



37 Broad Lane, Moulton, PE12 6PN

£275,000

- Stunning kitchen diner
- Popular location of Moulton
- Conservatory to rear
- Well presented throughout
- Great flowing layout
- Ample off road parking leading to garage
- Low maintenance rear garden
- EV charger
- No forward chain
- For all new listings, register with Ark

Situated in the highly sought-after village of Moulton, this well-presented three bedroom detached home enjoys an enviable location, just a short stroll from the village centre. There you'll find a primary school, doctor's surgery, popular pub, and a renowned local butcher, while Moulton itself is noted for its strong community spirit, thriving cricket and football clubs, and that village charm. The property offers a traditional Allison designed layout and has been thoughtfully improved by opening the kitchen to the dining room, creating a spacious and sociable kitchen breakfast room. A conservatory to the rear provides additional living space and overlooks the low-maintenance rear garden. Upstairs, there are three well-proportioned bedrooms, all served by a modern neutral family bathroom. And, with the added benefit of no forward chain, this is an excellent opportunity for buyers looking for a move-in ready family home in one of the area's most desirable villages.

Entrance Porch 2'10" x 6'6" (0.87m x 2.00m)

Composite entrance door to front with glazed side panel. Wood effect flooring.

Entrance Hall 13'8" x 5'11" (4.19m x 1.81m)



Laminate flooring. Radiator. Staircase leading to first floor landing.



Lounge 12'3" x 11'11" (3.74m x 3.64m)



UPVC double glazed window to front. Space for wall mounted TV. Electric feature fireplace. Radiator. Carpeted.

Kitchen 9'7" x 8'5" (2.94m x 2.59m)



UPVC double glazed window to rear. Matching base

units with work surfaces over. Sink unit with drainer and mixer tap. Integrated Belling double oven with integrated hob and extractor hood over. Integrated fridge. Integrated Bosch dishwasher. Partially tiled walls. Radiator. Tiled flooring. Understairs storage cupboard. Pantry with shelving 1.36m x 1.11m. Further storage cupboard.



Dining Room 11'5" x 9'8" (3.50m x 2.95m)



French doors with side panels leading to conservatory. Radiator. Tiled flooring.



Conservatory 11'2" x 10'3" (3.42m x 3.14m)



Brick and UPVC construction with polycarbonate roof. French doors leading to the garden. Radiator. Tiled flooring.

Utility Room 5'10" x 7'5" (1.78m x 2.27m)



UPVC double glazed window to rear. Door to side.

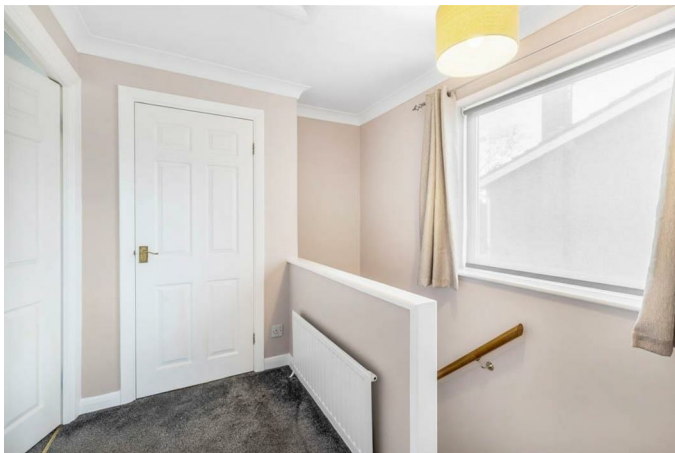
Matching wall and base units. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring.

Cloakroom



UPVC double glazed window to side. Wash hand basin set in vanity unit. Toilet. Partially tiled walls. Tiled flooring.

First Floor Landing 7'11" x 7'5" (2.42m x 2.27m)

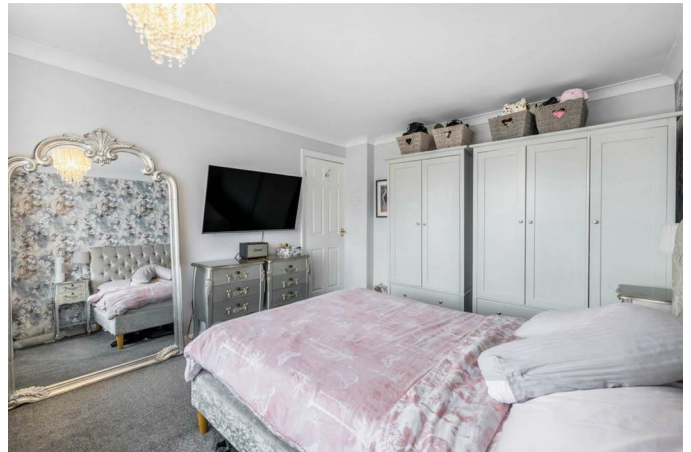


UPVC double glazed window to side. Carpeted. Loft access.

Bedroom 1 12'7" x 10'11" (3.86m x 3.33m)



UPVC double glazed window to front. Radiator. Carpeted.



Bedroom 2 10'11" x 10'11" (3.33m x 3.33m)



UPVC double glazed window to rear. Radiator. Carpeted. Airing cupboard housing hot water cylinder and boiler.

Bedroom 3 8'11" x 7'5" (2.72m x 2.27m)



UPVC double glazed window to front. Radiator. Laminate flooring.

Bathroom 6'9" x 7'5" (2.06m x 2.27m)



UPVC double glazed window to rear. Three piece suite comprising of a P shaped bath with shower over and glass shower screen. Wash hand basin and toilet set in vanity unit. Partially tiled walls. Heated towel rail. Extractor fan. Wood effect laminate flooring.

Outside



The front of the property has a driveway leading to the single garage. Gravel area. Lawn area with hedge borders.

The rear garden is enclosed by timber fencing. Lawn area. Extended patio seating area. Gravel area. Outside lighting.



Garage 16'2" x 8'1" (4.93m x 2.48m)

Up and over vehicular door. Power and light connected. External EV charging point.

Property Postcode

For location purposes the postcode of this property is: PE11 6PN

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: C
 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 Variable 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 - 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: 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

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

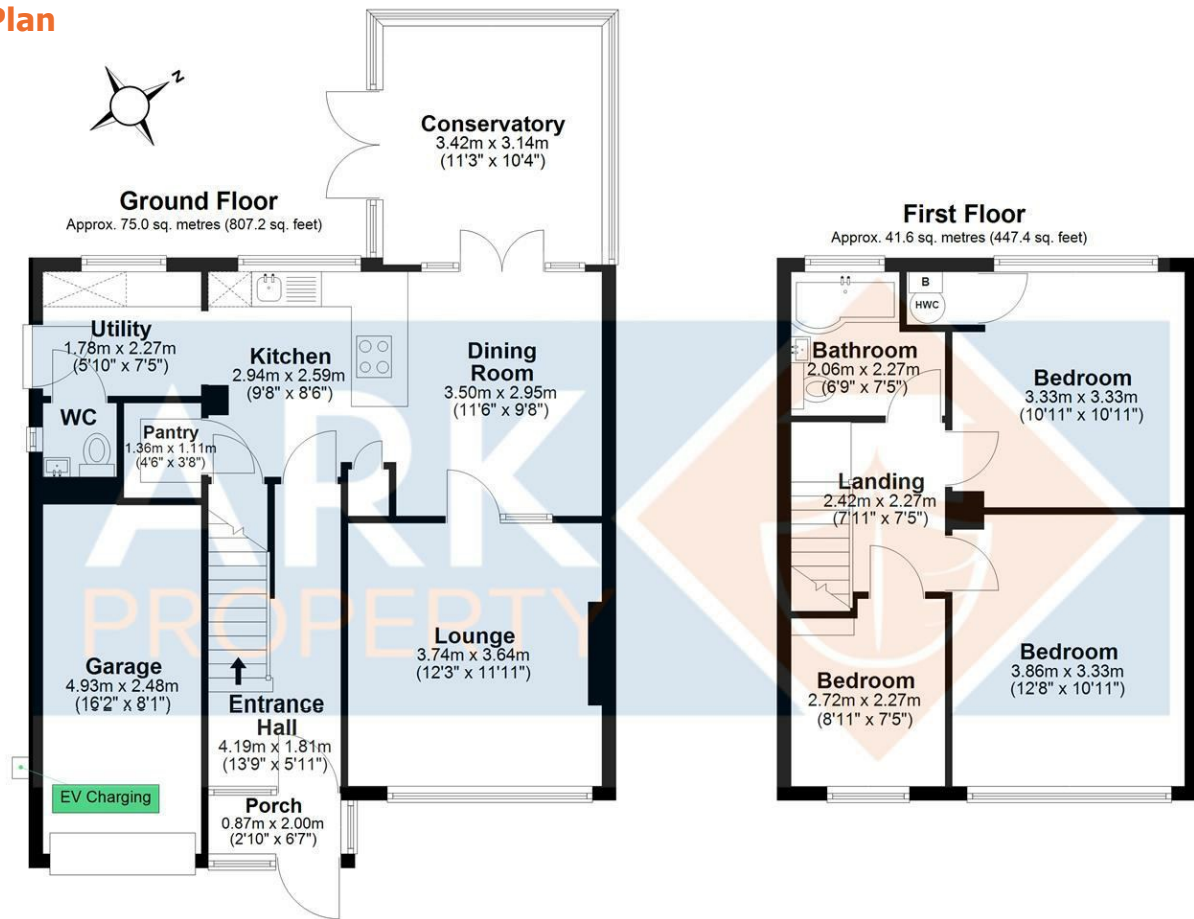
We can also offer full Financial and Solicitor services.

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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Floor Plan



Total area: approx. 116.6 sq. metres (1254.6 sq. feet)

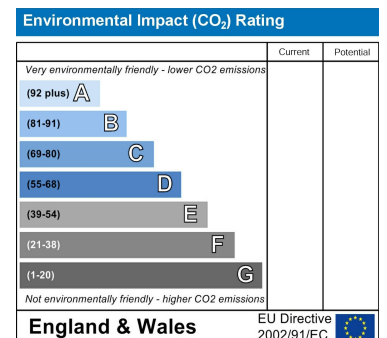
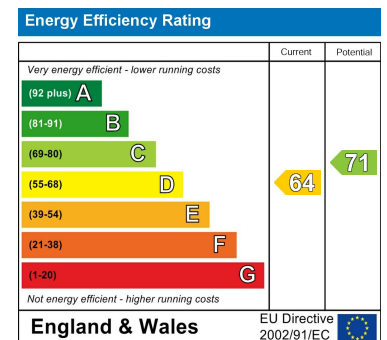
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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