



The Hollies 25b West Cobgate, Moulton, PE12 6QN

£450,000

- Stunning newly built bungalow (circa 2022) in the heart of Moulton
- Tucked away down a long private gravel driveway
- Finished to an exceptional standard throughout
- Underfloor heating across the entire property
- Three generous bedrooms including principal with en-suite
- Luxury family bathroom with freestanding stone egg-shaped bath
- Impressive open-plan living, dining and kitchen space
- High-end kitchen with large island and feature lighting
- Sunroom with slimline patio doors with Solar Neutral Sunguard overlooking garden
- Ample parking, oversized garage & power in place for gates

NO ONWARD CHAIN!

Tucked away at the end of a long private drive in the heart of Moulton, this exceptional newly built bungalow is a true hidden gem. Finished to an outstanding standard, the home offers beautifully designed, light-filled spaces that flow effortlessly from room to room, creating a perfect balance of luxury, comfort and style. The heart of the home is an impressive open-plan living space centred around a striking kitchen island, ideal for both everyday living and entertaining, with natural light pouring in and seamless access to the south facing landscaped garden. Outside, the setting is just as impressive, with generous parking with an oversized garage with an electric sectional door, a sense of privacy, and thoughtfully designed outdoor spaces that complete this stunning home

Property Summary

The heart of Moulton — a stunning, newly built bungalow finished to an exceptional standard.

Tucked away at the end of a long private drive, this beautifully designed home offers high-end living with every upgrade you could wish for. From the moment you step inside, it's clear that this property has been thoughtfully planned, expertly finished, and stylishly dressed, with colour and character evident throughout.

Underfloor heating runs through the entire home, complementing three well-proportioned bedrooms. The principal bedroom benefits from a sleek and contemporary en-suite shower room, while the remaining bedrooms are served by a standout family bathroom featuring an eye-catching stone egg-shaped freestanding bath.

A practical utility room sits conveniently off the hallway before glass double doors open into the impressive open-plan living space. At the heart of this room is a stunning kitchen island, complete with high-end finishes and feature lighting, perfectly dividing the space into relaxing and entertaining zones. The island is generously sized yet fits the room effortlessly, creating a superb focal point.

Flowing seamlessly from the kitchen is the dining area and lounge, flooded with natural light from large slimline with Solar Neutral Sunguard sliding

doors that lead into the sunroom. This is a fantastic additional space, boasting large windows and patio doors that overlook the beautifully landscaped rear garden.

Outside, the south facing garden has been designed with low maintenance in mind, featuring an extended patio, newly laid lawn, and freshly planted trees and shrubs that will mature to provide privacy and shade. A large gravelled area runs along the side and rear of the property, offering discreet storage and refuse space away from the main garden.

To the front, the long gravel driveway provides ample parking for multiple vehicles and includes power already connected for the installation of electric gates. An oversized garage with an electric sectional door completes the offering.

Finished to an outstanding standard throughout, this exceptional bungalow will make a truly beautiful home for a lucky buyer.

Entrance Hall 6'5" x 28'1" (1.98m x 8.57m)

Aluminium, Dutemann Haus Venice, a high end contemporary aluminium front door, featuring a 44mm thick panel with modern aesthetics to front. Tiled flooring. Cupboard housing under floor heating controls, cylinder and water softener. Storage cupboard with shelving.



Open Plan Living 34'3" x 12'9" (10.44m x 3.90m)



Sliding door to side. Tiled flooring.



Kitchen



Freestanding Everhot range with induction hob and grill (negotiable not included in the price). Extractor fan. Built in pull out larder with shelving. Full height Neff freezer. Built in full height Neff fridge. Two tone island unit with storage under. Built in wine cooler. Sink inset with drainer and mixer tap. Built in AEG dishwasher. Tiled flooring.



Sun Room 10'7" x 11'6" (3.24m x 3.53m)



Vaulted ceiling. Slimline with Solar Neutral Sunguard sliding doors to garden. Large picture window to rear. Tiled flooring.



Utility Room 10'5" x 6'2" (3.20m x 1.89m)



Door to rear. Matching base and eye level units with work surface over. Space and plumbing for

washing machine. Sink unit with mixer tap. Storage cupboard housing boiler. Tiled flooring.

Bedroom 1 11'7" x 11'10" (3.55m x 3.62m)



Aluminium window to side. Tiled flooring.



En-suite 6'10" x 7'1" (2.10m x 2.16m)



Walk in double shower cubicle with rainwater head.

Toilet. Wash hand basin with vanity unit. Tiled splash back. Tiled flooring.



Bathroom 10'5" x 7'8" (3.19m x 2.36m)

Bedroom 2 11'7" x 11'10" (3.55m x 3.62m)



Aluminium window to front. Tiled flooring.

Bedroom 3 11'1" x 8'2" (3.39m x 2.50m)



Aluminium window to side. Tiled flooring.



Aluminium window to rear. Spot lights. Free standing stone egg shape bath with free standing taps with separate shower extension. Wash hand basin set in vanity unit. Tiled splash back. Toilet. Heated towel rail. Extractor fan.



Outside



The front of the property has a gravel driveway providing off road parking for several vehicles leading to the double garage.

The rear garden is south facing and enclosed by timber fencing. Lawn area with trees and shrubbery. Raised planters. Extended patio area. Outside lighting. Electric awning to create shade. Low maintenance gravel area to the side of the property, ideal for storage.



Oversized Garage 14'10" x 19'0" (4.53m x 5.80m)

Electric sectional garage door, power lighting and personnel door leading to garden at the rear.

Axia Mechanical Ventilation Heat Recovery

The vendors have advised they have fitted an Axia Mechanical Ventilation Heat Recovery throughout the property.

MVHR (mechanical ventilation with heat recovery) is

a whole dwelling ventilation system that supplies and extracts air continuously at a low rate with the facility to be boosted as required meeting Building Regulations Part F System 4.

The unit is normally installed in the loft space or cupboard and rigid ducting supplies fresh filtered air to the habitable rooms and extracts stale polluted air from the 'wet' rooms. Supply and extract diffusers are fitted to the ceilings and are adjusted to balance the system.

The unit incorporates a polymer heat exchanger that tempers the incoming air before it is delivered to the habitable rooms. The efficiency of the exchanger can vary from 70% to 95% heat recovery depending on whether it is of cross-flow or counter flow type, counter flow being the most efficient. Building Regulations are now calling for increased thermal efficiencies therefore the 95% heat exchanger is the best option.

The system can be controlled to boost speed when moisture is being generated by bathing or cooking either;

- Manually via single or multiple switches
- Automatically, typically via humidity or other sensors

These should be located in or near the wet rooms. Background ventilators in windows are not required with this system.

For housebuilders energy efficiency is still the most important specification factor when it comes to ventilation as they seek the most cost-effective way to achieve carbon reductions and reduce dwelling emission rates (DER). Specifying an MVHR unit which boasts low energy usage and high thermal efficiency is key to reducing a home's DER.

Property Postcode

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

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.

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.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus Energy

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 Double 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: B84

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

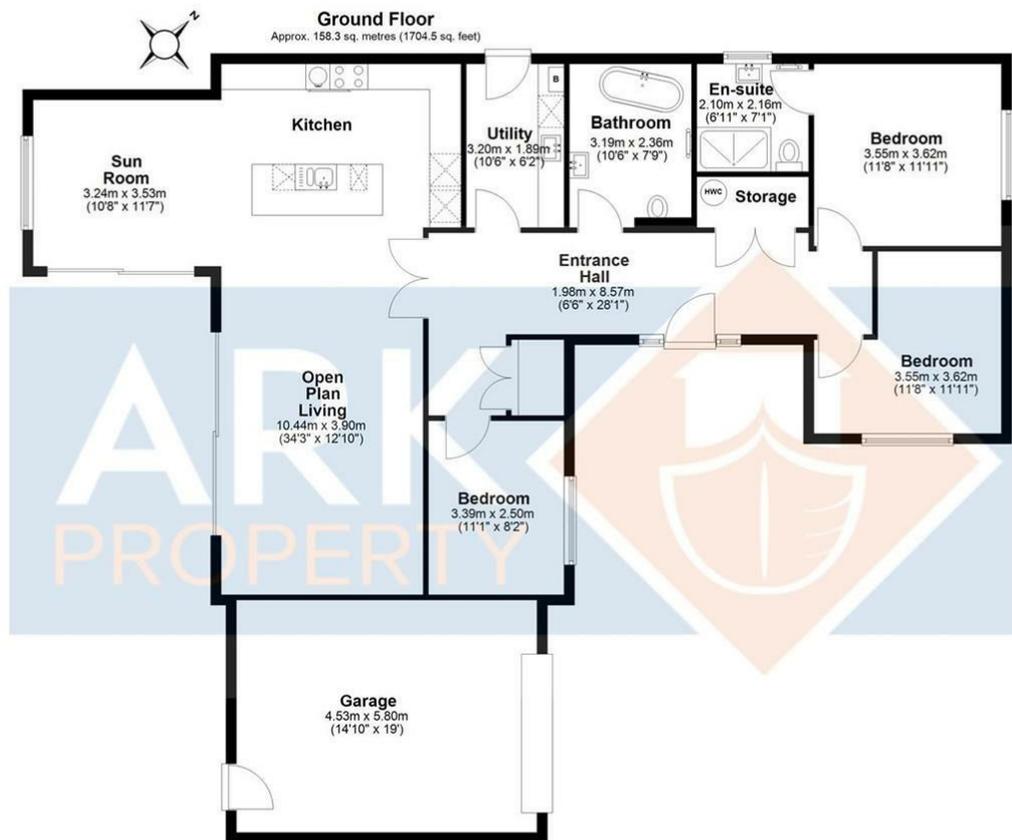
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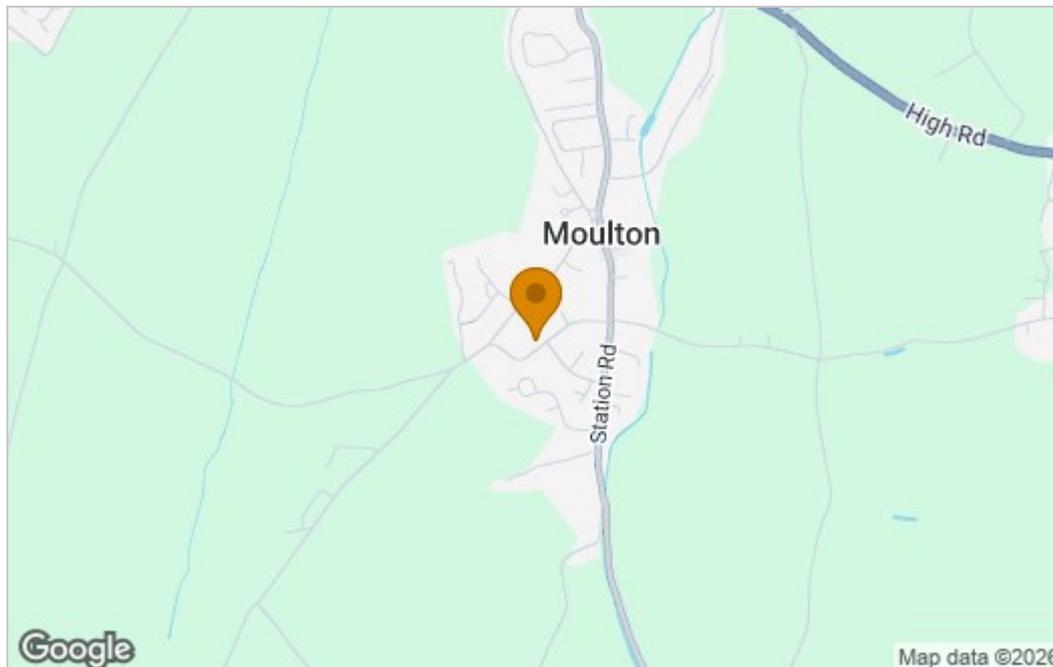
Floor Plan



Total area: approx. 158.3 sq. metres (1704.5 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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