



Forrest Lodge, Common Road
Moulton Seas End, Spalding, Lincolnshire, PE12 6LF

£300,000

3 Bedroom Detached House

- Freehold
- Well-presented 3 bedroom family home located in the sought-after village of Moulton Seas End, within easy reach of Spalding and Holbeach
- Welcoming porch entrance leading to a beautifully designed kitchen with oak worktops, breakfast bar island, and dining area
- Spacious family lounge with patio doors opening onto the rear garden, plus a separate utility area for added convenience
- 3 good-sized bedrooms to the first floor, including a main bedroom with ensuite, and a modern family bathroom
- Stunning enclosed rear garden featuring a large decked area, vegetable plots, potting shed, and a highly versatile outdoor cabin suitable for office, guest space, or leisure use
- Ample off-road parking to the front via a gravel driveway, leading to a single garage
- EPC Rating - E, Council Tax Band - C

Click here to access the Energy Performance Certificate for Forrest Lodge, Common Road, Moulton Seas End, Spalding, Lincolnshire, PE12 6LF



Overview

A beautifully presented three-bedroom family home, ideally situated within easy reach of the nearby market towns of Spalding and Holbeach, offering a perfect blend of modern living and versatile outdoor space.

The property welcomes you via a porch entrance, leading into a thoughtfully designed and stylish kitchen, complete with solid oak worktops, a breakfast bar island, and a spacious dining area—ideal for both everyday family life and entertaining. A separate utility area adds practicality, while the generous family lounge provides a comfortable retreat, featuring patio doors that open onto the rear garden, allowing for plenty of natural light. To the first floor, the home offers three well-proportioned bedrooms, including a main bedroom with its own ensuite, alongside a contemporary family bathroom.



Externally, the property truly excels. The enclosed rear garden has been beautifully landscaped and designed for maximum enjoyment, featuring a large decked area perfect for outdoor dining and relaxation. A standout feature is the versatile outdoor cabin, which offers fantastic potential for a variety of uses such as a home office, guest accommodation, lounge space, or hobby area—catering to the needs of any modern family. The garden also includes a potting shed and dedicated vegetable plots, ideal for those with a passion for gardening. To the front, the property benefits from ample off-road parking via a gravel driveway, which leads to a single garage.

This wonderful home offers both comfort and flexibility in a desirable village location—early viewing is highly recommended.

AGENT NOTE:- This property has Septic tank which we are advised by the vendor they are getting replaced in August 2026 and Oil central heating.





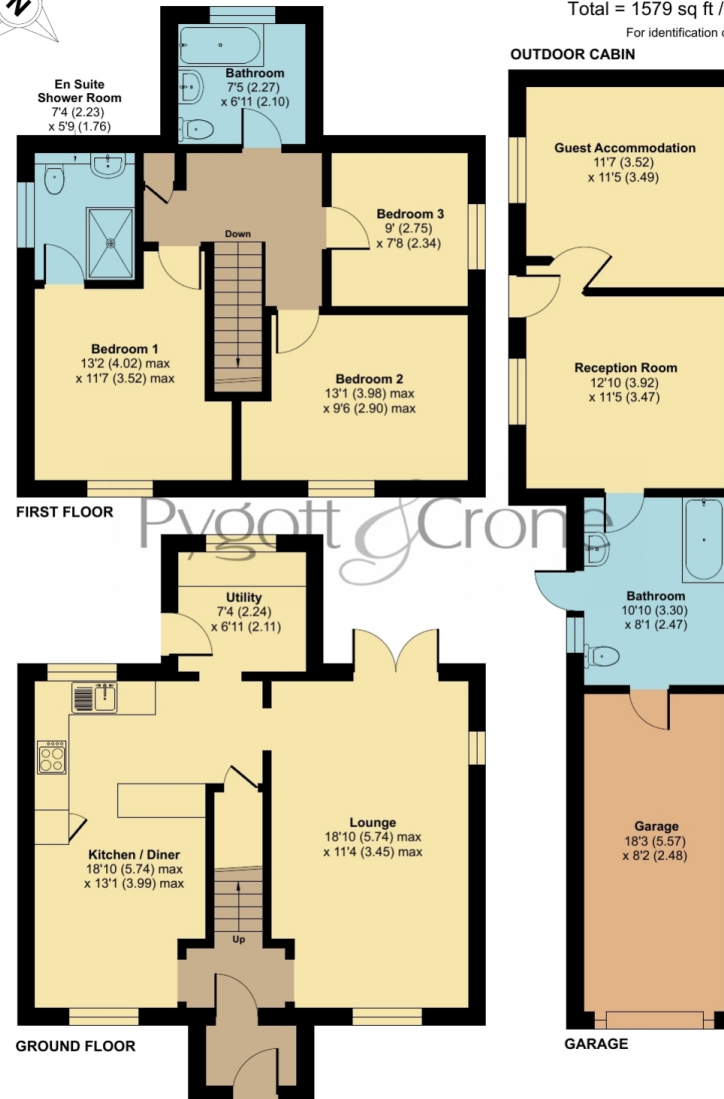
Common Road, Moulton Seas End, Spalding, PE12

Approximate Area = 1070 sq ft / 99.4 sq m

Garage = 509 sq ft / 47.2 sq m

Total = 1579 sq ft / 146.6 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1440897



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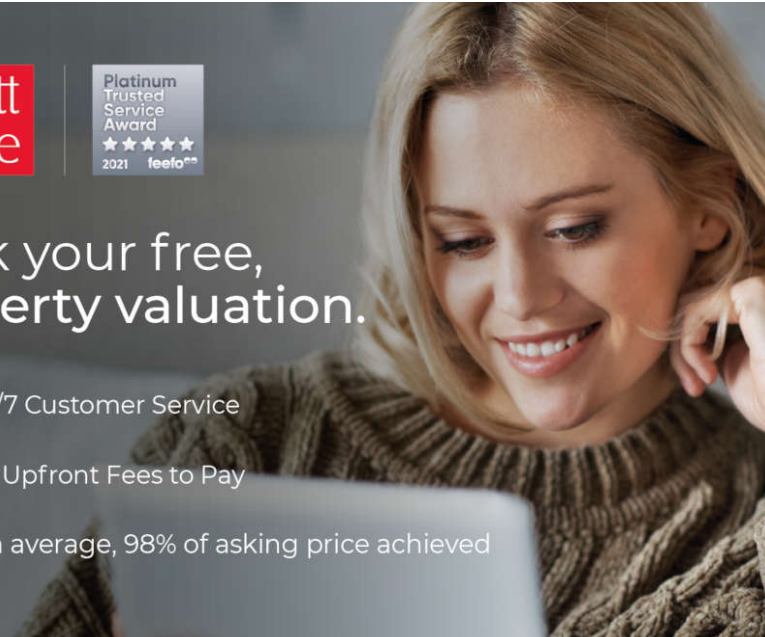







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Forrest Lodge, Common Road, Moulton Seas End
is on the market with our Spalding branch

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