



## Valentine Bungalow Fen Gate, Moulton Chapel, PE12 0XL

**£375,000**

- Set on a stunning plot measuring approx 0.4 acres
- Beautiful panoramic views of the Lincolnshire countryside
- Gravel driveway leading to an oversized garage and oversized car port
- Workshop to rear of garage
- Beautifully maintained established garden
- Spacious rooms
- Large family sized bathroom
- Good size conservatory with views across garden
- Tranquil setting down private road
- Must view to really appreciate the setting

Set in approximately 0.4 acres and enjoying panoramic views across the beautiful Lincolnshire countryside, this charming detached bungalow offers peace, privacy, and a truly idyllic setting on the outskirts of Moulton Chapel village.

Accessed via a private track, the property provides ample off-road parking leading to an oversized garage and carport, while a gated entrance leads into the mature, enclosed gardens that create wonderful kerb appeal and a real sense of tranquillity.

Inside, the bungalow boasts spacious accommodation throughout, with every room benefiting from stunning countryside views. The well proportioned layout offers comfortable living space, making it an ideal home for those seeking a quieter lifestyle in a picturesque rural location.

If you are searching for a peaceful retreat surrounded by open countryside, it would be hard to find a better setting than this delightful three-bedroom detached bungalow.

**Lounge 12'0" x 18'10" (3.66m x 5.76m)**



PVC double glazed entrance door with glazed side panel. Bay window. Coving to skimmed ceiling. Two radiators. Brick fireplace with cast iron multi fuel stove. Opening to dining room.



**Hallway 9'11" x 8'0" (3.03m x 2.44m)**

**Dining Room 5'11" x 10'10" (1.82m x 3.31m)**



PVC double glazed window. Coving to ceiling. Radiator.



**Kitchen 16'2" x 12'11" (4.95m x 3.94m)**



PVC double glazed window. Coving to skimmed ceiling. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface surface and matching up stands. Tiled splash back. Central island unit with breakfast seating and built in storage. Free standing electric cooker with extractor hood. Stainless steel sink and drainer with chrome mixer tap. Wall mounted central heating boiler. Integrated dishwasher. Space for fridge. Doors to utility room and conservatory.



**Conservatory 11'8" x 14'2" (3.57m x 4.32m)**



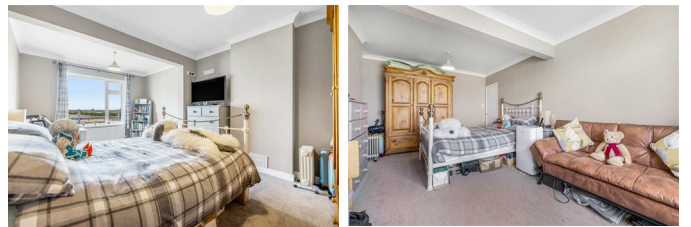
Brick and PVC construction with poly carbonate roof. Ceiling fan. Tiled flooring. Radiator.

**Utility Room 7'3" x 7'8" (2.22m x 2.35m)**



PVC double glazed window. Space for fridge and freezer. Space for washing machine and tumble dryer. Door to garden.

**Bedroom 1 18'2" x 10'9" (5.54m x 3.30m)**



PVC double glazed window. Coving to ceiling. Radiator.



**Bedroom 2 18'2" x 10'5" (5.54m x 3.19m)**



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



**Bedroom 3 12'0" x 10'9" (3.66m x 3.30m)**



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

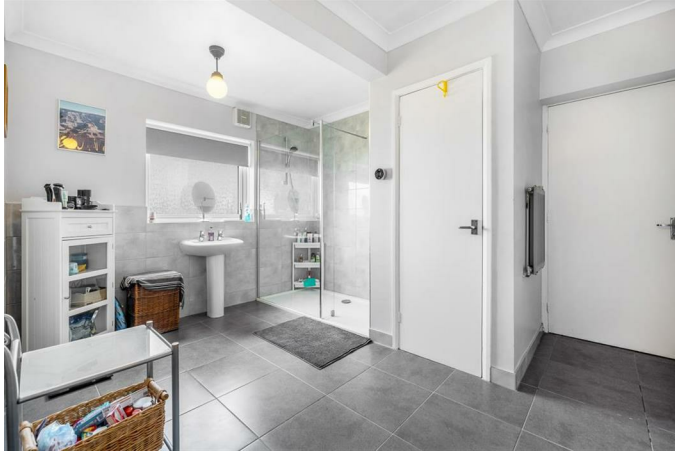


**Bathroom 12'3" x 9'10" (3.74m x 3.00m)**



PVC double glazed window. Coving to skimmed ceiling. Tiled flooring. Radiator. Built in airing cupboard with hot water cylinder and slatted

shelving. Extractor fan. Shaver point. Fitted walk in shower enclosure with Mira shower and wall mounted controls. Bath with chrome taps. Pedestal wash hand basin with chrome mixer taps. Door to cloakroom.



### Cloakroom



PVC double glazed window. Coving to skimmed ceiling. Radiator. Tiled flooring. Fitted toilet.

### Outside



The property sits on a generous plot. Enclosed by mature hedging and timber gates. There is an established lawn with a selection of mature trees. Fruit and vegetable beds and polytunnel. Winding block paved pathway leading to the driveway and garage.



**Garage 14'5" x 18'10" (4.40m x 5.75m)**

Brick built oversized garage and car port providing off road parking for multiple vehicles.

**Property Postcode**

For location purposes the postcode of this property is: PE12 0XL

**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: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Oil central heating

Heating features: Wood/multi fuel burner

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: Garage roof contains asbestos

Restrictions: Property is access via a track road. This and the dyke are maintained by the farmer and the property has right of access.

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: E45

**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**

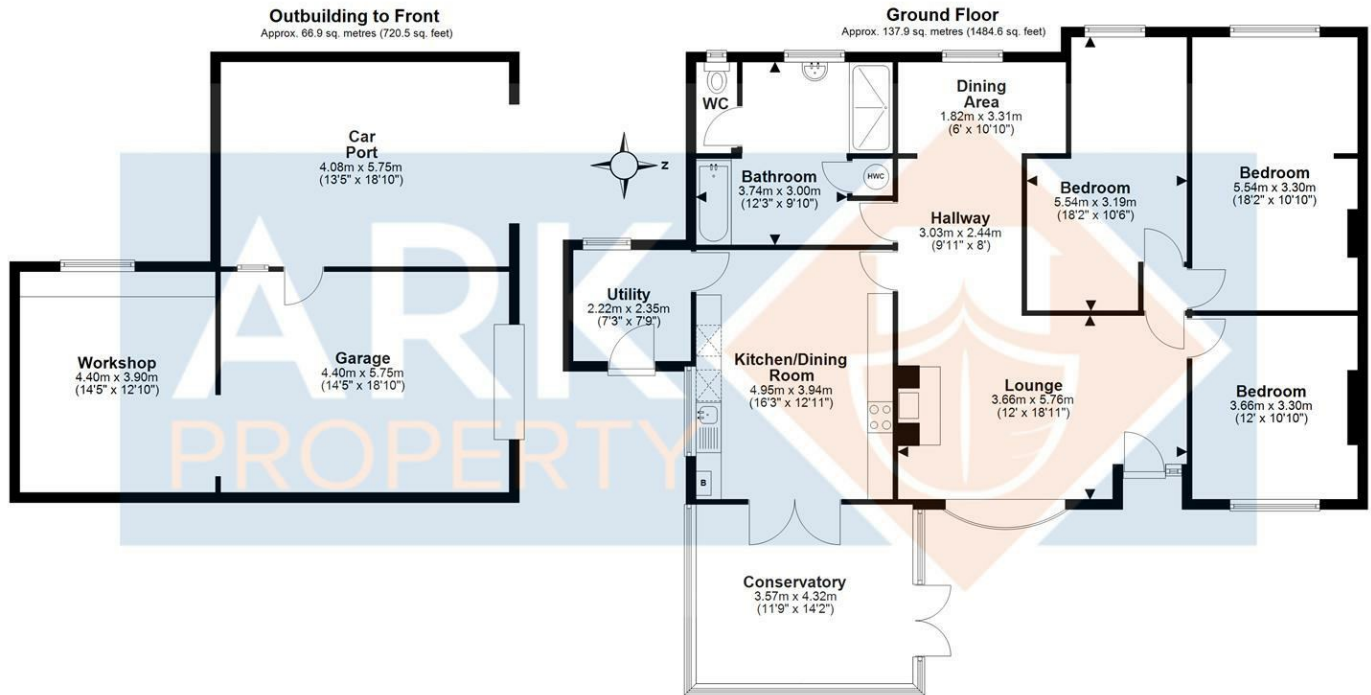
We can also offer full Financial and Solicitor services.

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.

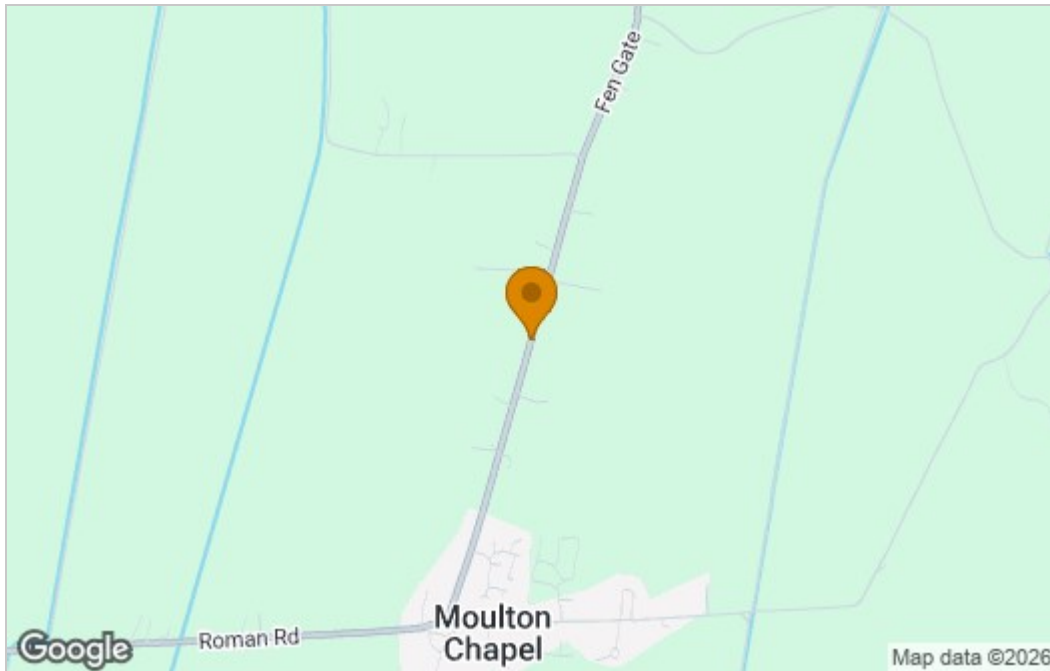
## Floor Plan



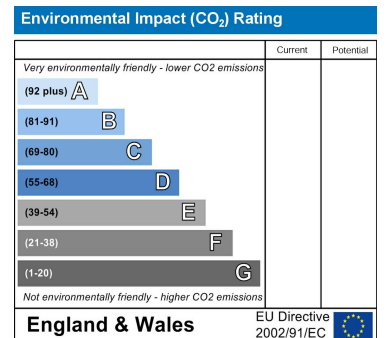
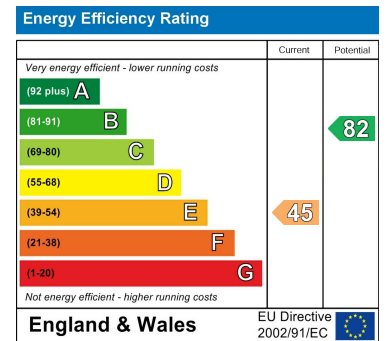
Total area: approx. 204.9 sq. metres (2205.1 sq. feet)

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

## 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>

