



## 9 West Cobgate, Moulton, PE12 6QN

**£230,000**

- Two-bedroom detached bungalow in a prime location close to Moulton village amenities.
- Spacious lounge, kitchen, and dining room, perfect for everyday living and entertaining.
- Conservatory offering additional living space with views of the generous rear garden.
- Family bathroom plus separate shower room for added convenience.
- Gated driveway with off-road parking and easy access to the property.
- Large rear garden with potential for gardening, outdoor activities, or further development.



Charming Two-Bedroom Detached Bungalow in Moulton.

Nestled in a sought-after location, this delightful two-bedroom detached bungalow offers comfortable and versatile living, just a stone's throw from Moulton's village amenities, including the GP surgery, local shop, and primary school.

The property boasts two well-proportioned bedrooms, a family bathroom, and an additional shower room for added convenience. The spacious lounge is perfect for relaxing, while the adjoining kitchen and dining room provide a practical layout for everyday living. A bright and airy conservatory opens up to the generous rear garden, creating an ideal space for entertaining or enjoying the outdoors.

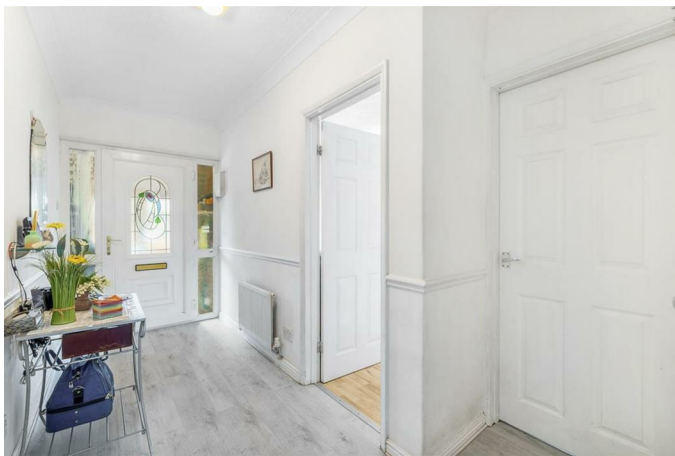
Outside, the bungalow benefits from a gated driveway with off-road parking, and the large rear garden offers plenty of potential for gardening enthusiasts or family gatherings.

This charming home is perfect for those looking for easy access to village amenities while offering privacy and tranquility. Don't miss the chance to view!

**Entrance Porch 5'5" x 5'2" (1.67m x 1.58m)**

PVC double glazed doors to front and windows to side. Vinyl flooring. PVC double glazed door opening to entrance hall.

**Entrance Hall 15'5" x 4'10" (4.70m x 1.49m)**



Coving to ceiling with loft access. Radiator. Laminate

flooring. Built in airing cupboard with main gas central heating boiler and shelving.

**Lounge 15'11" x 11'10" (4.87m x 3.63m)**



PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Fireplace with inset wood burning stove. Radiator.



**Kitchen 9'9" x 11'10" (2.99m x 3.61m)**

PVC double glazed window to rear. Coving to ceiling. Tiled flooring. Extractor fan. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring electric hob with stainless steel extractor fan over. Built in eye level oven and grill. Stainless steel sink drainer with chrome mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Opening to dining area.

**Dining Room 10'4" x 8'8" (3.17m x 2.65m)**

PVC double glazed windows to rear and side. Door to rear. Tiled flooring. Radiator. Doors to conservatory.

**Conservatory 14'7" x 10'9" (4.46m x 3.30m)**

Brick and PVC double glazed construction with a polycarbonate roof. Tiled flooring. PVC glazed French doors opening onto the rear garden.

**Utility Room 6'3" x 8'11" (1.93m x 2.74m)**

Window to side. Vinyl flooring. Door to bathroom.



**Bathroom 5'11" x 8'8" (1.81m x 2.65m)**



Fitted panel bath with chrome mixer tap and shower attachment. Tiled splashback. Close coupled toilet with push button flush and macerator. Wash hand basin set in vanity unit.

**Bedroom 1 11'11" x 11'11" (3.64m x 3.65m)**



PVC double glazed window to front. Coving to ceiling. Fitted wardrobes with sliding mirrored doors. Radiator. Laminate flooring.

**Bedroom 2 10'10" x 9'11" (3.32m x 3.04m)**



PVC double glazed window to rear. Coving to ceiling. Radiator. Range of free standing wardrobes to be left.

**Shower Room 5'4" x 6'11" (1.64m x 2.11m)**



PVC double glazed window to rear. Shower cubicle with glass sliding door. Pedestal wash hand basin. Close coupled toilet with push button flush. Radiator.



## Outside



The front of the property has a gravel driveway providing off road parking for 3-4 vehicles and enclosed by timber fencing and mature planting. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. There is a range of timber storage sheds. Stocked fish pond. Outside lighting. Outside cold water tap.



## Property Postcode

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

## 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: B

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 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: D64

## 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.

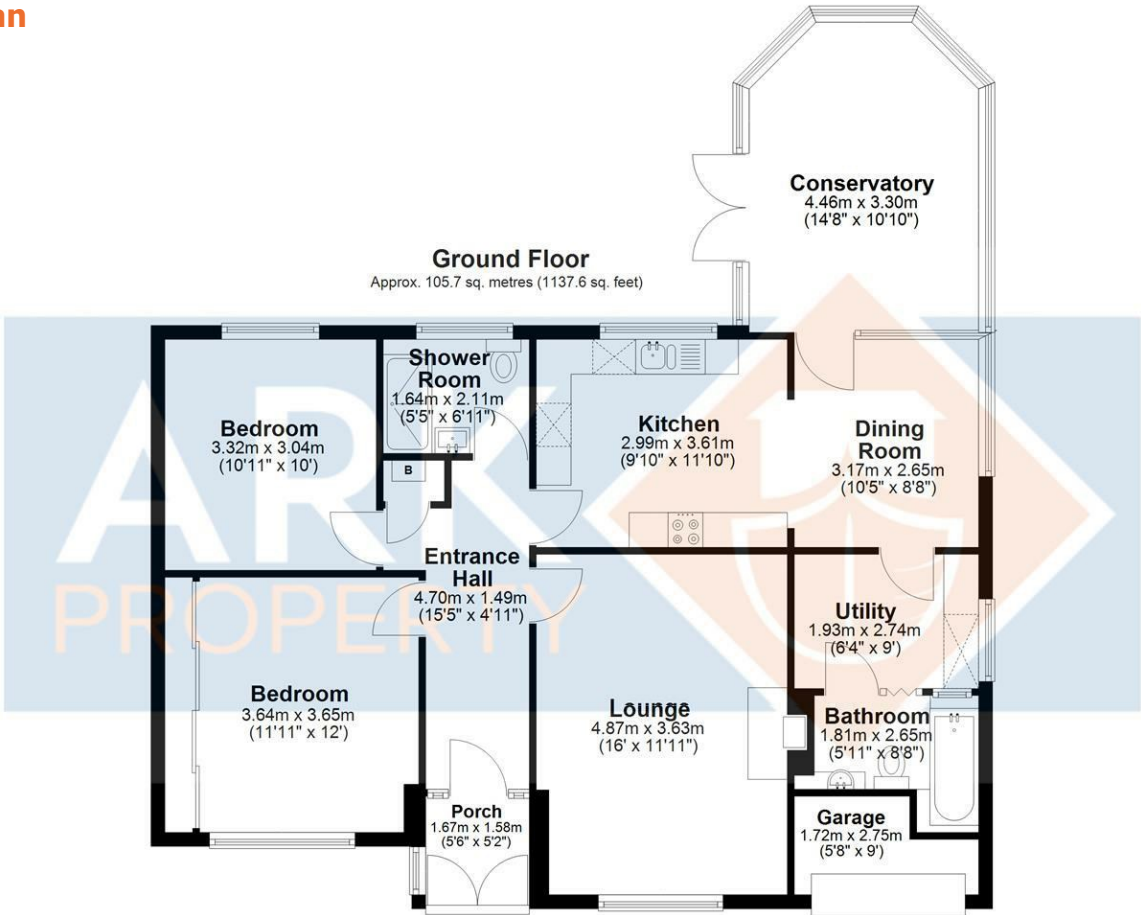
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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



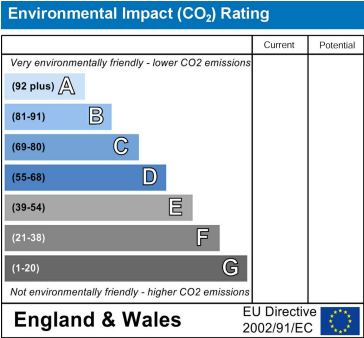
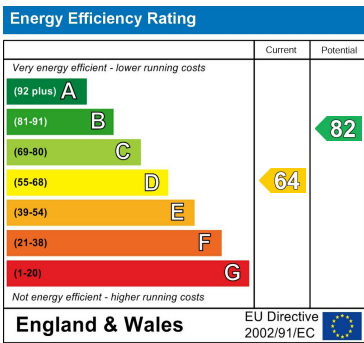
Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

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



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

