



9a Seas End Road, Moulton Seas End, PE12 6LD

£280,000

- Semi rural village
- Tardis like property
- Potential to adapt
- Three double bedrooms
- Spacious rooms
- Great flowing layout
- Ample parking for multiple vehicles
- Fields to rear

Looking for a spacious and unique bungalow? Look no further! This impressive bungalow, nestled in a desirable semi-rural village, offers generous living space with three double bedrooms, a well-sized kitchen diner, and ample parking for multiple vehicles behind a gated private driveway. Described as a true "tardis," the property is deceptively spacious and bursting with potential to become something truly special. Whether you're looking to settle down or seeking a project with promise, this home ticks all the boxes. Don't miss out – book your viewing today!

Entrance Hall 6'11" x 5'9" (2.11m x 1.76m)



UPVC door to side. Windows to side and front. Radiator. Tiled flooring.

Kitchen/Dining Room 11'0" x 18'5" (3.37m x 5.63m)



UPVC window and door to side. Matching wall and base units with wooden worktops over. Belfast sink with mixer tap over. Freestanding Rangemaster cooker with extractor hood over. Tiled splash back. Integrated fridge/freezer. Tiled flooring. Radiator.

Lounge 19'0" x 12'9" (5.80m x 3.90m)



UPVC bay window to front and window to side. Feature fireplace with surround. Two radiators. Wood effect laminate flooring.

Conservatory 11'6" x 4'11" (3.51m x 1.51m)



UPVC construction. Door to rear. Radiator. Wood effect laminate flooring.

Utility Room 4'6" x 10'0" (1.39m x 3.05m)

Boiler. Space and plumbing for washing machine. Space for tall fridge freezer. Wood effect laminate flooring.

Study / Gym 13'11" x 10'0" (4.25m x 3.05m)



UPVC double doors with side panels to front. Radiator. Wood effect laminate flooring.

Rear Hallway 13'3" x 8'3" (4.05m x 2.54m)



French doors leading to conservatory. Radiator. Tiled floor. Airing cupboard with shelving. Loft access.

Conservatory 12'9" x 11'0" (3.91m x 3.37m)



UPVC and brick construction. Poly carbonate roof. French doors leading to patio area. Ceiling fan. Tiled floor. Radiator.

Bedroom 1 17'4" x 8'10" (5.29m x 2.70m)



UPVC window to front. Radiator. Wood effect flooring.

Bedroom 2 10'2" x 9'4" (3.12m x 2.87m)



UPVC window to rear. Radiator. Wood effect flooring.

Bedroom 3 10'2" x 9'7" (3.10m x 2.93m)

UPVC window to front. Radiator. Wood effect flooring.

Bathroom 5'9" x 8'9" (1.76m x 2.69m)



UPVC window to side. P shaped bath with shower attachment over. Wash hand basin set in vanity unit. Toilet. Heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

Lean to 20'0" x 7'6" (6.12m x 2.30m)

Double gates leading to under cover area, ideal for storage or under cover parking.

Outside



Front: Double gates leading to the gravel driveway with parking for several vehicles. Enclosed by trees and hedges.

Rear: Enclosed by timber fencing. Lawn area. Patio area. Timber decking area. Well established trees and bushes. Further decking area with summer house and pergola. Timber shed.

Property Postcode

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

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: Octopus

Solar Panels: Yes, although they do not work and have never worked. Were here when current vendor moved in.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

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 Likely 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: TBC

warranty in respect of the property. These details are subject to change.

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.

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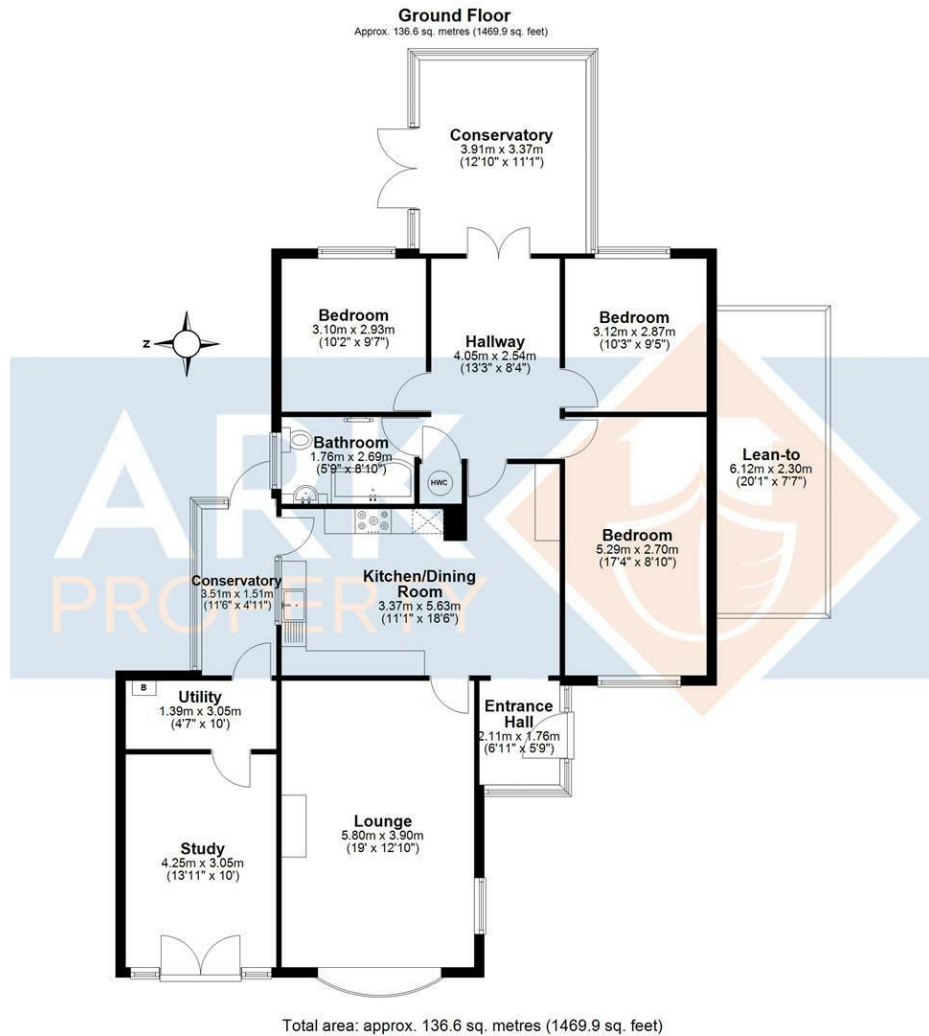
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firm's employment has authority to make or give representation or

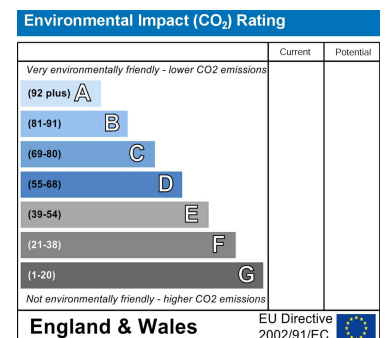
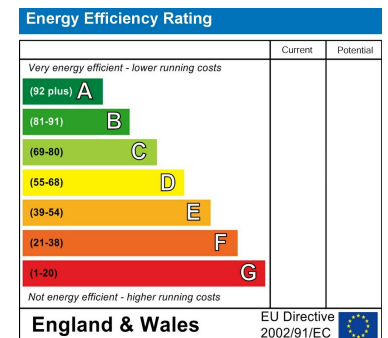
Floor Plan



Area Map



Energy Efficiency Graph



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