



## 6 All Saints Close, Moulton, PE12 6NZ

**£375,000**

- Fantastic location in the centre of Moulton village
- Upstairs has been altered ready to build over the double garage
- Walking distance to local amenities
- Integral double garage
- Three double bedrooms
- Impressive four piece bathroom suite
- Corner plot
- Lovely flowing layout
- Ample parking to front
- Must view !!!



Exciting Opportunity in the Heart of Moulton Village  
Perfectly positioned in the centre of Moulton, just a short walk from village amenities, this home offers both space and potential. Set on a generous corner plot, the property enjoys ample parking and a double garage, making it a rare find in such a sought-after location.

Upstairs, the layout has already been reconfigured to create an impressive bedroom suite above the garage – a fantastic feature that sets this home apart. Inside, the ground floor flows beautifully with spacious reception rooms, while the standout newly fitted bathroom suite adds a touch of modern luxury.

This is a property with real promise, ready for someone to make it truly special. A viewing is highly recommended to appreciate all it has to offer

#### **Entrance Hall 11'9" x 6'8" (3.59m x 2.04m)**



UPVC door to front with glazed side panel. Radiator. Tiled flooring. Stairs to first floor landing.

#### **Lounge 20'6" x 11'8" (6.25m x 3.57m)**



UPVC window to front. French doors to rear. Feature fireplace with surround. Radiator. Carpeted.

#### **Dining Room 11'9" x 10'0" (3.59m x 3.07m)**



UPVC window to front. Radiator. Carpeted.

#### **Kitchen 10'4" x 17'3" (3.16m x 5.28m)**



Two UPVC windows to rear. Matching base and eye level units with work surfaces over. Partially tiled walls. Sink unit with drainer and mixer tap over. Space for free standing Rangemaster cooker with stainless steel extractor hood over. Integrated washing machine and dishwasher. Radiator. Tiled flooring.

#### **Family Room 10'4" x 11'11" (3.16m x 3.65m)**



UPVC window and door to rear. Radiator. Carpeted.

**Cloakroom 4'10" x 5'7" (1.48m x 1.71m)**



UPVC window to rear. Toilet. Wash hand basin. Tiled splash back. Wood effect flooring. Radiator.

**Laundry Room 5'2" x 5'7" (1.58m x 1.71m)**

Space and plumbing for washing machine and tumble dryer.

**First Floor Landing 16'8" x 6'8" (5.09m x 2.04m)**



UPVC window to front. Radiator. Carpeted.

**Hallway 3'3" x 10'2" (1.01m x 3.12m)**

**Bedroom 1 11'5" x 11'10" (3.49m x 3.61m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 11'8" x 10'2" (3.57m x 3.12m)**



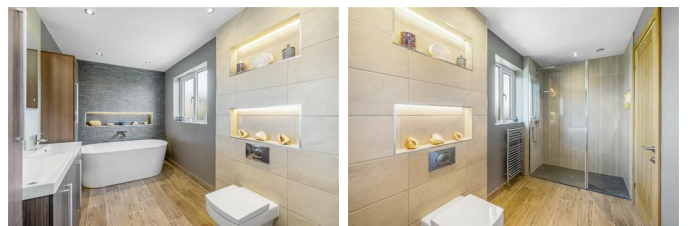
UPVC window to front. Radiator. Carpeted.

**Bedroom 3 8'9" x 11'8" (2.68m x 3.57m)**



UPVC window to rear. Radiator. Carpeted.

**Bathroom 6'9" (max) x 16'9" (2.08m (max) x 5.13m)**



Two UPVC windows to rear. Oval bath with mixer tap over. Tiled shower enclosure with rainfall head and separate shower attachment. Twin wash hand basins set in vanity unit. Concealed cistern toilet. Tiled walls. Two wall mounted heated towel rails. Wood effect porcelain tiled floor



## Outside



The front of the property has a gravel driveway providing off road parking. Lawn area. Gated side access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.

### Garage 16'0" x 18'0" (4.90m x 5.50m)

Twin up and over vehicular doors to front. Power and light connected.

### Property Postcode

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

### 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: Mains

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 Likely over Voice and Data. Three is Variable over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over 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 - 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: D65

### 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.

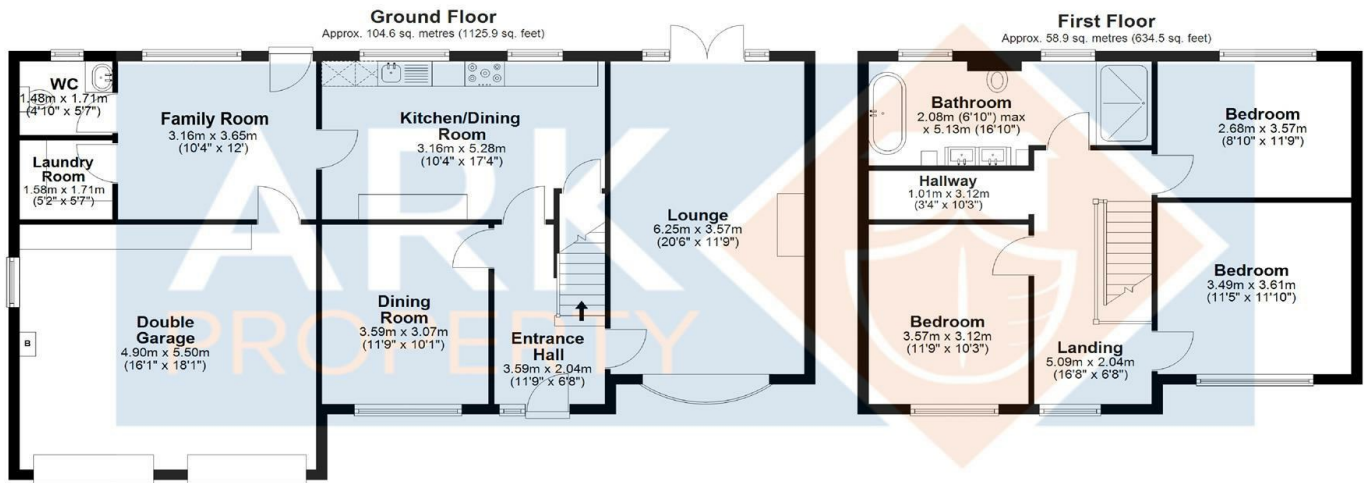
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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. 163.6 sq. metres (1760.4 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

