



## 71 Moulton Chapel Road, Moulton Chapel, PE12 0XD

**£275,000**

- No forward chain
- Double garage
- Open field views
- Workshop
- Great plot
- On the edge of Cowbit
- Two reception rooms
- Three bedrooms
- Ample off road parking
- Must view to appreciate the size of property



**NO ONWARD CHAIN!!!** This generously sized bungalow, set on the edge of Cowbit, offers an exciting opportunity to create something truly special. Positioned on a lovely plot with open field views, the setting is both peaceful and impressive. The property features a large frontage, complete with driveway, double garage, and workshop – perfect for those needing extra space. Inside, the bungalow has a natural, practical flow and includes three well-proportioned bedrooms.

With its excellent footprint and desirable location, this home has huge potential to be transformed into your dream property

### Entrance Porch

UPVC entrance door with glazed side panel. Tiled floor. Wood door leading to the entrance hall.

### Entrance Hall



Wooden entrance door with glazed side panel. Carpeted. Radiator.

### Lounge 12'5" x 18'8" (3.81m x 5.71m)



UPVC window to front and two UPVC windows to side. Two radiators. Fireplace with brick surround and tiled hearth for freestanding electric fire. Carpeted.

### Dining Room 10'11" x 15'6" (3.33m x 4.73m)



UPVC window to front. Radiator. Carpeted. Built in cupboard with window to side, slatted shelving and carpeted.

### Cloakroom

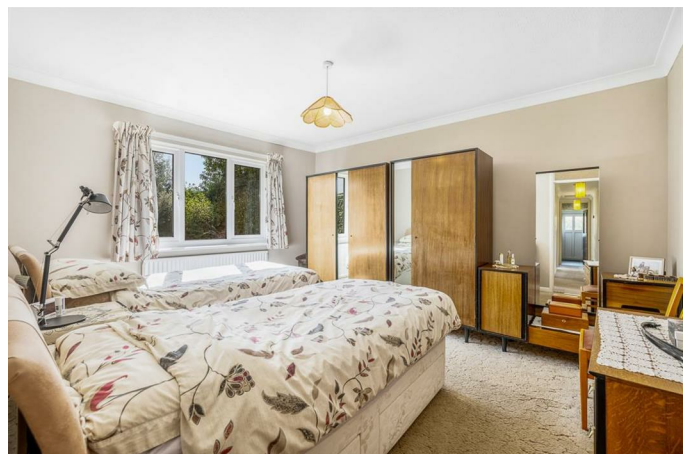
UPVC window to side. Toilet. Tiled flooring.

### Kitchen 19'2" x 8'4" (5.85m x 2.55m)



UPVC windows to sides. UPVC door to side. Matching wall and base units with work surfaces over. Tiled splash backs. Sink unit with drainer and taps. Space for free standing cooker. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Built in storage cupboards with shelving. Radiator. Tiled flooring. Pedestrian door to garage.

### Bedroom 1 13'3" x 11'5" (4.04m x 3.49m)



UPVC window to rear. Radiator. Carpeted.

**Bedroom 2 9'11" x 8'5" (3.03m x 2.57m)**



UPVC window to rear. Radiator. Carpeted. Built in wardrobe.

**Bedroom 3 9'11" x 8'4" (3.03m x 2.55m)**



UPVC window to rear. Radiator. Carpeted. Built in wardrobe.

**Bathroom 9'10" x 5'7" (3.01m x 1.72m)**



UPVC window to rear. Bath with rainfall head shower and separate shower attachment. Glass shower screen. Pedestal wash hand basin. Toilet. Wall mounted heated towel rail. Fully tiled walls. Tiled flooring. Airing cupboard.

**Outside**



The front of the property has a concrete driveway leading off road parking and double garage. There is a lawn area with well established trees and bushes. The rear garden is enclosed by hedging. Greenhouse.

**Double Garage 17'10" x 18'1" (5.44m x 5.52m)**



Twin up and over vehicular doors. Power and light connected.



### Workshop 10'6" x 18'8" (3.21m x 5.71m)



Located to the rear of the garage. Two UPVC windows to rear. Tiled flooring. Belfast sink with tap.

### Property Postcode

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

### 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, timber frame

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil 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 but None over 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: 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.

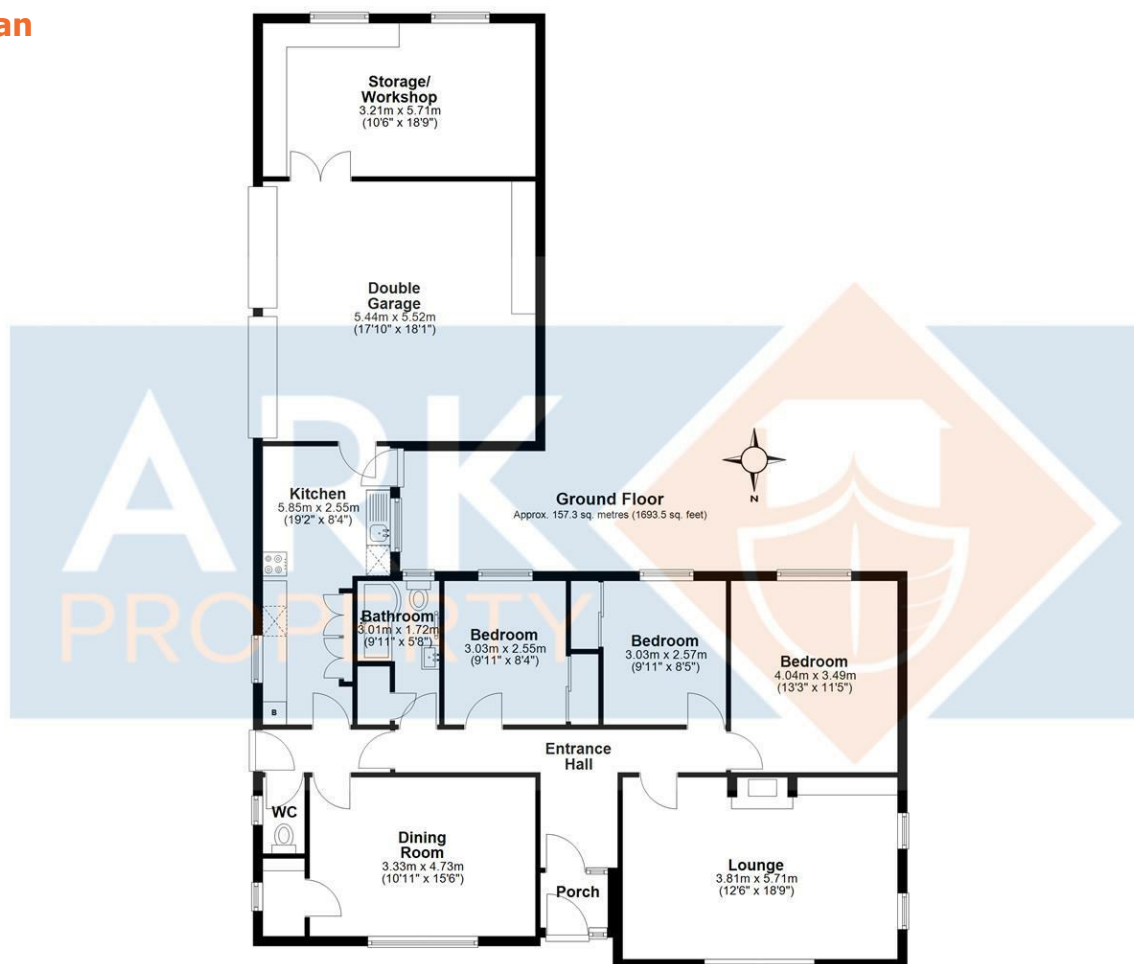
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high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**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.

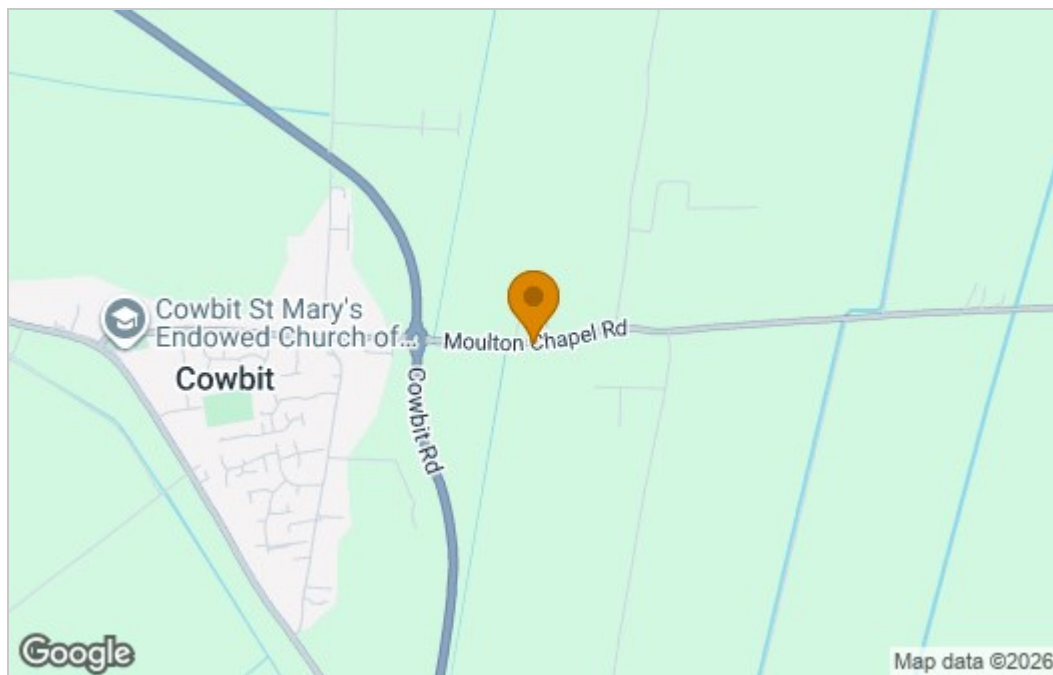
## Floor Plan



Total area: approx. 157.3 sq. metres (1693.5 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



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## Energy Efficiency Graph

