



Total area: approx. 161.0 sq. metres (1733.1 sq. feet)



**Blaze Gate, Luton, Spalding  
Lincolnshire PE12 9HJ**

**Price £525,000 Freehold**

\*\*\*\* A VIEWING IS ABSOLUTELY ESSENTIAL \*\*\*\*  
~ NO CHAIN ~

Morriss and Mennie Estate Agents are delighted to welcome to the market this well established and highly recommend Boarding Kennels and Cattery with separate Four Bedroom Detached House in the beautiful countryside setting of Luton in Lincolnshire. The property is located just a five minute drive from the Georgian market town of Long Sutton which hosts an array of local amenities, with the property also having fantastic road links to the A17 connecting you via the arterial routes to Norfolk, Holbeach, Spalding, Boston and Lincoln.

The property benefits from no near neighbours and is ideally positioned on approximately 3 acres (sts) complete with an established dog kennel and cattery business, with a widespread reputation having a repeat client base offering quality services from spacious purpose-built kennels with fitted ancillary facilities. In addition this property also offers a beautiful detached private residence with lots of further potential.

The private residence boasts four/five bedrooms and two/three reception rooms. There is a downstairs bedroom if needed with an en-suite wet room. The hub of the home is the open plan kitchen/diner with its adjacent utility room and downstairs cloakroom. The upstairs accommodation offers a four piece family bathroom suite and four bedrooms.

The property sits on a semi-rural plot with open field views and offers a vast amount of off-road parking, with separate vehicle access leading to the kennel and cattery blocks.

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[www.morrissandmennie.com](http://www.morrissandmennie.com)

Energy Efficiency Rating	
Current	Potential
	78
	41

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Through the UPVC double glazed stable door, into the:-

**KITCHEN/DINER :**  
**27'5" x 10'5" (8.36m x 3.18m)**

UPVC double glazed window to the side overlooking rural fields, UPVC double glazed windows to the rear and UPVC double glazed French doors opening out to the rear, base and eye level units with a granite work surface, a Smeg sink and drainer with a mixer tap over, wall mounted oil boiler, freestanding double Range with separate double oven and grill having a five burner hob and extractor over, space and point for a fridge, space and plumbing for a dishwasher, space and point for an American fridge/freezer, tiled splash-back's, tiled floor, power points (some with USB charging) skimmed and coved ceiling with inset spotlights, half-height tongue and groove walls, TV point.

Adjacent to the kitchen is a storage cupboard and a door leading through to the:-

**UTILITY ROOM :**

UPVC double glazed window to the side, eye level units with a work surface over, space and plumbing for a washing machine, space and point for a tumble dryer, tiled floor.

**DOWNSTAIRS CLOAKROOM :**

UPVC obscured double glazed window to the rear, W.C, wash hand basin with taps over, tiled splash-back's radiator and tiled floor.

**LOUNGE :**

**16'0" x 12'0" (4.88m x 3.66m)**

UPVC double glazed window to the side enjoying field views, radiator, power points, TV point, to the front and internal sliding doors through to the garden room with another internal door leading into the inner hallway.

**INNER HALLWAY:**

Stairs leading up to the first floor accommodation, radiator power points.  
Door through to a downstairs bedroom/family room and en-suite wet room.

**GARDEN ROOM :**

**16'7" x 8'3" (5.05m x 2.51m)**

UPVC double glazed windows to the side and front enjoying the field and paddock views, radiator, power points.

**STUDY :**

**8'0" x 8'4" (2.44m x 2.54m)**

UPVC double glazed windows to the front and side, radiator and power points.

**BEDROOM FIVE/FAMILY ROOM :**

**12'0" x 12'0" (3.66m x 3.66m)**

UPVC double glazed window to the front, internal door through to the kitchen/diner, an internal door to the wet room, radiator, power points, skimmed and coved ceiling, wall lights.

**EN-SUITE WET ROOM :**

**8'6" x 7'0" (2.59m x 2.13m)**

UPVC obscured double glazed window to the front, UPVC obscured double glazed door to the rear, having an electric mixer shower, extractor fan, W.C with a push button flush, pedestal washbasin with taps over, radiator, skimmed ceiling with inset spotlights.

**LANDING :**

Power points, radiator.

**BEDROOM ONE :**

**16'2" x 12'0" (4.93m x 3.66m)**

Being double aspect with UPVC double glazed windows to the front and side enjoying paddock and field views, radiator, power points, fitted wardrobes, fitted drawers, skimmed and coved ceiling with inset spotlights, loft access.

**BEDROOM TWO :**

**12'2" x 12'0" (3.71m x 3.66m)**

UPVC double glazed window to the front overlooking the paddock land, radiator, power points.

**BEDROOM THREE :**

**12'3" x 10'6" (3.73m x 3.20m)**

UPVC double glazed window to the rear, radiator, power points, pedestal washbasin with taps over.

**BEDROOM FOUR :**

**10'7" x 9'6" (3.23m x 2.90m)**

UPVC double glazed window to the rear, radiator and power points.

**FOUR PIECE BATHROOM SUITE :**

Two UPVC obscured double glazed windows to the rear, bath with a side mounted mixer tap over, pedestal washbasin with a mixer tap over and storage drawers beneath, W.C with a push button flush, fully tiled shower cubicle with an electric mixer shower, fully tiled walls and floor, radiator, skimmed and coved ceiling with inset spotlights, extractor fan and a wall mounted heated towel rail.

**EXTERIOR :**

The property benefits from being positioned on a 3 acre plot (sts) and is currently run as a cattery and kennels.

A five bar gate opens up and leads through to the off-road parking, providing space for numerous vehicles and continues on to the single garage.

Adjacent to the garden room is a laid to lawn front garden, with a patio seating area. There is separate access to the left-hand side of the property for the business premises. The rear garden is enclosed by panel fencing and is laid to lawn, with an Indian sandstone extended patio seating area and entertaining space, an outside bar.

**BUSINESS SPACE :**

**18'5" x 11'9" (5.61m x 3.58m)**

Note : ideal space for dog grooming facility

Accessed via a UPVC double glazed side door, UPVC double glazed windows to the front, power points, lighting connected, tiled floor, panel bath with an electric mixer shower, separate fuse box.

Note: this area is in need of some attention.

**STORE ROOM :**

**14'5" x 6'2" (4.39m x 1.88m)**

Accessed internally via the adjacent business space, this area has the potential to be used as a storeroom for grooming and washing products.

**OFFICE RECEPTION AREA :**

**16'4" x 14'0" (4.98m x 4.27m)**

The reception area is accessed via a double metal lockable gate, with the reception office being located to the right hand side of the gate.

Having UPVC double glazed windows to the side and front, power points, separate fuse box and lighting connected, which then leads through to another separate internal office, having

UPVC double glazed windows to the front and side, an electric heater, power points, and lighting.

To the left hand side of the vehicle access, is a wooden door which leads through the reception area of the cattery.

**CATTERY & KENNEL INFORMATION :**

**Reception/Office Space :**

UPVC double glazed window to the front, fuse box, power points.

From the reception area, a door leads through to the outside and onto the cattery chalets.

**Cattery Chalets & Kitchenette :**

All cattery chalets are positioned to face a wooded area. To the left hand side there is approximately 10 chalet spaces and to the right there are 10 separate chalets.

**Kitchenette :**

Having a kitchen with base units, sink and drainer with taps over, space and point for a fridge.

**Outside :**

Behind the cattery are some storage sheds and a laid to lawn area.

**First Kennel Block :**

**24'7" x 20'4" (7.49m x 6.10m'1.22m)**

This main area houses 8 breeze-block kennels and has a UPVC double glazed window to the side, with power and lighting also connected.

Note : With the 1st & 2nd kennel blocks combined there will be 20 kennels in total.

**Second Kennel Block (not finished) :**

**39'0" x 20'5" (11.89m'0.00m x 6.10m'1.52m)**

This kennel block is still under construction and is currently only half finished and will house 12 separate kennels. Having a UPVC obscured double glazed door to the outside, with part electrics already installed and the majority of the separate breeze-block internal sections for the kennels already built.

Note : the 2nd block still has work to be completed and is not finished.

**Outside & Outdoor Runs :**

Another grassed area is situated behind the kennel building where there are outdoor runs for the 10 breeze-block kennels.

There's a separate grass paddock to the rear which enjoys open field views.

**Kitchen Area :**

**12'0" x 10'0" (3.66m x 3.05m)**

UPVC double glazed windows to the side and rear, UPVC double glazed door, base units with a work surface over, sink and drainer with a mixer tap, power points and fuse box.

**Third Kennel Block :**

**48'5" x 9'5" (14.76m x 2.87m)**

Housing 9 further kennels with outside sheltered rooms, with three enclosed outdoor grassed areas.

**Fourth Kennel Block :**

**60'2" x 10'0" (inc kitchenette) (18.34m x 3.05m (inc kitchenette))**

The fourth kennel block has two enclosed grass areas, with this kennel block having a kitchenette to the rear and 8 separate kennels with outdoor runs.

**Kitchenette:**

UPVC double glazed window to the side, UPVC double glazed door to the front, electric heaters, power and lighting connected, sink and drainer with taps over, fuse box, space and point for a fridge/freezer, space and plumbing for a washing machine, power points.

**SERVICES :**

Council Tax Band - D (subject to change)  
Energy Efficiency Rating - E  
Oil Central Heating  
Mains Water

<b>Viewing Arrangements</b>			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
<b>Offer Procedure</b>			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
<b>Mortgage Advice</b>			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.			
We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.			
Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
<b>Legal Fees</b>			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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