



3 Hatt Close, Moulton, PE12 6PX

£352,800

- Spacious four-bedroom detached home – Ideal for families seeking generous living space.
- Sought-after Moulton village location – Desirable setting with local amenities nearby.
- Four reception rooms – Lounge, dining room, conservatory, and kitchen diner for flexible living.
- Wrap-around gardens and double garage – Ample outdoor space and secure parking.
- No onward chain – Hassle-free and straightforward purchase.
- Well-proportioned bedrooms and family bathroom – Comfortable accommodation throughout.

Spacious Four-Bedroom Detached Home in Desirable Moulton – No Onward Chain

Situated in the sought-after village of Moulton, this generous four-bedroom detached home offers plenty of space both inside and out. The ground floor boasts four reception rooms, including a lounge, dining room, conservatory, and a spacious kitchen diner with a utility room and shower room. Upstairs, there are four well-proportioned bedrooms and a family bathroom. The property benefits from wrap-around gardens, a double garage, and is offered with no onward chain, making for a smooth and hassle-free purchase. A fantastic opportunity for families looking for space in a great location.

Entrance Hall 13'7" x 6'5" (4.15m x 1.96m)



PVCu double glazed entrance door with glazed side panels. Coving to ceiling. Laminate flooring, radiator. Stairs to first floor landing. Doors to lounge, dining room and kitchen.

Lounge 20'11" x 11'10" (6.38m x 3.63m)



PVCu double glazed windows to front and rear. Coving to ceiling. Two radiators. Laminate flooring. Electric fireplace. Door opening to conservatory.



Conservatory 10'11" x 12'10" (3.35m x 3.92m)



PVCu double glazed construction with polycarbonate

roof and laminate flooring. French doors opening to garden.

Dining Room 10'7" x 10'2" (3.23m x 3.11m)



PVCu double glazed window to front. Coving to ceiling. Laminate flooring. Radiator.

Kitchen 10'0" x 16'11" (3.07m x 5.17m)



PVCu double glazed window to rear. Coving to ceiling with recessed spotlighting. Vinyl flooring. Understairs pantry cupboard. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashbacks. Four ring gas hob. Integrated eye level electric oven and grill. 1 1/2 bowl composite sink and drainer with chrome mixer tap over. Wall mounted mains gas central heating boiler. Space and plumbing for dishwasher. Opening to utility room.

Utility Room 10'7" x 8'11" (3.25m x 2.74m)



PVCu double glazed window and door to rear. Skimmed ceiling with recessed spotlighting. Vinyl flooring. Radiator. Space for American style fridge freezer. Space and plumbing for washing machine.

Shower Room 10'6" x 6'2" (3.22m x 1.89m)



PVCu double glazed window to side. Skimmed ceiling with recessed spotlighting and extractor fan. Vinyl flooring. Full height wall tiling. Vertical column radiator. Fitted base units with worktop space with plumbing for washing machine. Chrome wall mounted heated towel rail. Fitted with a three piece suite comprising glazed shower enclosure with electric shower. Close coupled toilet with push button flush and wall mounted wash hand basin.

First Floor Landing 15'1" x 5'11" (4.61m x 1.82m)

PVCu double glazed window to front. Coving to ceiling with loft access. Doors to bedrooms and bathroom.

Bedroom 1 10'7" x 11'10" (3.23m x 3.63m)

PVCu double glazed window to front. Coving to ceiling. Radiator. Fitted four door wardrobes with fitted shelf, drawers and hanging rail.

**Bedroom 2 11'5" x 10'9" (3.49m x 3.29m)**

PVCu double glazed window to front. Coving to ceiling. Radiator. Wardrobes to be included in sale.

Bedroom 3 10'0" x 11'11" (3.06m x 3.65m)

PVCu double glazed window to rear. Coving to ceiling. Radiator. Built in wardrobes with hanging rail and built in shelving.



Bedroom 4 9'2" x 10'9" (2.81m x 3.29m)



PVCu double glazed window to rear. Coving to ceiling. Built in airing cupboard with slatted shelving. Radiator.



Shower Room 5'5" x 6'10" (1.66m x 2.09m)



PVCu double glazed window to rear. Skimmed ceiling with extractor fan. Vinyl flooring. Wall mounted mirrored vanity cabinet. Fitted with a three piece suite comprising quadrant shower cubicle with chrome mains thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush and pedestal wash hand basin.

Outside



The property sits on a corner plot and enjoys wrap around gardens to front side and rear. There is a block paved driveway to the front of the property leading to the double garage with pathway leading to front door and block paving following on to the rear garden.

The rear garden is enclosed by timber fence and laid to lawn with generous block paved patio seating area, well stocked borders of plants, bulbs and shrubs. There is a further block paved patio area

to the side of the conservatory and outside cold water tap available.



Double Garage 16'6" x 16'2" (5.04m x 4.95m)

With twin up and over doors to front. Power and light connected.



Property Postcode

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

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: Ovo

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas 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 Limited 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 Double 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: D68

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

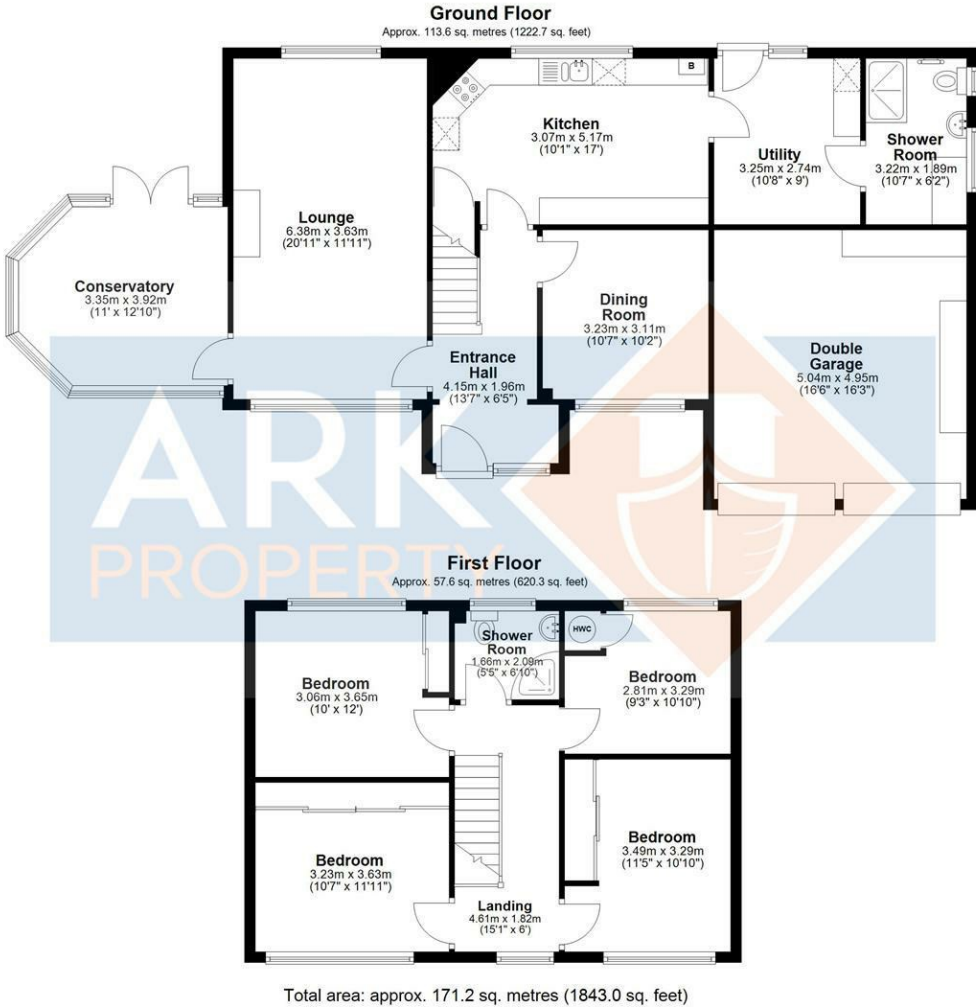
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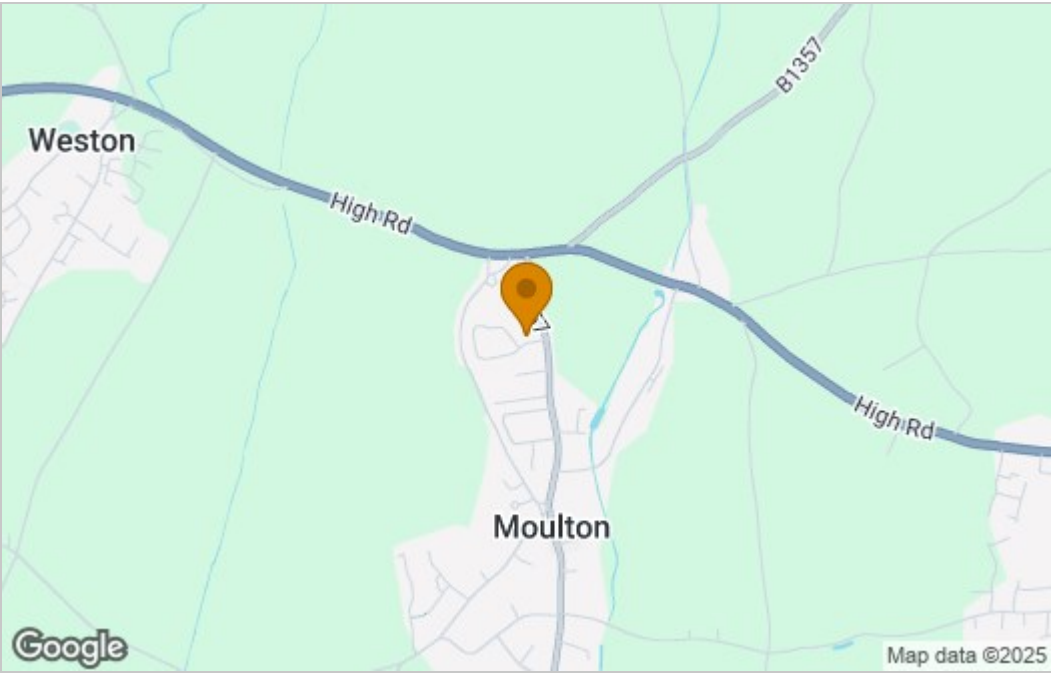




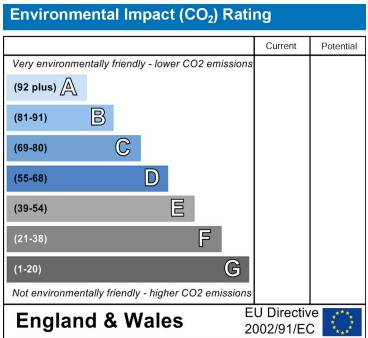
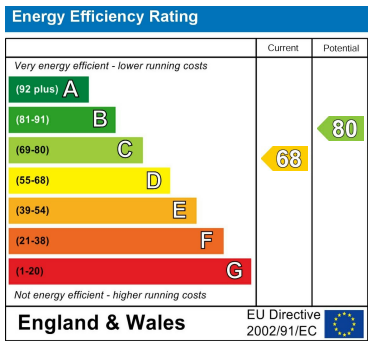
Floor Plan



Area Map



Energy Efficiency Graph



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