



## 4 Cornelius Close, Moulton Chapel, PE12 0FN

**£200,000**

- Attractive two-bedroom semi-detached bungalow with excellent kerb appeal
- Ideal downsize opportunity to a high-quality, low-maintenance home
- High specification throughout with modern fixtures and finishes
- Spacious open-plan kitchen/living area with doors to the rear garden
- Generous rear garden, block-paved driveway and single garage
- Sought-after village location in Moulton Chapel

A nearly new two-bedroom semi-detached bungalow located in the popular village of Moulton Chapel, finished to a high specification and immaculately presented throughout. The well-planned accommodation comprises an entrance hall, two generous double bedrooms, a modern shower room and a stylish open-plan kitchen/living area with doors opening onto the generously sized rear garden.

Externally, the property benefits from a driveway providing off-road parking leading to a single garage, making this an ideal home for those seeking a high-quality, low-maintenance bungalow in a desirable village setting.

### Entrance Hall



PVC double glazed door to front. LVT flooring, Radiator.

### Open plan kitchen diner lounge



PVC double glazed windows to side and rear. Double French doors to rear. Radiator. LVT flooring. Matching base and eye level units with work surfaces over. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher.



### Bedroom 1



PVC double glazed bay window to front. Radiator. Carpeted.



## Bedroom 2



PVC double glazed window to front. Radiator. Carpeted.

## Bathroom



Velux window. LVT flooring. Fully tiled walls. Three piece suite with double shower. Toilet. Wash hand basin. Heated towel rail.

## Outside



The front of the property has a pathway leading to the front door. The driveway offers off road parking for several vehicles leading to the garage. The rear garden is enclosed by timber fencing. Lawn area.



## Garage

Up and over vehicular door. Plumbing and electric connected. Roof storage.

## Property Postcode

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

## 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: A  
Annual charge: £457 approx per annum paid to Belvoir  
Property construction: Brick built  
Electricity supply: Mains  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: LPG Heating - communal tank  
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 Single Garage  
Building safety issues: No  
Restrictions: Not known  
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: C76

## 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

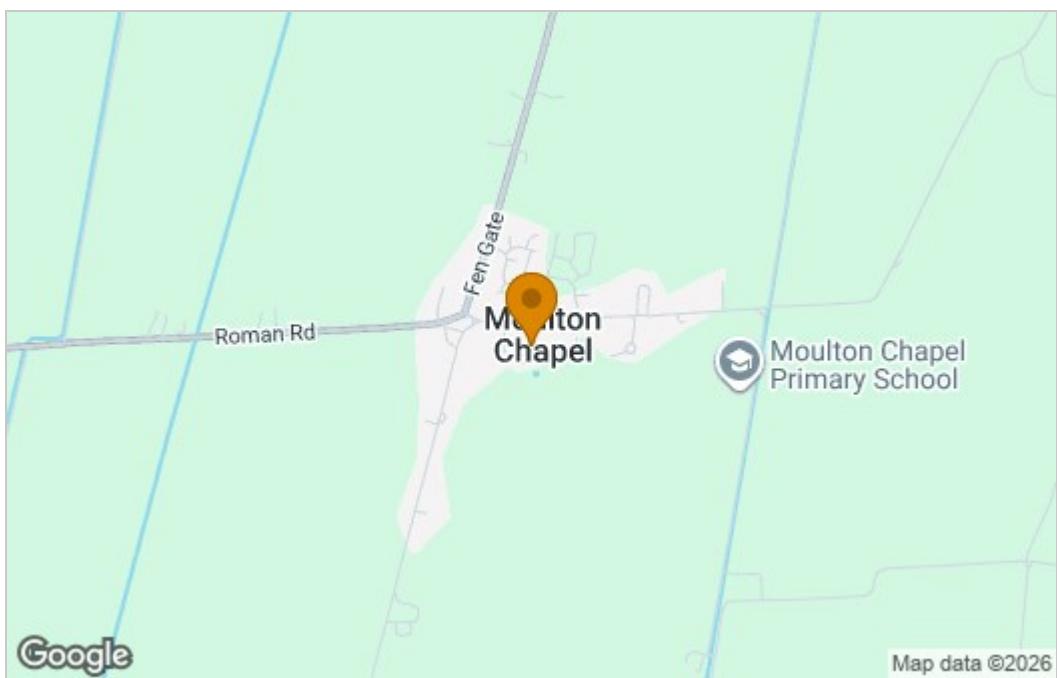
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

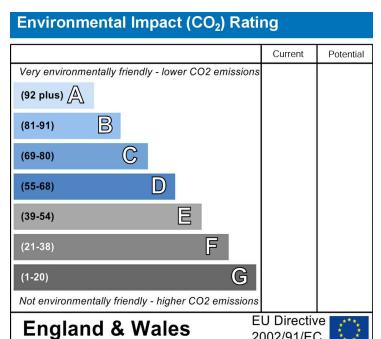
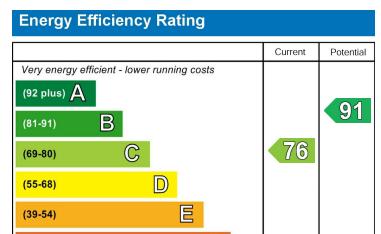


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Area Map



## Energy Efficiency Graph



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