



## 6 Benton Close, Moulton Chapel, PE12 0QE

**£325,000**

- Wrap around corner plot
- Recently re-fitted bathroom and en-suite
- Popular village setting
- 3/4 bedrooms
- Lovely landscaped rear garden

- Well presented throughout
- Cul de sac location
- Detached bungalow
- Modern kitchen diner
- Must view to be appreciated



Tucked away at the end of a quiet cul-de-sac in the sought-after village of Moulton Chapel, this beautifully presented and modernised four-bedroom detached bungalow offers both comfort and style. Set on a generous wrap-around plot, the property boasts meticulously landscaped gardens, with the rear divided into two distinct entertaining areas, perfect for relaxing, dining, and hosting guests throughout the seasons.

Inside, the spacious and thoughtfully designed floor plan flows effortlessly, creating a bright and welcoming atmosphere. Each room offers a generous sense of space, combining contemporary finishes with a homely charm.

This exceptional bungalow is the ideal choice for those seeking a peaceful village setting with modern living and ample outdoor space.

### Entrance



UPVC double glazed door and glazed side panels to front.

### Kitchen/Dining Area 16'9" x 16'10" (5.13m x 5.15m)



UPVC double glazed window to the rear. UPVC window to front. Radiator. Wood effect flooring. Fitted kitchen comprising of wall and base units with worksurfaces over. Sink drainer with mixer tap over. Electric hob with extractor hood over. Integrated eye level oven and grill. Integrated slimline dishwasher. Space for fridge/freezer. Radiator.

### Utility Room 7'5" x 5'8" (2.27m x 1.75m)



UPVC double glazed door to rear. Wall and base units with worksurfaces over. Sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wood effect flooring.

### Hallway



Tiled flooring. Radiator. Storage cupboard.

**Cloakroom**

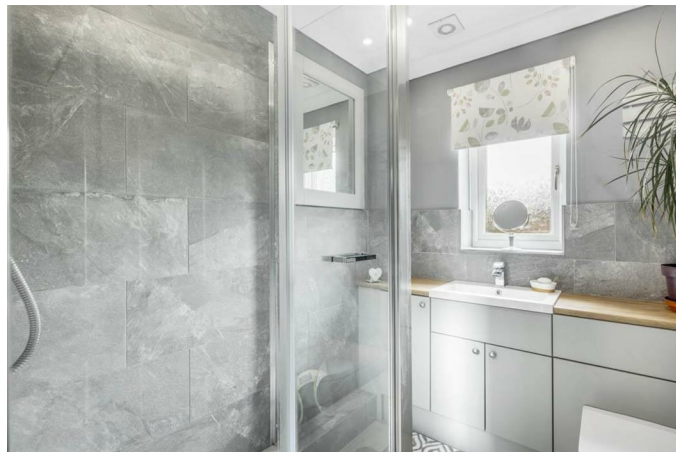
UPVC double glazed window to side. Wash hand basin set in vanity unit. Toilet. Radiator. Tiled flooring.

**Lounge 13'10" x 14'7" (4.24m x 4.45m)**

UPVC double glazed window to rear. UPVC double glazed patio doors to side. Radiator. Carpeted.

**Bedroom 1 11'3" x 10'0" (3.44m x 3.07m)**

UPVC double glazed window to side. Built in wardrobes. Radiator.

**En-suite 5'10" x 6'5" (1.80m x 1.96m)**

UPVC double glazed window to side. Shower enclosure with rainfall head and separate shower attachment. Wash hand basin and toilet set within vanity unit. Tiled walls. Radiator. Tiled flooring. Heated towel rail. Extractor fan.

**Bedroom 2 8'9" x 13'0" (2.67m x 3.97m)**

UPVC double glazed window to side. Radiator. Carpeted.



**Bedroom 3 9'3" x 9'9" (2.84m x 2.98m)**



UPVC double glazed window to rear. Radiator. Wood effect flooring.

**Bedroom 4 8'6" x 9'0" (2.60m x 2.75m)**



UPVC double glazed window to side. Radiator. Carpeted.

**Bathroom**



UPVC double glazed window to side. Panelled bath with mixer taps over. Shower enclosure with rainfall head and separate shower attachment. Wash hand basin and toilet set within vanity unit. Tiled walls. Radiator. Tiled flooring. Heated towel rail. Extractor fan.

**Outside**



The front of the property has a driveway leading to the garage. Lawn area with borders. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Low maintenance with patio seating area and laid to lawn areas. Gazebo with decking seating area, ideal for a hot tub.

**Garage**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**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: D  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Eon  
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.  
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Parking: Driveway and Single Garage  
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: D58

### 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

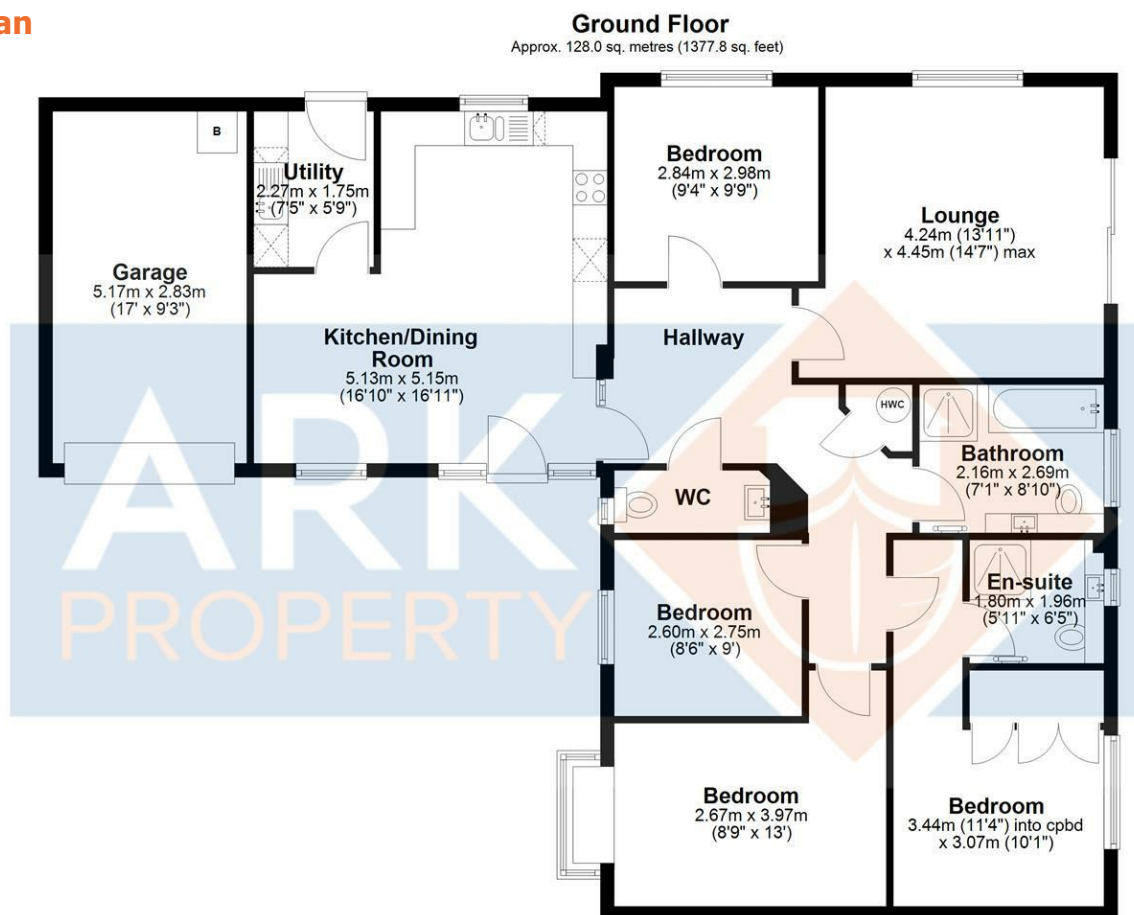
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

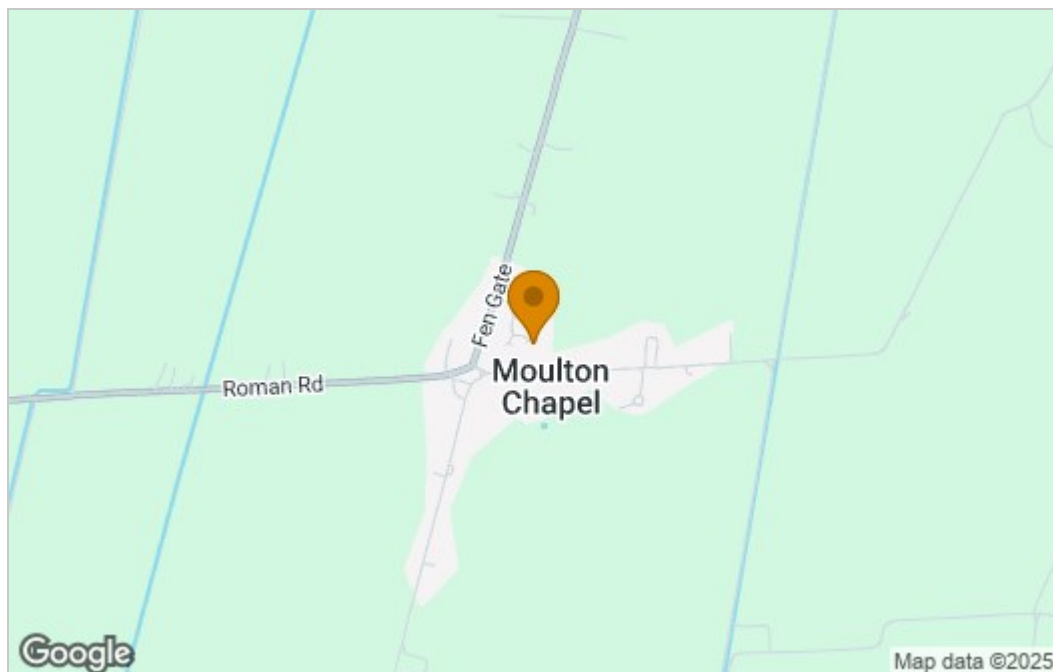
## Floor Plan



Total area: approx. 128.0 sq. metres (1377.8 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



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## Energy Efficiency Graph

