



## 60 Woodgate Road, Moulton Chapel, PE12 0XF

**£262,500**

- Semi rural village setting
- Converted garage to create three double bedrooms
- Neutral decor throughout
- Private rear garden
- Ample off road parking to front
- Popular village with good links to Peterborough and Spalding
- Detached bungalow
- No forward chain

This charming three-bedroom detached bungalow in the sought-after village of Moulton Chapel is now on the market! Boasting excellent frontage with ample off-road parking, this home offers a spacious and well-thought-out layout with neutral décor, making it move-in ready. The garage conversion provides flexibility as either a third bedroom or an additional lounge. Outside, the private rear garden presents a wonderful opportunity for gardening enthusiasts. Plus, with no forward chain, this property is ready for its next owners.

Interested? Get in touch today to arrange a viewing!

### Entrance Hall

UPVC door to front. Carpeted. Radiator. Loft access. Airing cupboard.

### Lounge 11'4" x 16'4" (3.47m x 4.99m)



UPVC bay window to front. Radiator. Electric fire. Carpeted.

### Kitchen 10'10" x 13'0" (3.31m x 3.97m)



UPVC window to rear. UPVC door to rear. Matching wall and base units with work surfaces over. Neff electric hob with extractor over. Neff eye level oven. Stainless steel sink drainer with mixer tap over. Integrated dishwasher. Integrated fridge. Radiator. Vinyl flooring.

### Utility Room 10'5" x 8'11" (3.19m x 2.74m)



UPVC window to rear and side. Matching wall and base units. Space for washing machine. Space for tumble dryer. Radiator. Vinyl flooring. Door to bedroom 3.

### Bedroom 1 10'10" x 10'10" (3.31m x 3.31m)



UPVC window to rear. Radiator. Carpeted. Fitted wardrobes.

### Bedroom 2 8'8" x 10'10" (2.66m x 3.31m)



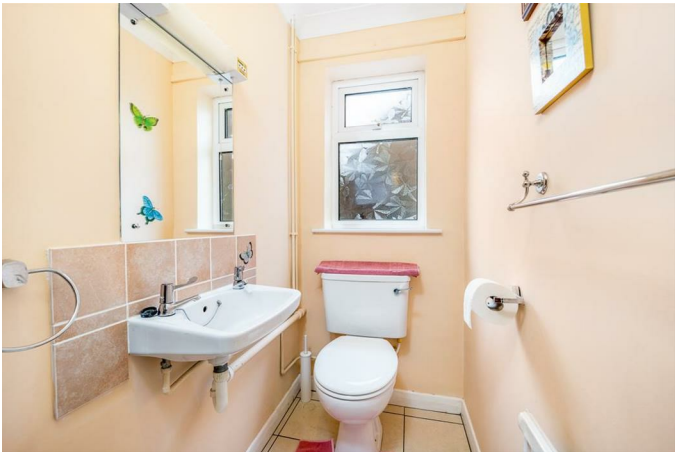
UPVC window to front. Radiator. Carpeted. Fitted wardrobes.

**Bedroom 3 16'7" x 8'6" (5.06m x 2.61m)**



(Garage conversion) UPVC window to front. Radiator. Carpeted.

**Cloakroom 3'2" x 7'3" (0.99m x 2.21m)**



UPVC window to side. Toilet. Wash hand basin with tiled splash back. Tiled flooring. Radiator.

**Bathroom 7'8" x 7'0" (2.34m x 2.15m)**



UPVC window to rear. Walk in double shower with rainwater head and separate shower attachment. Toilet and wash hand basin set in vanity unit surround. Fully tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

**Outside**



Front: Large gravel driveway providing parking for multiple vehicles. Lawn area. Gated access to rear. Rear: Enclosed by hedging and fencing. Extended patio area. Lawn area. Fenced off oil tank. Raised beds and gravel area. Side gated access. Outside power points. Cold water tap.

**Property Postcode**

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

**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: Scottish Power

Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Oil Heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None 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  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - very low. Rivers and the sea - very 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:

### 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

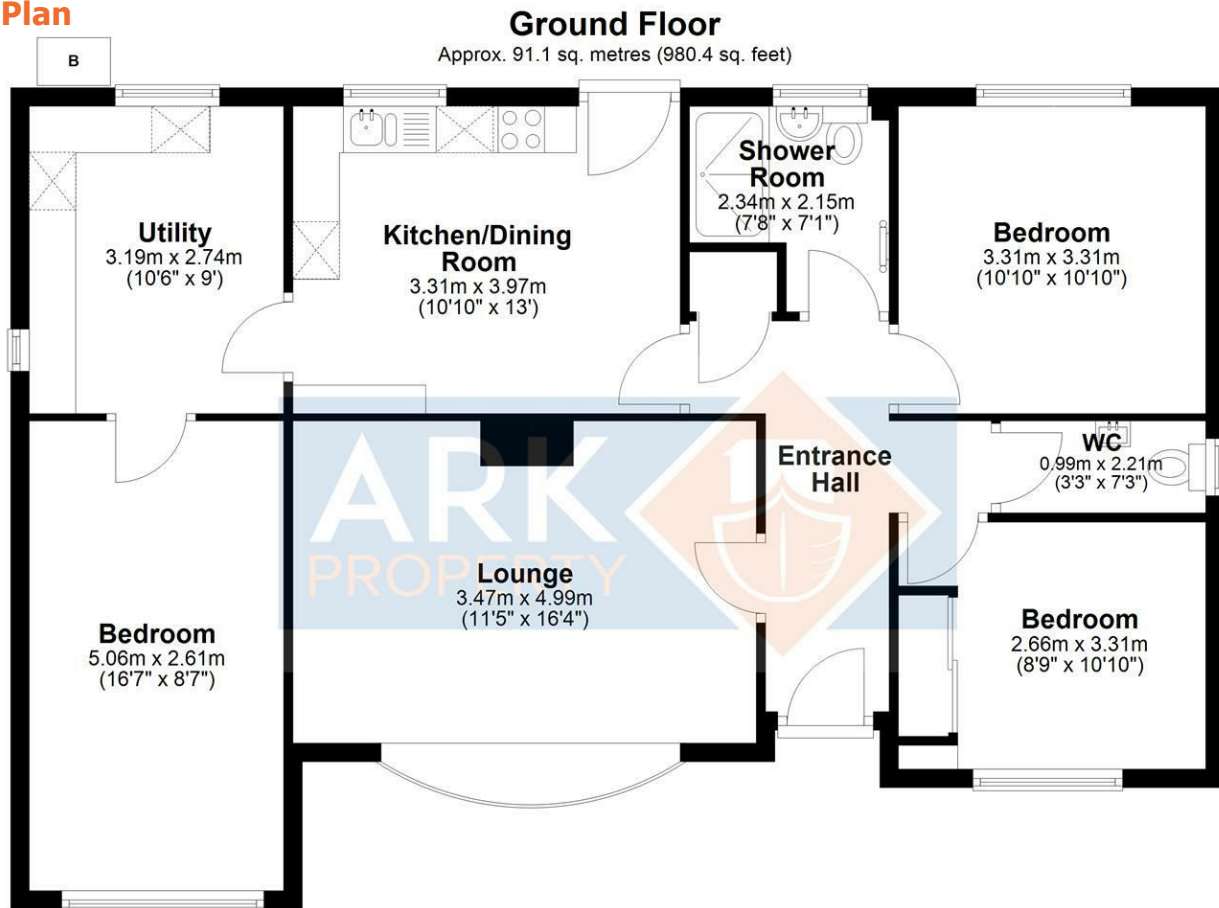
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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



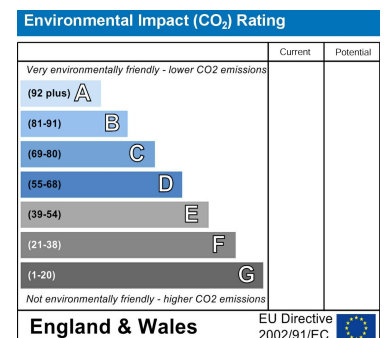
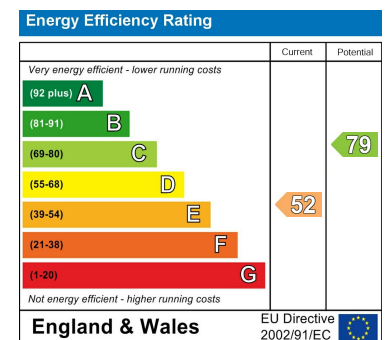
Total area: approx. 91.1 sq. metres (980.4 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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