ARK PROPERTY

3 River Lane, Moulton, PE12 6NX

Offers Around £170,000

- Located in the popular village of Moulton
- Within easy access of the village centre and amenities
- Outbuildings galore
- Large rear garden
- Well presented throughout
- Off road parking and driveway
- External office
- Must view to be really appreciated

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located in the popular village of Moulton, this beautifully renovated cottage offers a warm, traditional charm from the moment you arrive. Outside, you'll find ample off-road parking and a standout long garden, complete with a variety of outbuildings—an office, sheds, a summer house, and a fantastic outdoor kitchen. Inside, the home boasts a spacious lounge, dining room, a kitchen, and a downstairs bathroom, with two double bedrooms upstairs. The property is just a short walk from Moulton excellent amenities—whether you're after a great pub, butchers, or a taste of history with the old mill. Moulton is truly one of the best villages to live in, offering something for all ages, from excellent schools to a local doctor's surgery.

Lounge 11'4" x 11'11" (3.47m x 3.65m)

PVC double glazed window and door to front. Window to side. Coving to ceiling. Radiator. Electric fireplace. Door opening to dining room.

Dining Room 11'7" x 11'11" (3.55m x 3.65m)

PVC double glazed window to side. Coving to ceiling. Radiator. Fitted alcove shelving and base units. Stairs to first floor landing. Opening to kitchen.

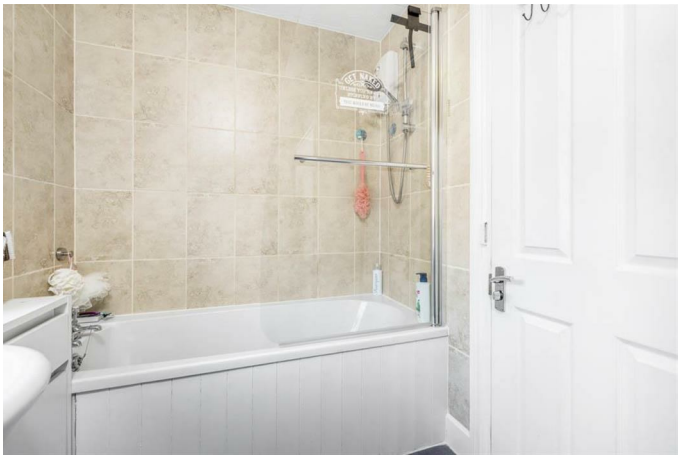
Kitchen 12'9" x 8'11" (3.90m x 2.74m)

PVC double glazed window and door to side. Wall

mounted gas central heating boiler. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Space for electric cooker with extractor hood over. Integrated fridge freezer. Stainless steel sink and drainer with chrome mixer tap. Vinyl flooring. Door to bathroom.

Bathroom 5'6" x 8'11" (1.70m x 2.74m)

PVC double glazed window to rear. Vinyl flooring. Radiator. Panelled bath with chrome taps, electric shower and shower screen. Toilet. Pedestal wash hand basin.



First Floor Landing

Window to side. Doors to bedrooms.

Bedroom 1 11'4" x 11'11" (3.46m x 3.65m)

PVC double glazed window to front. Radiator.

Bedroom 2 11'10" x 9'1" (3.62m x 2.79m)

PVC double glazed window to rear. Loft access. Radiator. Built in over stairs storage cupboards.

Outside

There is a gravel driveway to the front and side of the property providing off road parking.
The rear garden is enclosed by timber fencing. Laid to lawn with gravel and concrete pathway leading to the timber summer house with power and light connected. Two timber garden sheds. The rear of the plot has a covered seating area with power and light connected. A further timber garden pod with fitted seating and bbq area.

Wooden Cabin Pod 7'3" x 10'1" (2.23m x 3.08m)

Outside Seating Area 9'11" x 10'2" (3.03m x 3.10m)

Property Postcode

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

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: A
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
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: D59

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

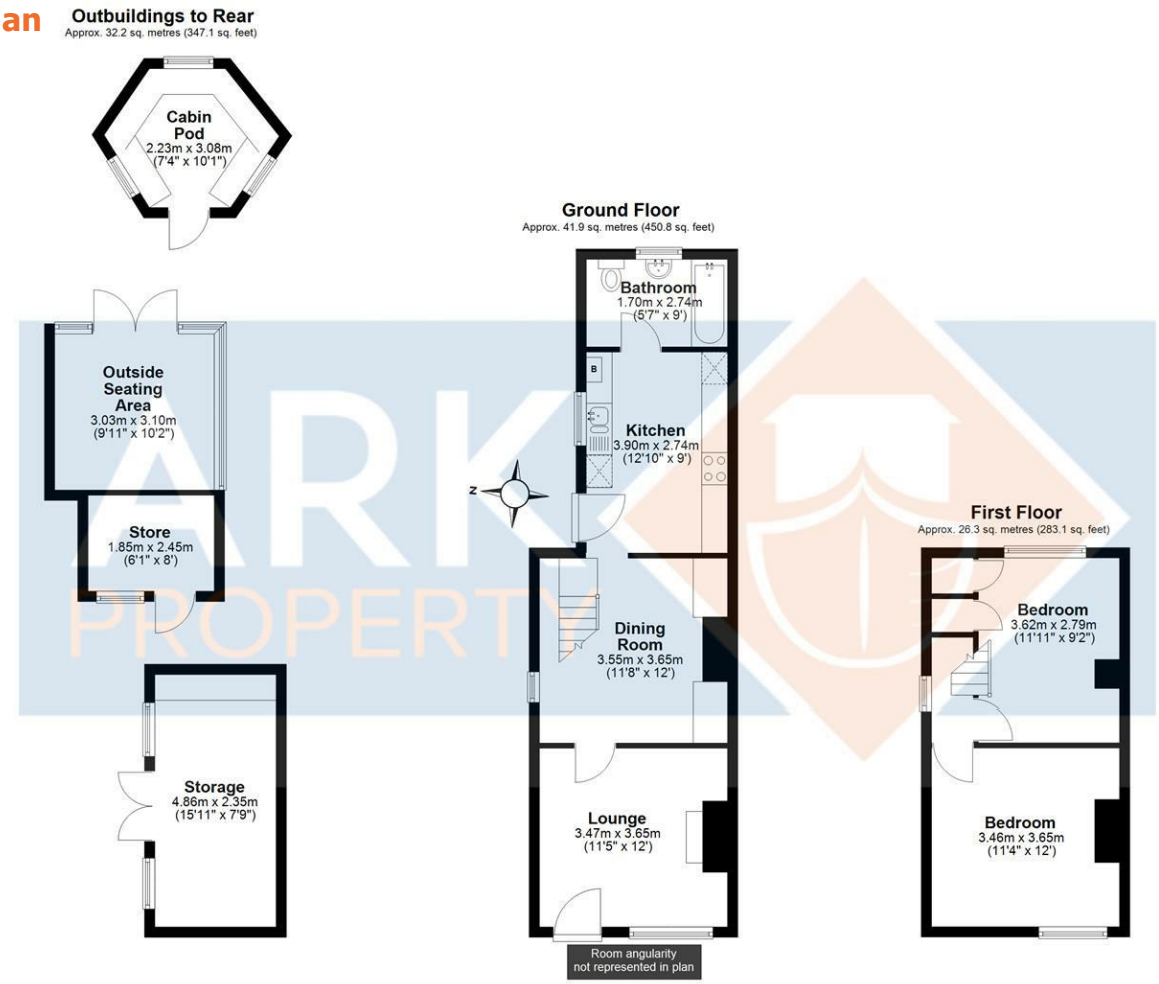
We can also offer full Financial and Solicitor services.

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

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

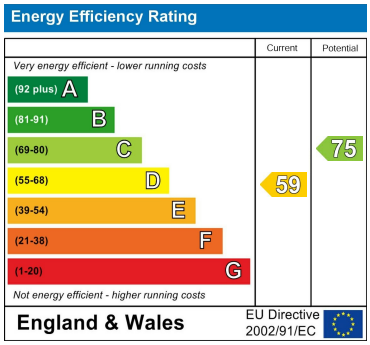


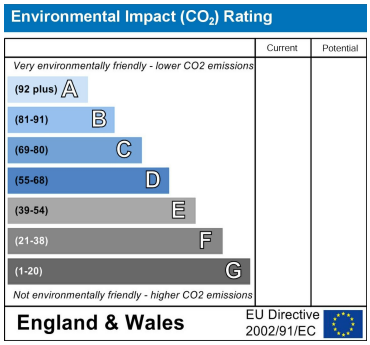
Total area: approx. 100.4 sq. metres (1081.0 sq. feet)

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

Area Map

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk