



1 Loop Lane
Moulton, Spalding, Lincolnshire, PE12 6PG

Guide Price
£185,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 2 Bedroom detached bungalow requiring renovation
- Spacious breakfast kitchen with access to lounge
- Utility area with storage and pantry
- Family bathroom
- Large wrap-around plot with mature gardens and Single Garage
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 1 Loop Lane, Moulton, Spalding, Lincolnshire, PE12 6PG](#)



Overview

This two bedroom detached bungalow sits on a generous wrap-around plot in the popular village of Moulton and offers plenty of potential for renovation and improvement. The property benefits from a hallway entrance, a spacious breakfast kitchen with doors into the lounge, a useful utility area with additional storage and a pantry, a family bathroom, and two well-proportioned bedrooms.

Outside, the large rear garden is mostly laid to lawn with mature shrubs, trees and planting, providing an excellent space for those looking to landscape or extend (subject to planning). The garden continues around the property, giving a good sense of privacy and space. To the front, there is ample off-road parking leading to a single garage.

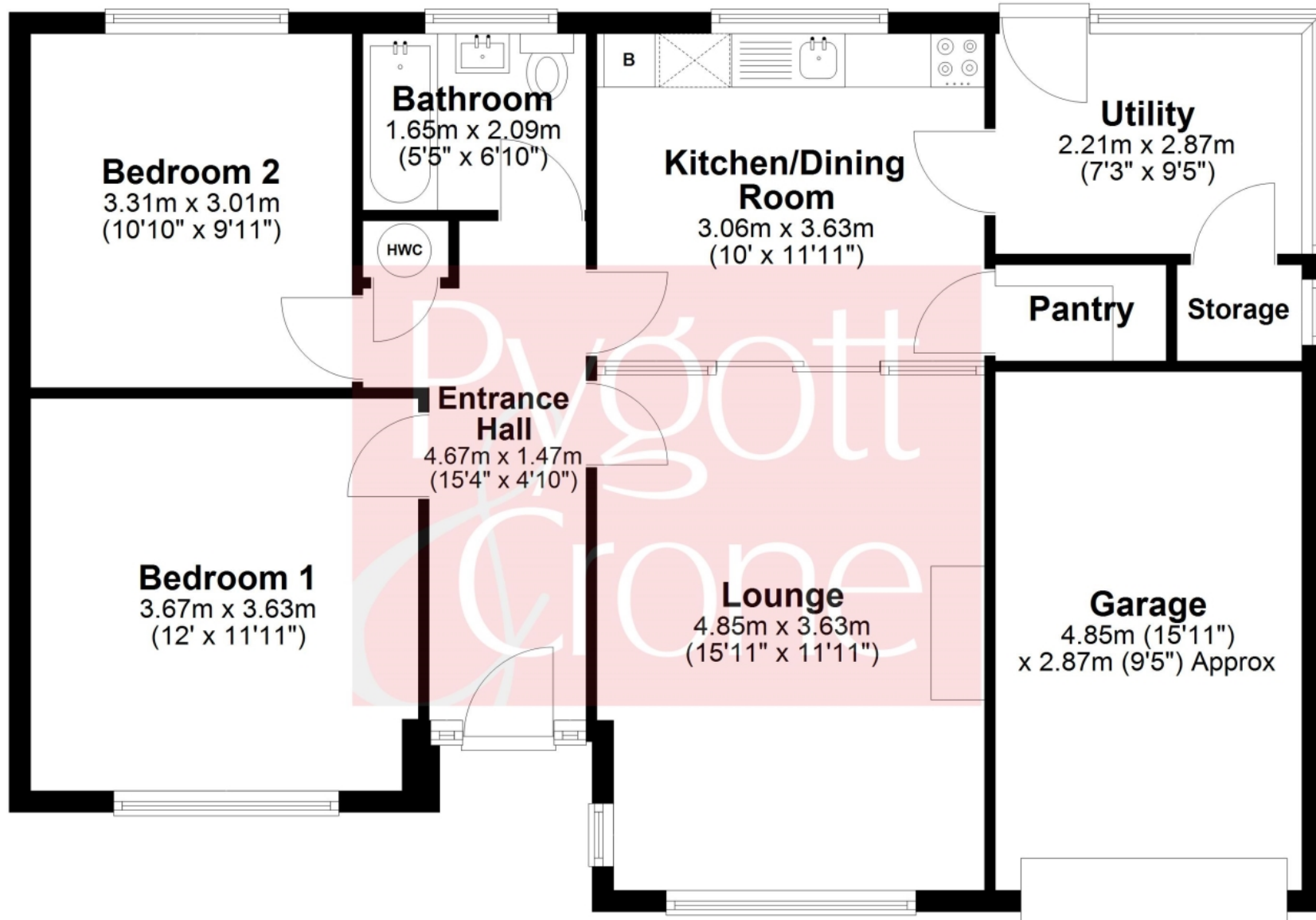
This bungalow offers a fantastic opportunity for buyers looking for a project in a sought-after location, with scope to modernise and create a lovely home.





Ground Floor

Approx. 89.5 sq. metres (963.0 sq. feet)



Total area: approx. 89.5 sq. metres (963.0 sq. feet)

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



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall 4.67 x 1.47m



Location



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