



35 Westmoreland Road, Moulton, PE12 6PU

£285,000

- A very unique bungalow
- Three bedrooms and three bathrooms
- Versatile living
- Popular village setting
- Low maintenance block paved driveway
- Extended bungalow
- Cul de sac location
- Viewing is advised

A One-of-a-Kind Bungalow – With a Touch of Manchester United Spirit!

Located in the sought-after village of Moulton, perfectly positioned between two popular market towns, this unique three-bedroom detached bungalow truly stands out from the crowd. Extended and beautifully designed to create a fantastic sense of space, this home offers a flowing layout, three stylish bathrooms, and ample parking, everything you need for comfortable, modern living.

From the moment you step inside, you'll see this isn't your average bungalow, it's a real match-winner. The home proudly celebrates its owner's passion for Manchester United, with plenty of touches that any Red Devil would appreciate. Whether you're a United fan or just love a home with personality, this property is sure to score a hat-trick for style, space, and individuality.

You won't find another home quite like this one, it's truly in a league of its own.

Book your viewing today and see why this special bungalow deserves to be top of your property table!

Entrance Porch

UPVC door to front and window to side. Radiator. Tiled flooring

Entrance Hall 13'1" x 5'1" (4.01m x 1.55m)



Radiator. Tiled flooring.

Lounge 15'10" x 11'3" (4.85m x 3.44m)



UPVC window to front. Feature fireplace. Radiator. Carpeted.

Kitchen 12'0" x 10'5" (3.66m x 3.19m)



UPVC window to rear. Matching wall and base units with worktops over. Composite sink drainer with mixer tap over. Tiled splash backs. Built in oven with electric hob and extractor hood over. Space for fridge and freezer. Space and plumbing for dishwasher. Vinyl flooring.

Lobby

Storage cupboard with shelving. Tiled flooring.

Utility Area 6'3" x 3'10" (1.91m x 1.18m)



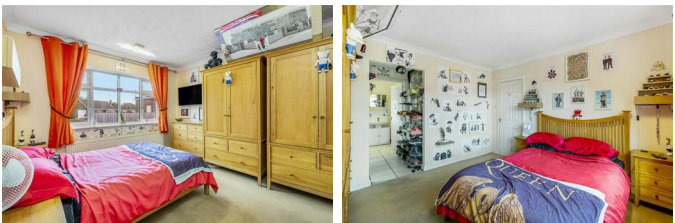
UPVC window to side. Base units with worktops over. Composite sink drainer with mixer tap over. Plumbing for washing machine. Boiler. Radiator. Tiled flooring.

Dining Room / Family Area 23'6" x 9'4" (7.18m x 2.85m)



UPVC windows to side and rear. Sliding double doors to side leading to garden. Radiator. Tiled flooring.

Bedroom 1 11'10" x 11'3" (3.63m x 3.45m)



UPVC window to front. Radiator. Carpeted.

Dressing Room 5'1" x 5'10" (1.55m x 1.79m)

Sliding door fitted wardrobes. Tiled flooring.

En-suite 6'5" x 5'10" (1.96m x 1.79m)



UPVC window to side. Corner shower cubicle with shower over. Toilet. Wash hand basin. Extractor fan. Partially tiled walls. Radiator. Tiled flooring.

Bedroom 2 13'10" x 10'8" (4.23m x 3.26m)



UPVC window to side. Radiator. Carpeted.

En-suite 3'10" x 10'6" (1.18m x 3.22m)



UPVC window to rear. Double shower cubicle with electric shower over. Toilet. Wash hand basin. Extractor fan. Fully tiled walls. Radiator. Tiled flooring.

Bedroom 3 7'9" x 8'8" (2.38m x 2.65m)



UPVC window to front. Radiator. Sliding door wardrobes. Carpeted.

Bathroom 8'4" x 6'7" (2.55m x 2.02m)



UPVC window to rear. Panelled bath with shower attachment over. Glass shower screen Toilet. Wash hand basin. Extractor fan. Fully tiled walls. Radiator. Tiled flooring. Airing cupboard housing hot water tank and shelving.

Outside



The front of the property has a block paved driveway providing off road parking. Side gated access to the rear.

The rear garden is enclosed by timber fencing. Block paved patio area. Gravel area. BBQ area. Timber shed.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 - 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: D61

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

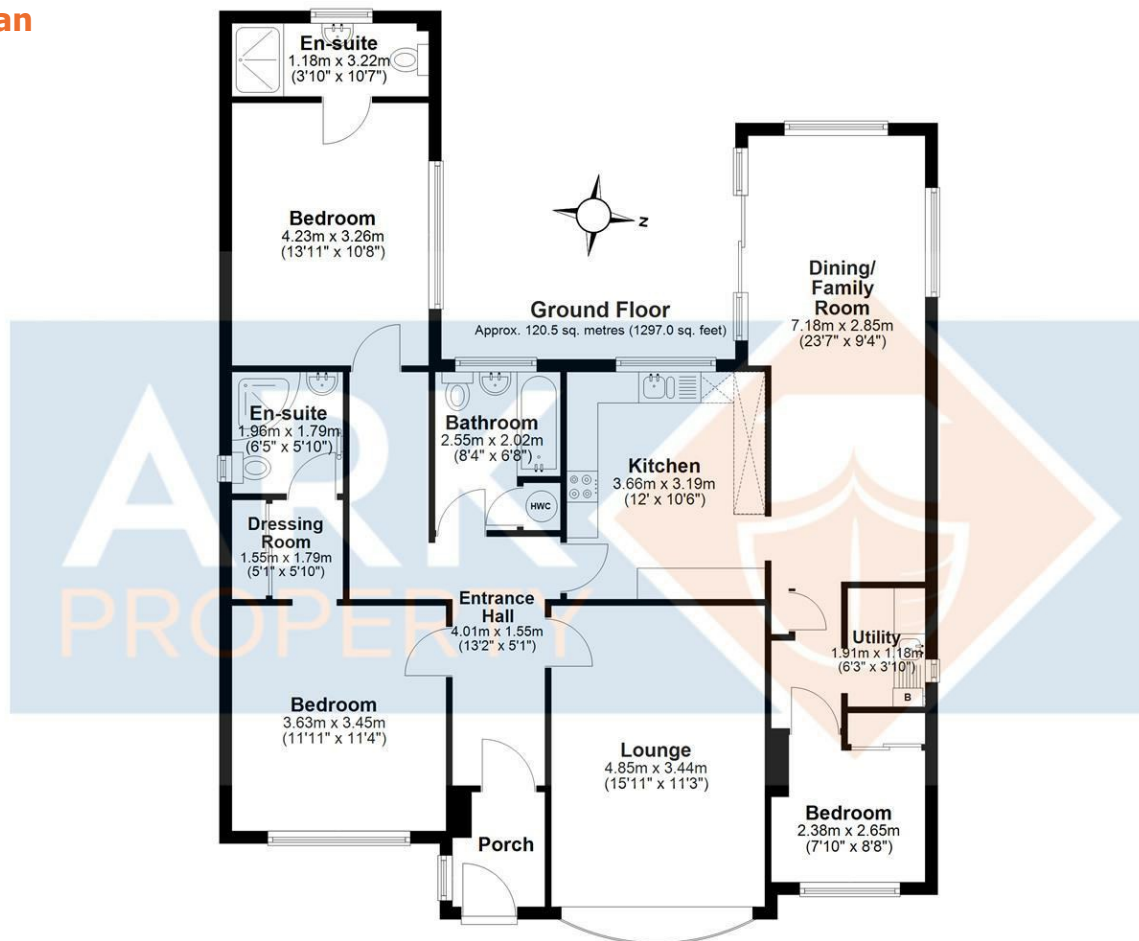
We can also offer full Financial and Solicitor services.

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



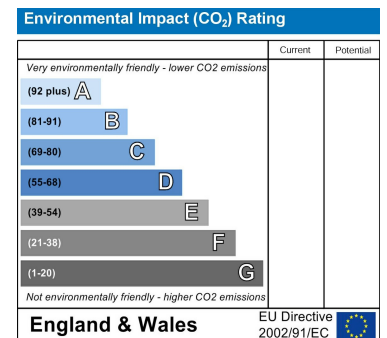
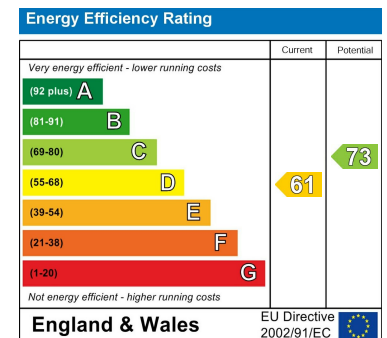
Total area: approx. 120.5 sq. metres (1297.0 sq. feet)

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



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