



40 Ashby Gardens, Moulton, PE12 6QR

£219,995

- Detached two-bedroom bungalow
- Popular village location of Moulton
- Ample off-road parking
- Private rear garden
- Well-proportioned accommodation
- Entrance hall, lounge, kitchen, dining area, WC and shower room
- SOLD PRIOR TO MARKETING

SOLD PRIOR TO MARKETING Situated in the popular village of Moulton, this attractive two-bedroom detached bungalow offers well-proportioned accommodation and excellent outside space. The property benefits from ample off-road parking to the front and a private rear garden.

Internally, the accommodation comprises an entrance hall, spacious lounge, kitchen, separate dining area, WC, two bedrooms and a shower room. Offering comfortable single-level living with scope to personalise, this property would make an ideal home for a range of buyers.

Entrance Hall

Entrance door to front. Radiator. Loft access. Airing cupboard with shelving. Double storage cupboard.

Lounge 16'0" x 12'0" (4.88m x 3.66m)



PVC double glazed window to front. Radiator.

Kitchen 12'0" x 8'5" (3.68m x 2.59m)



PVC double glazed window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated electric oven and grill with a half sized electric oven and grill above. Four ring gas hob with extractor hood over. Space and plumbing for washing machine. Space and plumbing for a slimline dishwasher. Tiled splash backs. Tiled flooring.

Pantry

Having shelving. Base and eye level units. Space for fridge/freezer.

Conservatory 16'0" x 7'6" (4.88m x 2.29m)

PVC double glazed windows to both sides and rear. UPVC double glazed door to rear. Base units with work surface over.

Cloakroom

PVC double glazed window to side. Toilet. Wash hand basin set in vanity unit with mixer tap and storage cupboards beneath. Tiled splash backs. Tiled flooring. Built in storage cupboard.

Bedroom 1 11'8" x 11'5" (3.56m x 3.48m)



PVC double glazed window to front. Fitted wardrobes. Radiator.

Bedroom 2 11'1" x 7'6" (3.40m x 2.31m)



PVC double glazed window to rear. Radiator.

Shower Room



PVC double glazed window to rear. Fully tiled shower cubicle with electric mixer shower. Wash hand basin set in vanity unit. with mixer tap over and storage drawers beneath. Toilet. Wall mounted heated towel rail. Tiled splash backs. Tiled flooring.

Outside



The front of the property provides off road parking for multiple vehicles. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Garden shed. Summerhouse.



Summer House



Garage

Up and over vehicular door to front.

Property Postcode

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

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: Mains

Solar Panels: No

Other electricity sources: Not known

Water supply: Anglian Water

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 - 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: 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: E52

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.

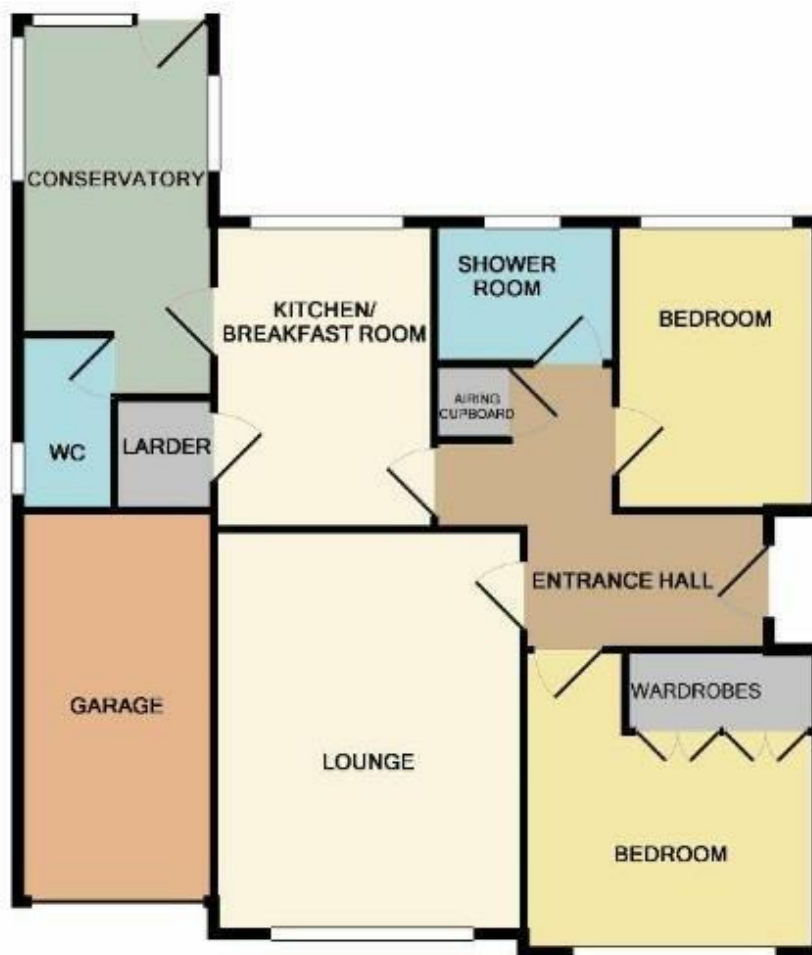
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

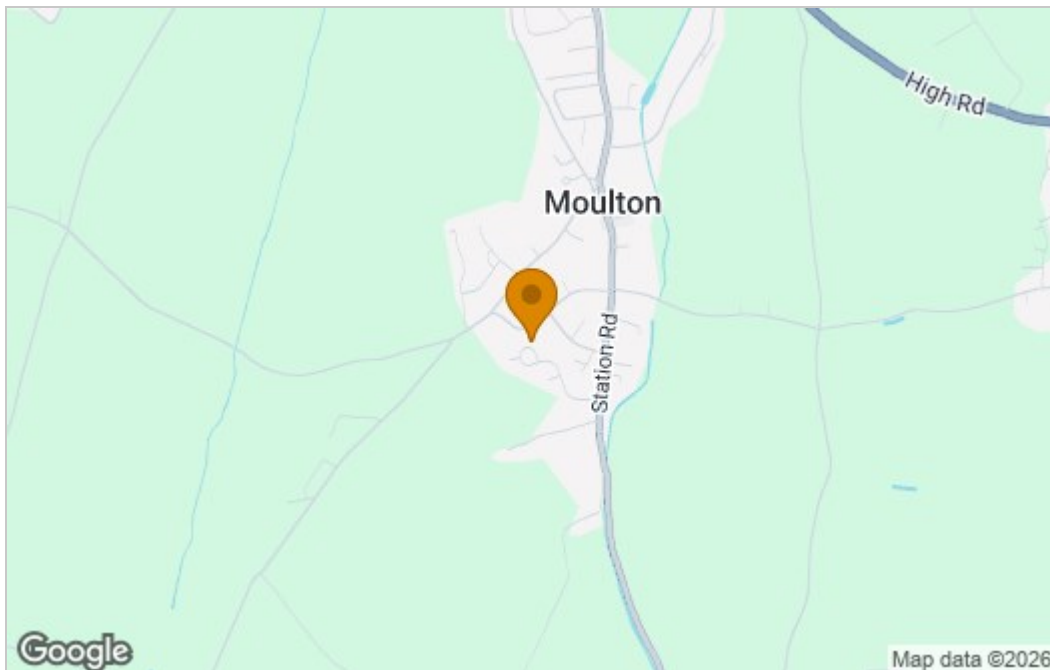
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Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

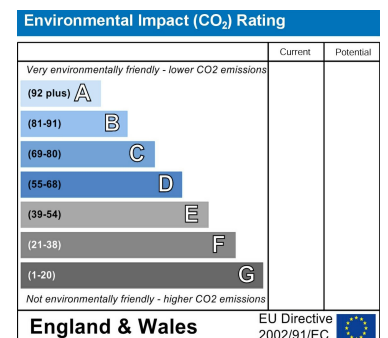
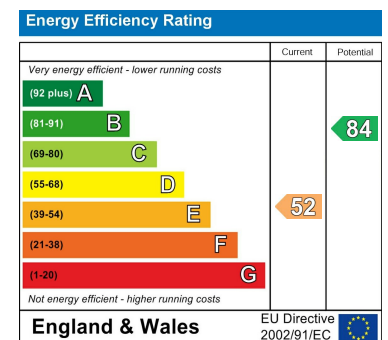
Floor Plan



Area Map



Energy Efficiency Graph



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