ARK PROPERTY

6 Woodgate Road, Moulton Chapel, PE12 0XF

£275,000

- Oversized garage
- Ample off road parking to front
- Large flowing layout downstairs
- Three reception rooms
- Great size kitchen diner
- Located in a popular village
- Within walking distance of the local shop, pub and butchers
- Neutral decor throughout
- Must view to appreciate the size
- Register with Ark for all new listings

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Spacious living at its finest in the highly desirable village of Moulton Chapel. This charming character home boasts excellent kerb appeal, complemented by an oversized garage and ample off-road parking to the front.

Step inside and you'll immediately appreciate the generous accommodation on offer. The property features three versatile reception rooms, providing plenty of space for family living, entertaining or working from home, alongside a large, sociable kitchen/diner that's perfect for modern lifestyles.

Upstairs, the traditional layout offers two spacious double bedrooms and a well-proportioned third bedroom, making this an ideal home for families or those looking for extra space.

Brimming with character, charm and unique features, this delightful home is full of personality. To truly appreciate everything it has to offer, a viewing is highly recommended.

Entrance Hall 11'6" x 9'8" (3.53m x 2.96m)

Stairs leading to first floor landing. Large under stairs cupboard. Radiator.

Family Room/Bedroom 15'9" x 9'9" (4.82m x 2.99m)

Windows to front and side. Feature fire with surround. Radiator.

Lounge 11'8" x 20'1" (3.56m x 6.13m)

Windows to side. Two radiators.

Dining Room 14'10" x 12'6" (4.53m x 3.83m)

Window to front. Feature fireplace. Radiator.

Kitchen 17'8" x 9'1" (5.41m x 2.78m)

Window to rear. Matching base and wall units with work surfaces over. Sink unit with drainer and mixer tap. Space for American style fridge freezer. Eye level double oven. Electric induction hob. Stainless steel extractor hood. Integrated dishwasher. Radiator. Island unit with built in storage.

Breakfast Area 14'8" x 12'3" (4.49m x 3.75m)

Window to rear. Radiator.

Utility Room 4'4" x 5'3" (1.33m x 1.62m)

Fitted base and wall units. Space and plumbing for washing machine.

Cloakroom

Wash hand basin. Toilet. Fully tiled walls. Tiled flooring.

First Floor Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom 1 14'11" x 12'6" (4.57m x 3.83m)

Windows to front and rear. Built in wardrobe housing the immersion tank. Radiator.

Bedroom 2 15'9" x 9'6" (4.82m x 2.92m)

Window to front and side. Radiator.

Bedroom 3 12'2" x 11'8" (3.71m x 3.57m)

Window to side. Built in wardrobe. Radiator.

Shower Room 11'7" x 6'3" (3.55m x 1.91m)

Window to front. Wash hand basin set in vanity unit. Bath with mixer tap and shower over. Toilet. Shower cubicle with glazed door. Half panelled walls.

Outside

To the front of the property there is ample off road parking and access to the large garage.
To the side there is a garden which is accessed from the front of the property.
The garden is laid to lawn with a wooden deck area and enclosed with picket fencing.
To the rear of the property is a small courtyard area.

Garage 18'5" x 9'7" (5.63m x 2.93m)

Electric garage door. Partially converted to create storage room.

Storage 13'3" x 12'3" (4.06m x 3.75m)

Partial garage conversion. Door to front. Window to side. Doorway leading to garage.

Property Postcode

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

About the village

Life in Moulton Chapel

Moulton Chapel is a welcoming Lincolnshire village with a genuine sense of community, making it a wonderful place to call home. Throughout the year, residents enjoy a variety of local events, with the annual Moulton Chapel Carnival being a real highlight. Colourful floats parade through the village before celebrations continue at the village hall, bringing neighbours, families and visitors together for a fantastic community occasion.

The village offers a great selection of everyday amenities, including a well-regarded primary school, a thriving village hall that hosts regular activities and events, a handy local shop stocked with all the everyday essentials, and the popular Jolly Farmers pub and restaurant, renowned for its welcoming atmosphere, great food and regular live music events.

Another much-loved village gem is the traditional butcher's shop, highly regarded by locals for its excellent quality produce and friendly service.

Combining village charm with practical amenities and a strong community spirit, Moulton Chapel offers a fantastic lifestyle for families, professionals and retirees alike, all while being just a short drive from Spalding and the surrounding Lincolnshire countryside.

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: Utility Warehouse
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 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 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.

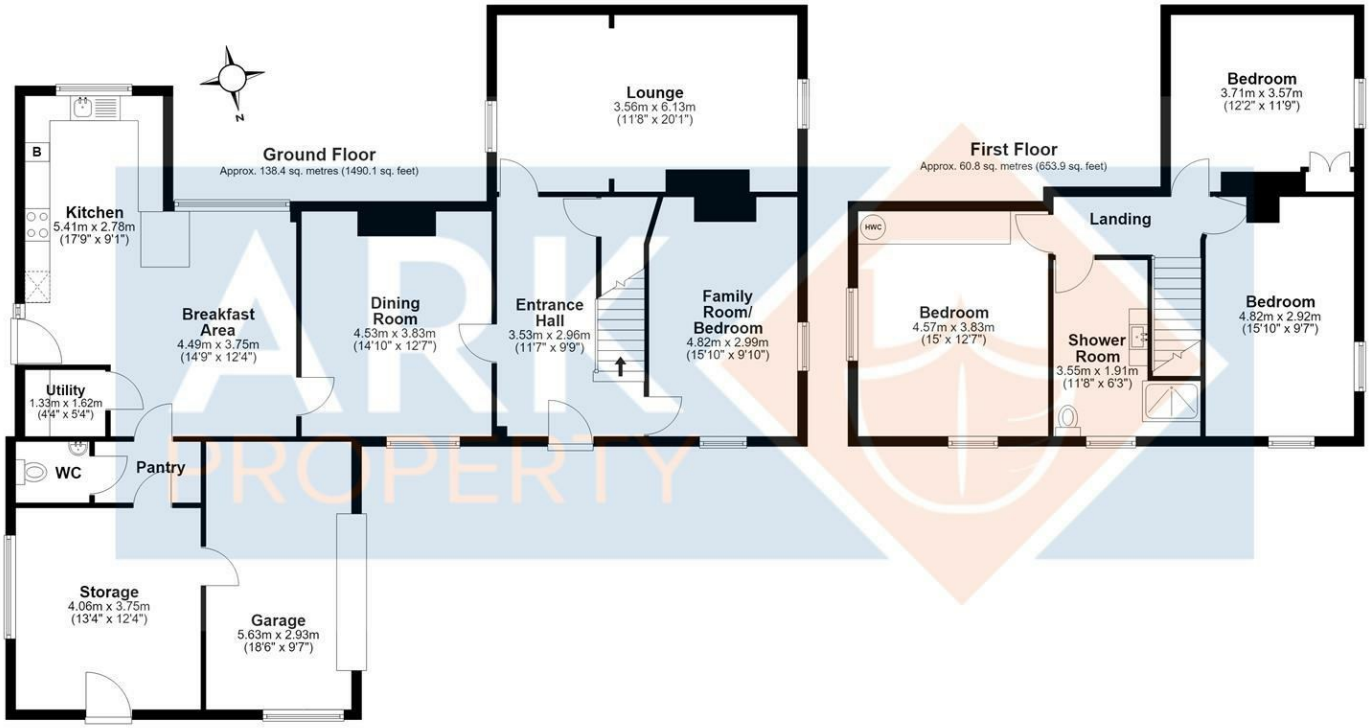
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

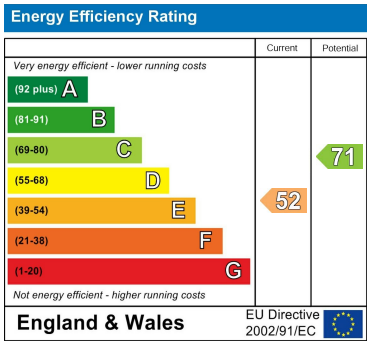


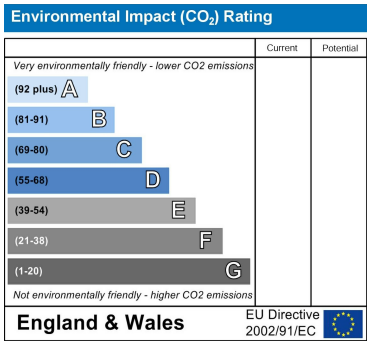
Total area: approx. 199.2 sq. metres (2144.0 sq. feet)

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

Area Map

Energy Efficiency Graph





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