established front and rear garden
- Lovely village setting
- Upstairs cloakroom
- Spacious bedroom
- Neutrally presented
- If you are interested in future listings, register with Ark today

Located in the highly sought-after village of Moulton, just a short stroll from the village centre, this beautifully maintained chalet bungalow offers a superb combination of comfort, space, and versatile living.

Thoughtfully designed to accommodate both modern lifestyles and future needs, the property features generously sized rooms and the added convenience of a ground-floor bathroom, making it ideal for a wide range of buyers.

Boasting an attractive frontage and a mature, well-established garden, this charming home is full of warmth and character throughout. A wonderful opportunity to acquire a true gem in a desirable village setting.

Entrance Porch

Sliding door to front. Wood effect flooring. Door to entrance hall. Tiled flooring.

Entrance Hall 6'10" x 14'0" (2.09m x 4.28m)



Stairs to first floor landing. Radiator. Wood effect flooring.

Lounge 17'4" x 10'8" (5.30m x 3.27m)



Window to front and rear. Two radiators. Electric fireplace with brick surround and marble hearth.

Dining Room 10'2" x 8'10" (3.11m x 2.70m)



Door to rear with glazed side panel. Radiator. Tiled effect vinyl flooring.

Kitchen 10'2" x 10'3" (3.10m x 3.13m)



Window to rear. Base and wall units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Indesit electric hob. Bosch built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Boiler. Tiled flooring.

Utility Room / Lean to

Window to rear. Door to garden. Door to front. Polycarbonate roof. Panelled walls. Wood effect vinyl flooring. Insulated flooring.

Shower Room 8'2" x 6'0" (2.51m x 1.83m)



Windows to side. Shower cubicle with shower over. Fully tiled walls. Tiled flooring. Wash hand basin set in vanity unit. Toilet. Shaver point. Heated towel rail. Tiled flooring.

Downstairs Bedroom 9'10" x 12'8" (3.02m x 3.87)



Window to front. Radiator.

First Floor Landing

Doors to bedrooms and WC. Built in storage cupboard.

Bedroom 2 11'9" x 16'3" (3.60m x 4.96m)



Window to rear. Radiator. Loft access. Built in wardrobes.

Bedroom 3 13'6" (into cupboard) x 10'8" (4.12m (into cupboard) x 3.27m)



Window to rear. Radiator. Loft access.

WC



Window to rear. Radiator. Toilet. Wash hand basin set in vanity unit. Tiled splash back. Tiled flooring.

Outside



The front of the property has a block paved driveway providing off road parking and leading to the single garage. Lawn area with gravel border, established trees and bushes.

The rear garden is enclosed by timber fencing. Patio area. Lawn area. Timber shed. Greenhouse.

Single Garage 19'0" x 8'10" (5.81m x 2.70m)

Up and over door electric door to front. Door and window to rear. Power and light connected.

Property Postcode

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

About Moulton Village

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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Utility Warehouse

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 and Single Garage

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: D57

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.

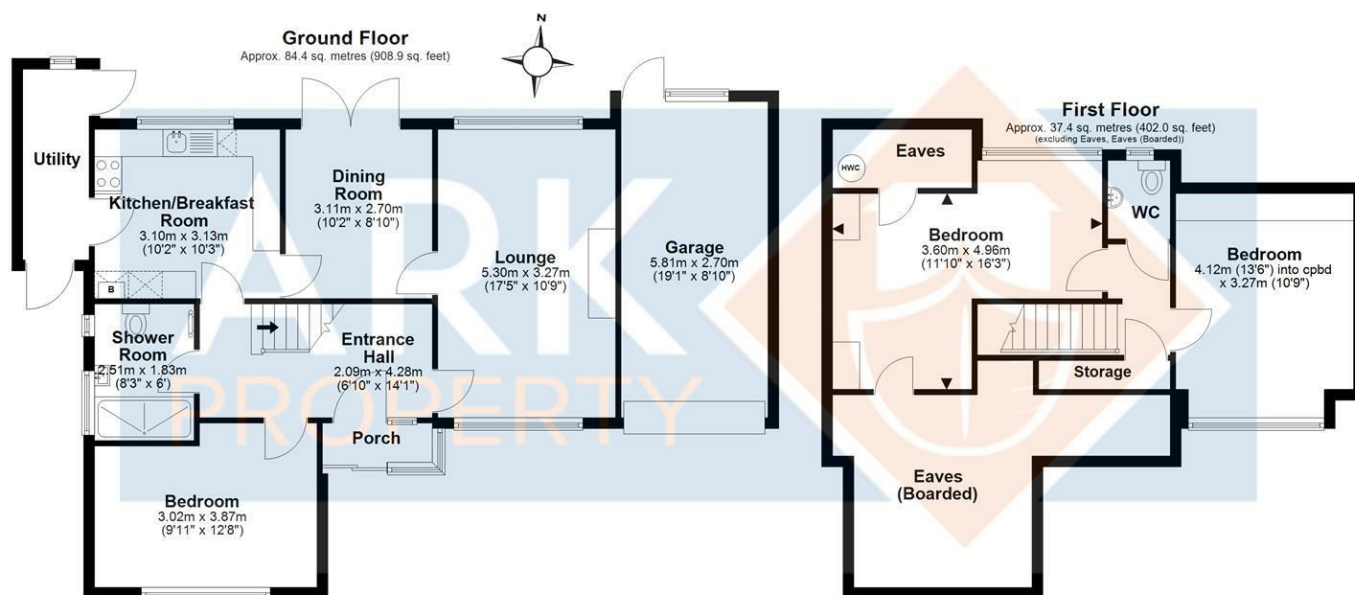
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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



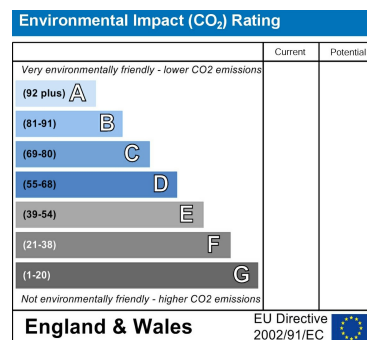
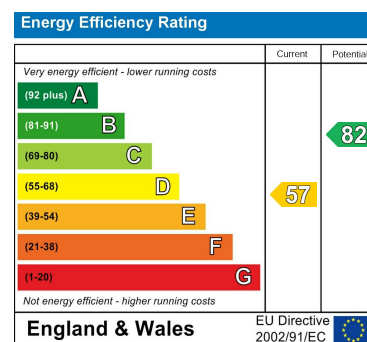
Total area: approx. 121.8 sq. metres (1311.0 sq. feet)

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

Area Map



Energy Efficiency Graph



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