ARK PROPERTY









20 Westmoreland Road, Moulton, PE12 6PU

£250,000

- Detached two bedroom bungalow positioned at the end of a quiet cul-de-sac
- Beautifully presented throughout with bright and spacious accommodation
- Comfortable lounge and fitted kitchen with adjoining garden room
- Two well-proportioned double bedrooms and shower room
- Attractive wildflower front garden and well manicured rear garden with lawn, patio and planted borders
- Off road parking, single garage and available with no onward chain

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Tucked away at the end of a quiet cul-de-sac on Westmoreland Road in Moulton, this beautifully presented two bedroom detached bungalow offers bright and spacious accommodation throughout and is available with no onward chain. The property briefly comprises an entrance hall, comfortable lounge, fitted kitchen with adjoining garden room, two double bedrooms and a modern shower room. Outside, the bungalow enjoys well stocked and well maintained gardens, including a wildflower front garden and an attractive rear garden with lawn, patio and planted borders. Further benefits include off road parking and a single garage, making this an ideal home for those seeking peaceful village living in excellent order throughout.

Entrance Hall 12'11" x 5'0" (3.96m x 1.54m)



PVC double glazed entrance door. Coving to ceiling. Loft access. Radiator. Laminate flooring.

Lounge 15'10" x 11'3" (4.83m x 3.45m)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator. Inset cast iron log burner.



Kitchen 11'10" x 10'5" (3.62m x 3.20m)



PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Radiator. Built in double door pantry cupboard with fitted shelving. Fitted with a matching range of base and eye level units with roll edge work surface over and tiled splash back. Four ring gas hob with extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and grill. Integrated washing machine. Integrated dishwasher. Wall mounted mains gas Worcester combination boiler.





Porch 5'10" x 8'2" (1.79m x 2.51m)



Laminate flooring. PVC double glazed windows to side and rear. PVC door to rear. Built in storage cupboard.

Bedroom 1 11'11" x 11'4" (3.64m x 3.46m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 11'10" x 10'7" (3.62m x 3.23m)



PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Radiator.

Shower Room 8'6" x 6'5" (2.60m x 1.98m)



PVC double glazed window to rear. Tiled flooring. Full height wall tiling. Heated towel rail. Built in

cupboard with slatted shelving. Fitted with a three piece suite comprising glass shower cubicle with electric shower over. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.

Outside



The property has a driveway to the front providing off road parking leading to the single garage. Footpath to the front door and established wild flower garden with additional mature trees and shrubs. Side gated access to the rear garden.
The rear garden is enclosed by timber and metal fencing. Laid to lawn with patio seating area and further gravel area with flower beds. Timber summer house. Outside light and cold water tap.



Garage 16'7" x 8'10" (5.08m x 2.71m)



Vehicular doors to front.

Property Postcode

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

Additional Information

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

Verified Material Information

Tenure: Freehold
Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
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: D64

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.

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.

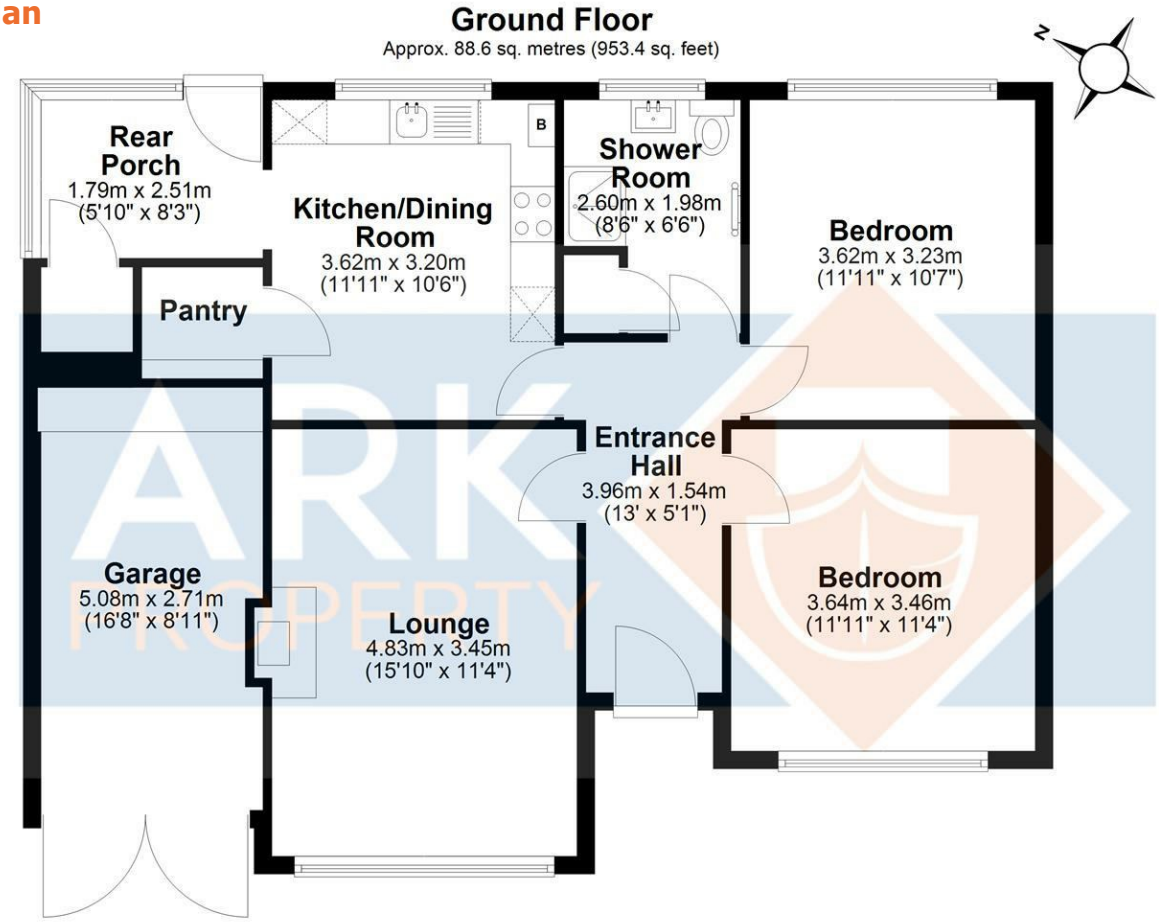
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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



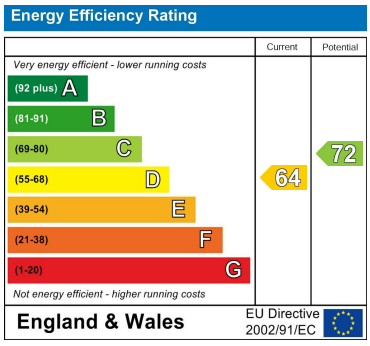
Total area: approx. 88.6 sq. metres (953.4 sq. feet)

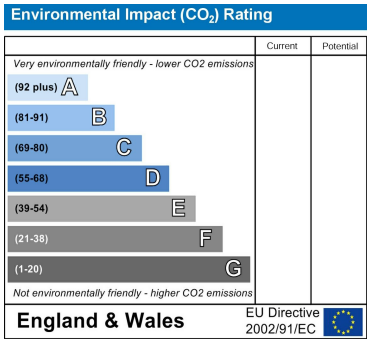
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk