



Marriots Gate
Lutton, Spalding, PE12 9HN

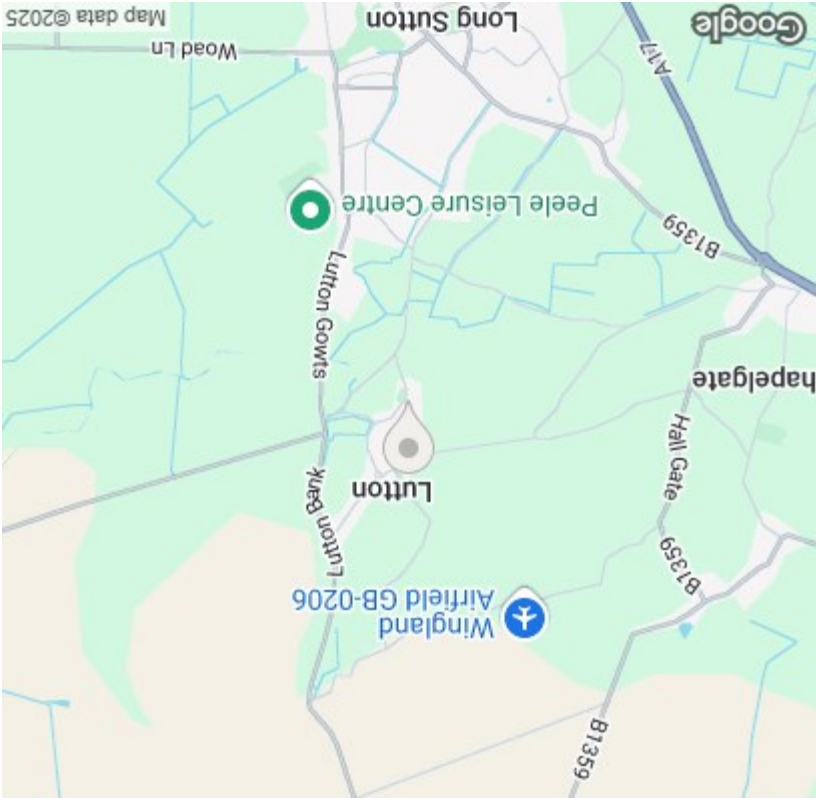
£220,000 - Freehold , Tax Band - A



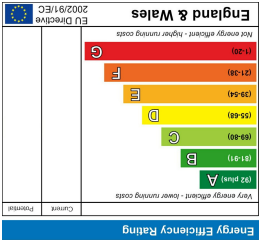
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991), we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Nestled in the charming village of Lutton, Marriots Gate presents a splendid opportunity to acquire a beautifully refurbished semi-detached cottage, steeped in history and character, yet equipped with modern conveniences. This delightful property, which has been lovingly updated, boasts three well-proportioned bedrooms and a stylishly refitted three-piece bathroom, making it an ideal family home.

Upon entering, you are welcomed into a spacious living room featuring a striking fireplace, which offers the potential for a cosy log-burning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the contemporary kitchen diner, complete with an integrated fridge and freezer, an induction hob, an extractor hood, and an electric oven, providing an excellent space for culinary creativity and family gatherings. Adjacent to the kitchen is a conservatory/utility area, adding versatility to the living space. The ground floor also accommodates a generous double bedroom, while carpeted stairs lead to the landing, where you will find two additional bedrooms, each offering a peaceful retreat. Outside, the property is set on a generous plot, featuring an extensive gravel driveway that can accommodate up to five vehicles, alongside a detached double garage for added convenience. The substantial garden, predominantly laid to lawn, provides a perfect setting for outdoor activities and relaxation. This charming cottage is offered with no forward chain, making it an attractive proposition for those looking to move swiftly into their new home. With its unique blend of traditional charm and modern amenities, this property is not to be missed.

Living Room
13'10" x 9'11"
Kitchen Diner
8'10" x 15'3"

Conservatory/Utility Room
6'2" x 11'5"

Bathroom
4'9" x 6'10"

Master Bedroom
10'10" x 13'2"

Hallway

Landing
2'7" x 1'8"

Bedroom Two
12'8" x 10'0"

Bedroom Three
11'1" x 6'11"

EPC - Awaiting Updated Rating

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No



Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: Not Known
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Electric Mains, Heat Pump Air Source
Internet connection: TBC
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, O2 - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

