



## Plot 2 Shivean Gate, Moulton, PE12 6PL

**£430,000**

- Prime location in the centre of Moulton
- Block paved driveway leading to as single garage
- Spacious flowing layout
- Pushing nearly 2100 sq ft
- Four great size bedrooms
- Garage with a sectional electric garage door
- Sociable kitchen area with island
- Brand new builds
- Two stunning properties available
- No Forward Chain

Two Stunning New Homes in the Heart of Moulton  
Situating in the centre of the ever-popular village of Moulton, and just a short walk from all local amenities, are these two beautifully designed, purpose-built four-bedroom detached homes.

Constructed to a high specification, these properties offer a superb standard of modern living. The ground floor boasts a spacious and flowing layout, featuring a dedicated study, a generous lounge, and a stylish, sociable kitchen diner—perfect for both everyday living and entertaining.

Upstairs, the sense of space continues with four well-proportioned bedrooms set around an impressive galleried landing.

An exceptional opportunity to secure your dream home in your dream village—get in early and have your say on the final touches

#### **Entrance Hall 25'9" x 6'9" (7.86m x 2.08m)**



Composite door with glazed panel to front. Staircase leading to first floor landing. Built in storage cupboard.

#### **Lounge 25'9" x 10'06" (7.85m x 3.20m)**



Window to front. French doors leading to rear garden.

#### **Study 8'7" x 9'10" (2.62m x 3.00m)**



Window to front.

**Kitchen 24'0" x 11'02" (7.32m x 3.40m)**



Windows to side. French doors leading to garden. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Built in island unit.



**Utility Room 6'3" x 6'7" (1.91m x 2.01m)**



Door to side. Base units. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer under.

**Cloakroom**

Toilet. Wash hand basin.

**First Floor Landing 25'8" x 6'10" (7.84m x 2.09m)**



Window to front and rear. Airing cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 13'6" x 11'01" (4.11m x 3.38m)**



Window to rear. Built in double door wardrobes.

**Bedroom 2 12'8" x 10'7" (3.86m x 3.23m)**



Window to front.



**Bedroom 3 12'07" x 10'07" (3.84m x 3.23m)**



**En-suite 7'1" x 6'1" (2.17m x 1.87m)**



Shower cubicle. Wash hand basin. Toilet. Heated towel rail.

Window to rear.

**Bedroom 4 7'10" x 10'0" (2.39m x 3.05m)**



Window to front.

**Bathroom 9'7" x 8'3" (2.93m x 2.54m)**

Window to side. Panelled bath. Corner shower cubicle. Toilet. Wash hand basin.

**Outside**

The front of the property has a pathway leading to the front door enclosed by black railing and pedestrian gate. Block paved driveway leading to garage. Gated access to rear garden. The rear garden is enclosed by timber fencing. Lawn area. Patio area.

**Garage**

Vehicular door to front. Power and light connected. Pedestrian door to side.

**Property Postcode**

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

**About Moulton**

Moulton is a highly sought-after and welcoming village, prized for its strong community spirit and excellent local amenities, making it a wonderful place to live for families, professionals and downsizers alike. At the heart of the village is a lively centre featuring a traditional pub, a well-regarded local butcher, a doctors' surgery and a thriving primary school, all contributing to the village's self-sufficient and friendly atmosphere. Community life is central to Moulton, with a wide range of clubs, groups and activities bringing residents together throughout the year.

Sport plays a particularly important role in village life, with well-run football and cricket clubs offering both competitive and social opportunities and acting as a popular meeting point for residents of all ages. The village calendar is full and varied, with regular events, celebrations and gatherings, including the much-loved annual scarecrow-making event, which perfectly captures Moulton's fun, inclusive and family-friendly character. These events, along with everyday interactions around the village, help create a genuine sense of belonging that is increasingly hard to find.

Despite its peaceful village setting, Moulton is ideally positioned between two attractive market towns, providing easy access to a wider range of shops, schools, cafés and transport links. This excellent location allows residents to enjoy the charm and tranquillity of village life while remaining well connected for work, leisure and travel. With its combination of amenities, community spirit and convenient location, Moulton is a truly lovely place to call home.

### Additional Information

PLEASE NOTE:

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

The photos have been enhanced to show what the property from the outside will look liked finished. Minor changes could happen and these images are to give you a guide of the finished property

### 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: Not known

Annual charge: Not known

Property construction: Brick built

Electricity supply: Not known

Water supply: Not known

Sewerage: Not known

Heating: Not known

Heating features: Not known

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: Not known

Restrictions: Not known

Public right of way: Not known

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: Not known

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

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

Energy Performance rating: Not known

### 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**

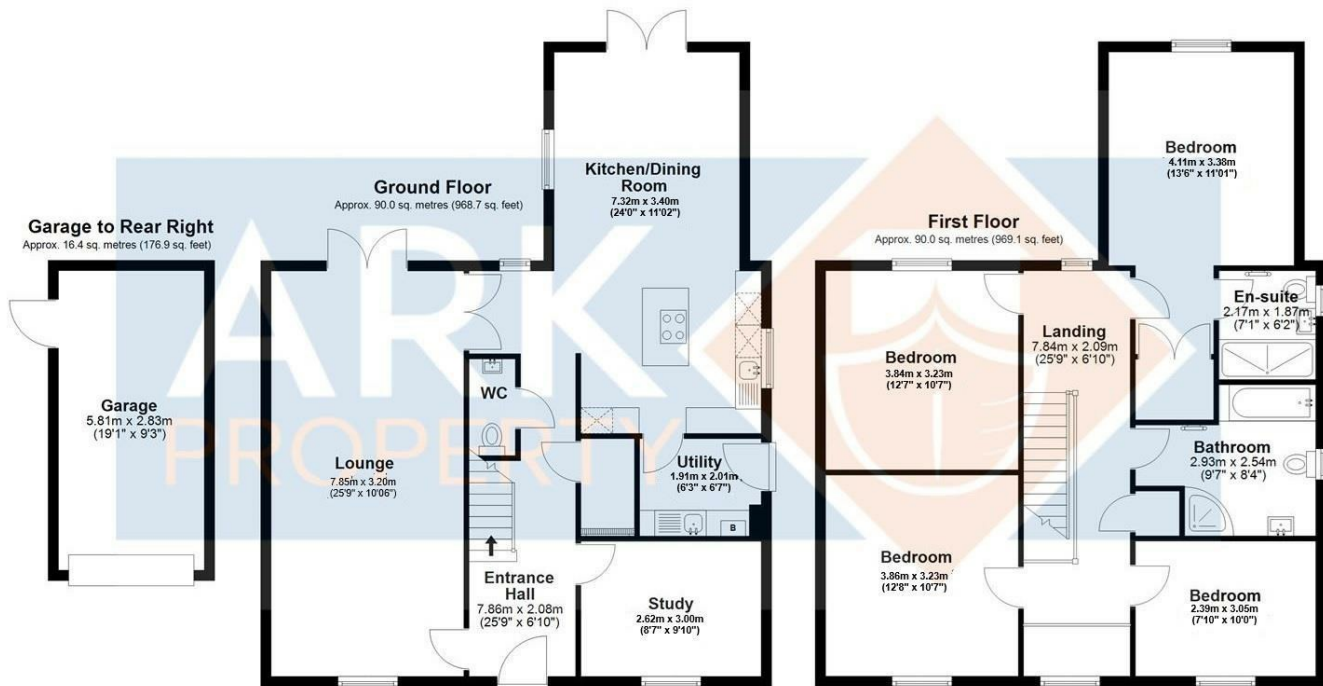
We can also offer full Financial and Solicitor services.

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.

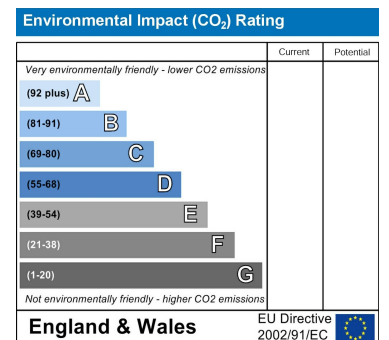
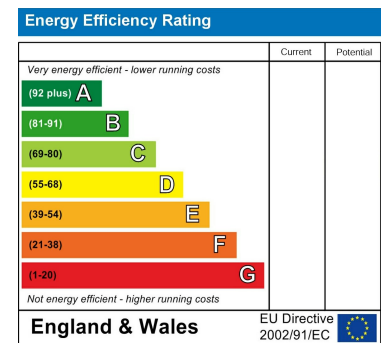
## Floor Plan



## Area Map



## Energy Efficiency Graph



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