



15 West Cobgate  
Moulton, Spalding, Lincolnshire, PE12 6QN

£220,000

## 3 Bedroom Semi-Detached House

- Freehold
- No Onward Chain
- Sought after village location
- Semi Detached Home
- Brick Built Home Office/Studio
- Three Bedrooms
- Ensuite WC to main bedroom
- Close to local amenities
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 15 West Cobgate, Moulton, Spalding, Lincolnshire, PE12 6QN](#)



## Overview

Situated in the sought after village of Moulton this semi detached home offers an ideal canvas with numerous possibilities for customisation and improvement. Being offered for sale with no onward chain, this property has the potential to be a wonderful home in a convenient location with the village amenities being only a short distance. There is also a brick built home office/studio in the garden so would be ideal for those with a hobby or wishing to work from home.

Briefly comprising Entrance Hallway, Lounge/Diner with media wall and multi fuel burner, Kitchen/Breakfast Room with some integrated appliances and door to the Conservatory, Family Bathroom and Three Bedrooms with the main bedroom having an ensuite WC.

Outside the property is situated on a non estate plot, with a gravel drive providing ample parking. The rear gardens are laid to lawn with a paved patio area and gated storage areas to the sides of the Studio.





# West Cobgate, Moulton, Spalding, PE12

Approximate Area = 1037 sq ft / 96.3 sq m  
 Outbuilding = 187 sq ft / 17.3 sq m  
 Total = 1224 sq ft / 113.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1440428



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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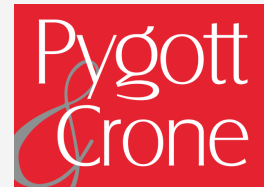








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