



## 87 Seas End Road, Moulton Seas End, PE12 6LD

**£348,995**

- Impressive entrance hall
- Four double bedrooms
- Field views to rear
- Ample off road parking leading to single garage
- Main bedroom with en-suite and dressing room
- Three reception rooms
- Spacious galleried landing
- NO FORWARD CHAIN

From the moment you arrive, you'll be captivated by this beautiful detached home, set in the charming rural village of Moulton Seas End. With ample off-road parking leading up to this unique property, it's clear this is something special.

Step inside and be wowed by the impressive split staircase, setting the tone for the spacious rooms that flow throughout the home and the four double bedrooms. To the rear, enjoy open rural views over the Lincolnshire countryside—a perfect backdrop for family living.

With the added bonus of no forward chain, this incredible home is ready for its next owners.

What's not to love? Book your viewing today!

### Entrance Hall 15'5" x 10'9" (4.70m x 3.30m)



UPVC door to front with side windows. Tiled flooring. Two radiators. Under stairs storage.

### Cloakroom



Toilet. Wash hand basin with splash back. Extractor fan. Radiator. Tiled floor.

### Lounge 21'3" x 14'7" (6.48m x 4.47m)



UPVC bay window to front. UPVC window to side. Laminate wood flooring. Radiator. Log burner with brick surround and wooden mantle piece.

### Dining Room 11'8" x 14'7" (3.58m x 4.47m)



UPVC French doors to rear. Two UPVC windows to rear. Laminate wood flooring. Two radiators.

### Kitchen 10'7" x 10'9" (3.25m x 3.30m)



UPVC window to rear. Matching wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Tiled splash backs. Eye level built in oven and grill. Electric hob and extractor over. Integrated dishwasher. Integrated under counter fridge. Radiator. Tiled flooring. Archway opening to Breakfast Room.

**Breakfast Room 7'7" x 10'9" (2.33m x 3.30m)**



UPVC window to rear. Tiled floor. Radiator.

**Utility 5'2" x 7'0" (1.58m x 2.15m)**

UPVC door to side. UPVC window to side. Base units with work surface over. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled splash back. Tiled floor. Extractor fan.

**First Floor Landing 15'5" x 10'9" (4.71m x 3.30m)**



Galleried landing. UPVC window to front. Radiator. Carpeted. Loft access. Airing cupboard.

**Bedroom 1 13'3" x 14'8" (4.05m x 4.49m)**



UPVC window to front and side. Radiator. Carpeted. Walk in wardrobe.

**En-suite 5'10" x 11'1" (1.79m x 3.39m)**



UPVC window to side. Corner shower cubicle with shower attachment. Toilet. Wash hand basin. Corner bath with mixer tap over. Bidet. Partially tiled walls. Vinyl flooring. Extractor fan.

**Bedroom 2 11'9" x 14'8" (3.60m x 4.48m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 3 12'6" x 10'11" (3.83m x 3.33m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 12'6" x 10'11" (3.83m x 3.33m)**

UPVC window to side. Radiator. Carpeted.

**Bathroom 7'7" (max) x 10'9" (2.33m (max) x 3.29m )**



UPVC window to rear. Shower cubicle with shower attachment. Toilet. Wash hand basin. Panelled bath with mixer tap over. Partially tiled walls. Vinyl flooring. Radiator. Extractor fan.

**Outside**



Front: Pink granite driveway leading to garage. Lawn area. Blocked paved area leading to front

entrance door.

Rear: Enclosed by low level fencing and field views to the rear. Block paved pathway leading to raised decking area. Lawn area. Pathway leading to fenced off low maintenance Astro turfed area. Timber fenced area housing oil tank.

**Garage**

Up and over vehicular door to front. Pedestrian door to side. Window to side. Boiler.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

- Tenure: Freehold
- Council tax band: E
- Annual charge: No
- Property construction: Brick built
- Electricity supply: Eon
- Solar Panels: No
- Other electricity sources: No

Water supply: Anglian Water  
Sewerage: Private sewerage - Bio plant  
Heating: Oil heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard and Superfast 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 None over Data. Vodafone is None 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: No  
Public right of way: No  
Flood risk: Surface water - very 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: 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

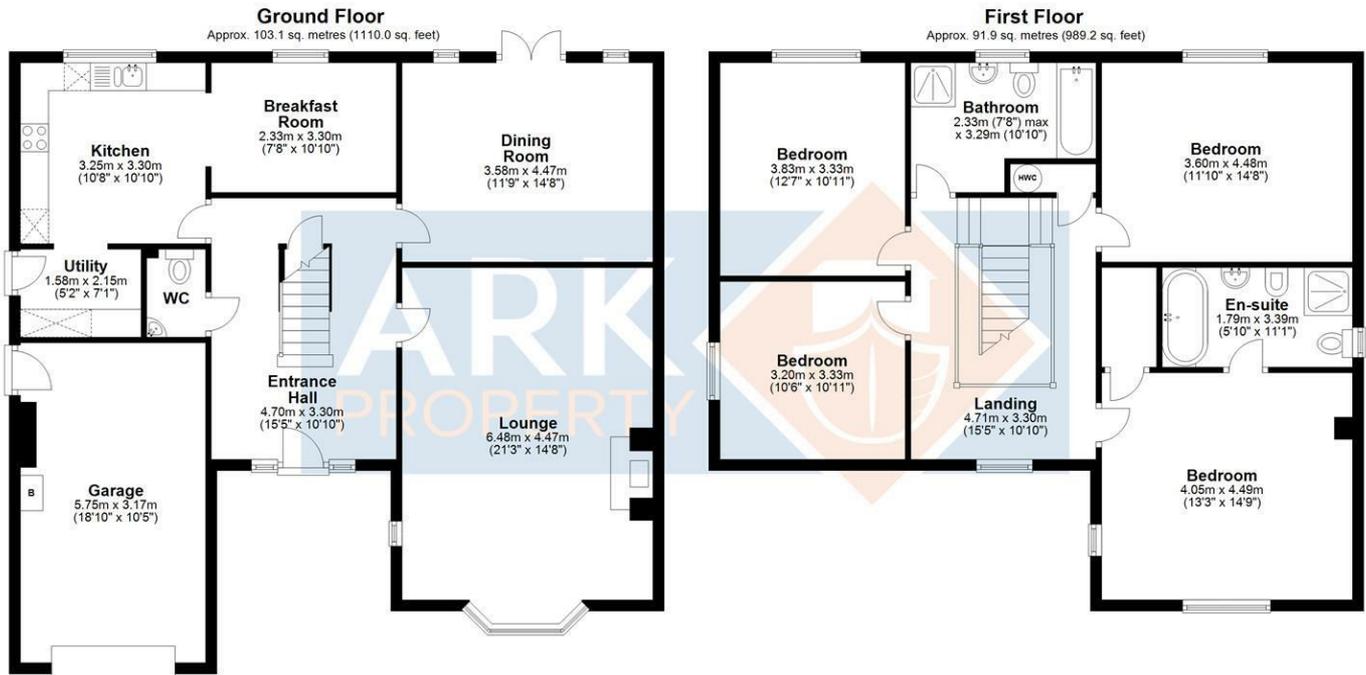
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### 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. 195.0 sq. metres (2099.3 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



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## Energy Efficiency Graph

