



180 High Road, Moulton, PE12 6NU

Offers In Excess Of £290,000

- Beautifully presented throughout
- Popular village location
- Open field views to front
- Landscaped rear garden
- Multiple outbuildings
- Open plan feel throughout
- 3/4 Bedrooms
- Versatile living at it's best
- Ample parking behind gates for 6+ cars
- Must view to be really appreciated

Welcome to village life. Located in one of the most popular and desirable villages around the Spalding area, this beautifully presented Allison home has so much to offer.

On arrival, you are greeted by ample parking for six or more vehicles, with gated access to the front and attractive open field views.

Stepping inside, the home has clearly been lovingly cared for and thoughtfully styled to appeal to a wide range of buyers, with tasteful décor and a bright, open feel throughout. The property offers versatile accommodation, including a garage conversion that provides additional living space.

Upstairs, the traditional layout remains, offering comfortable and practical family accommodation. But the real highlight awaits at the rear of the property.

The landscaped garden has been carefully designed to make the most of the generous space, featuring multiple entertaining areas, including a further seating area at the bottom of the garden complete with a hot tub area - to be left by vendors.

Multiple outbuildings add further flexibility, making this an ideal setup for home working, a gym, or a variety of other uses.

Fancy a look? We wouldn't blame you.

Entrance Hall 12'7" x 5'9" (3.86m x 1.77m)



PVC entrance door to front with glazed side panels. Stairs to first floor. Wood effect flooring. Radiator.

Dining Room 12'6" x 12'4" (3.83m x 3.77m)



PVC double glazed window to front. Feature fireplace. Radiator. Wood effect flooring.

Family Room 11'3" x 9'10" (3.45m x 3.02m)



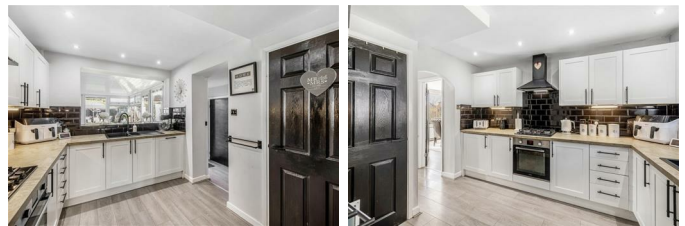
PVC double glazed doors leading to the lounge. Wood effect flooring.

Lounge 12'8" x 19'1" (3.87m x 5.82m)



PVC double glazed windows and French doors leading to garden. Vertical radiator. Wood effect flooring.

Kitchen 10'10" x 8'3" (3.31m x 2.52m)



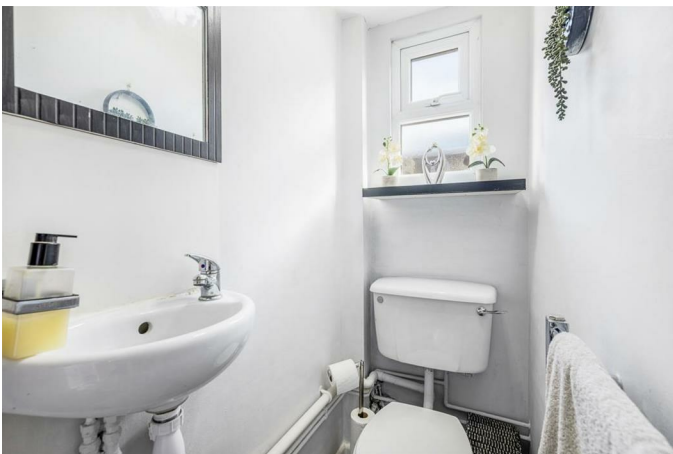
PVC double glazed window to rear. Matching base and eye level units with work surface over. Sink unit with drainer and mixer tap over. Integrated electric oven and grill with a four burner gas hob. Extractor hood. Integrated dishwasher. Integrated fridge. Tiled splash back. Wood effect flooring. Understairs storage cupboard. Pantry with shelving.

Utility Room 11'7" x 7'11" (3.55m x 2.42m)



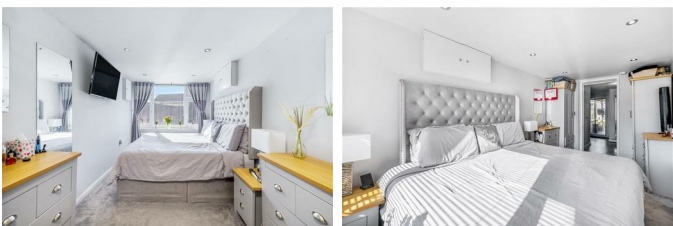
PVC double glazed door to rear. Door leading to bedroom. Matching base units with work surface over. Space for American style fridge/freezer. Wall-mounted gas boiler. Space and plumbing for washing machine and tumble dryer. Tiled splash back. Wall mounted heated towel rail. Wood effect flooring.

Cloakroom



PVC double glazed window to side. Toilet. Wash hand basin with mixer tap over. Tiled flooring. Radiator.

Bedroom 1 15'7" x 7'6" (4.76m x 2.31m)



PVC double glazed window to front. Radiator. Door leading into the Utility Room.

Landing 8'9" x 8'4" (2.69m x 2.56m)



PVC double glazed window to side. Loft access with ladder. Carpeted.

Bedroom 2 12'11" x 9'11" (3.95m x 3.03m)



PVC double glazed window to front. Radiator. Carpeted.

Bedroom 3 10'7" x 9'11" (3.24m x 3.03m)



PVC double glazed window to rear. Radiator. Carpeted.

Bedroom 4 7'8" x 8'4" (2.36m x 2.56m)



PVC double glazed window to front. Radiator. Carpeted.

Bathroom 6'8" x 8'5" (2.04m x 2.58m)



PVC double glazed window to rear. Toilet. Wash hand basin set in vanity unit with storage under. Panelled bath with taps over. Tiled shower cubicle with rainwater head and separate shower attachment. Partially tiled walls. Wall mounted heated towel rail. Vinyl flooring.

Outside



The front of the property is gated and gravelled giving off road parking for several vehicles. The rear garden is enclosed by timber fencing. Lawn area with raised borders. Timber decking. Landscaped seating and dining area with enclosed pergola with lighting and electric for hot tub (to be left by vendors). Stepping stones leading to a timber decked area at the bottom of the garden with purpose built pergola with tiled roof (3.00m x 6.00m).

Outbuildings



Timber cabin (2.16m x 2.14m) currently being used as a beauty room.

Timber summer house/Gym (3.78m x 2.80m) currently being used as a gym.

Outside office (3.19m x 2.72m) power and light connected.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Eon Next

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

The vendors have informed us the boiler is 2 years old with 8 year warranty remaining.

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast 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: D66

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

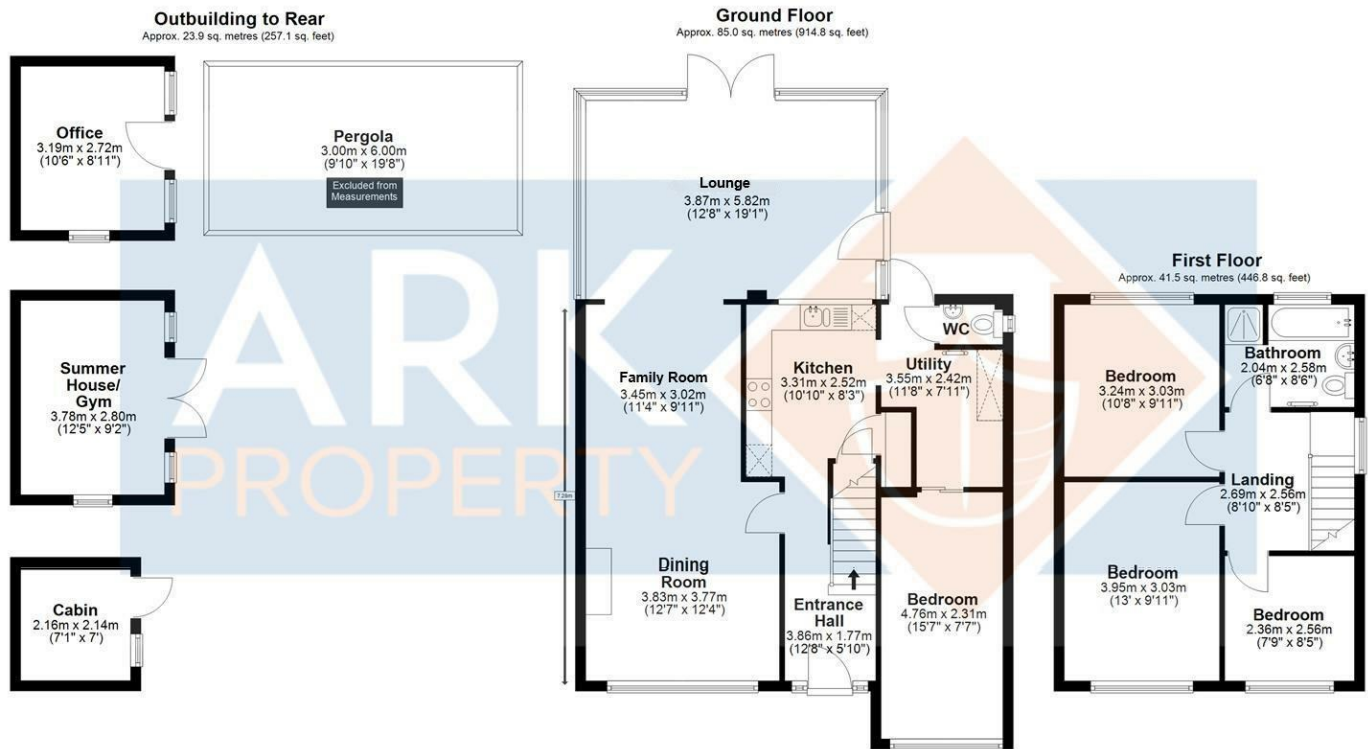
We can also offer full Financial and Solicitor services.

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.

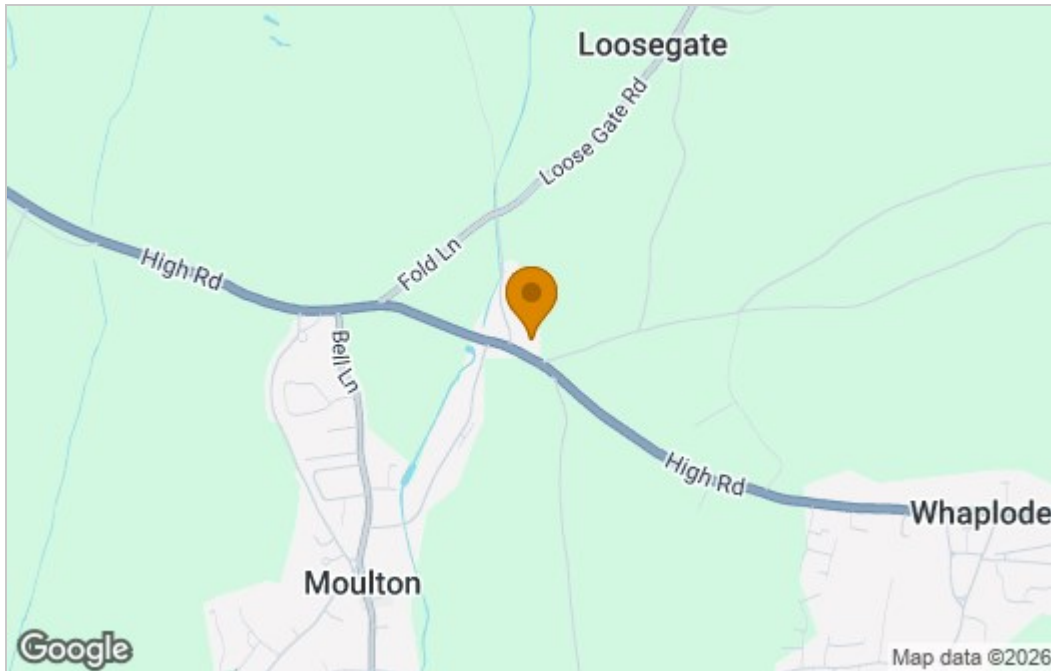
Floor Plan



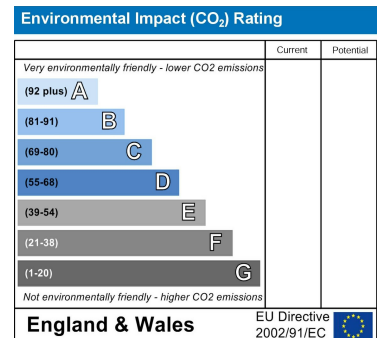
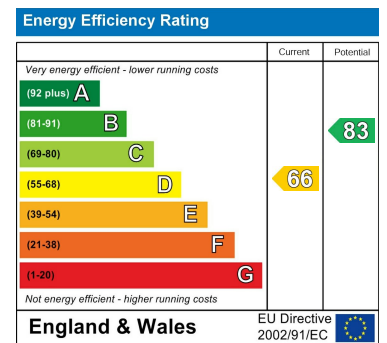
Total area: approx. 150.4 sq. metres (1618.7 sq. feet)

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

Area Map



Energy Efficiency Graph



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