

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**1 IVY COTTAGES
LUTTON GOWTS
LONG SUTTON, PE12 9LQ**

THE PROPERTY: A VERY DECEPTIVE THREE/FOUR BEDROOM RURAL SEMI DETACHED VICTORIAN HOUSE OF GREAT CHARACTER AND SITUATED ON A LOVELY PLOT IN THIS LINCOLNSHIRE HAMLET BUT CLOSE TO SCHOOLS AND AMENITIES! *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *ATTRACTIVE GENEROUS ENCLOSED ORNAMENTAL GARDENS TO REAR *NOT OVER LOOKED TO REAR *OFF ROAD PARKING *MOSTLY DOUBLE GLAZED (except utility) *OIL FIRED CENTRAL HEATING*VIEW QUICKLY!

THE PRICE:

£230,000

FREEHOLD EPC BAND E

REF. 8764

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8764 1 IVY COTTAGES, LUTTON GOWTS, LONG SUTTON

COUNCIL TAX: BAND A SOUTH HOLLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit. Follow the main road all the way to the A17 roundabout and proceed straight across. Proceed to a 'T' junction and turn left. Then turn first right into Roman Bank. Follow the road for about 1.4 miles and the property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL:

LOUNGE: 15'6" (max) x 11'9" (max) With reconstituted stone open fire place, stairway off, under stairs cupboard, store cupboards.

GROUND FLOOR BEDROOM 4/SECOND RECEPTION ROOM:
11'6" (max) x 11' (max) With feature fire surround.

FITTED KITCHEN: 13'6" (max) x 9' (max) With range of wall cupboards, part tiled walls, preparation surfaces with drawers and cupboards under and concealed lighting over, built-in electric hob, built-in electric oven, rotating "shelves" cupboard, inset stainless steel single drainer sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, electric hob hood, Worcester oil fired combi boiler, wine rack

LEAN TO UTILITY: 9' (max) x 8'7" (max) With work top and cupboards under and space/plumbing for automatic washing machine.

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/W.C.: With heated towel rail, low level w.c., pedestal wash basin with cupboards under, panelled bath with shower attachment, part tiled walls.

BEDROOM NO 1: 11'9" (max) x 9'8" (max) With two built-in wardrobe/cupboards.

BEDROOM NO 2: 11'8" (max) x 11' (max) With recess for wardrobe and displaying recess.

BEDROOM NO 3: 9' (max) x 8'8" (max)

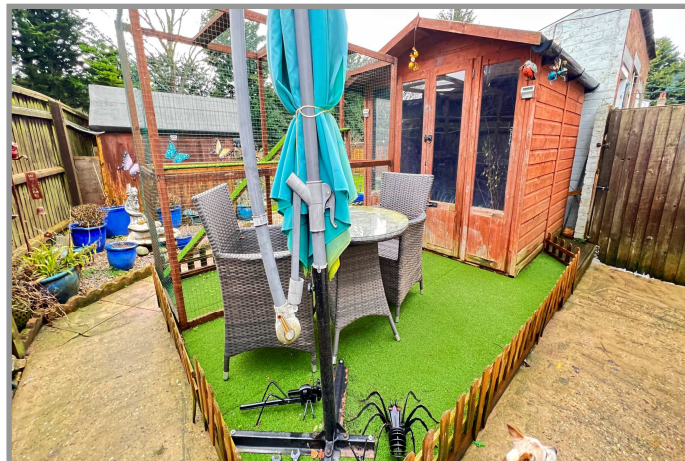
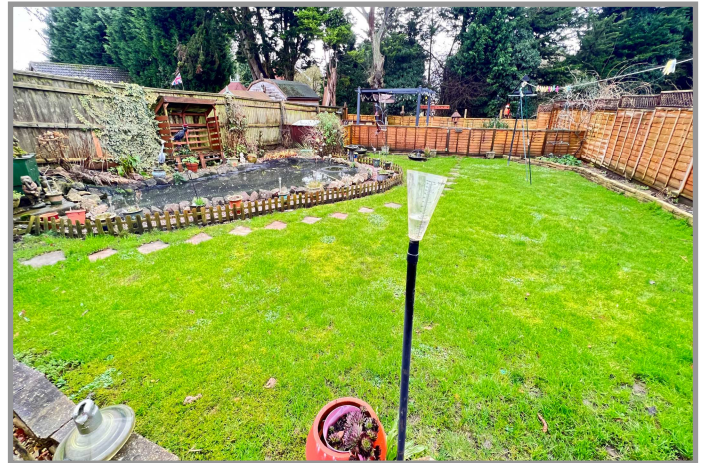
OUTSIDE: **SUMMER HOUSE: TIMBER STORE SHEDS:**
"HOT TUB" HOUSE: (no hot tub included but it is wired up for a hot tub)

GARDENS: To front, down to a shingle off road parking space. Timber gate to side opens on to a concrete pathway leading to the generous enclosed ornamental rear garden which is laid to lawn with paved patio and a large ornamental pond. Timber gate opens onto a further, enclosed recreational area with bark chippings
The property is not overlooked to rear.

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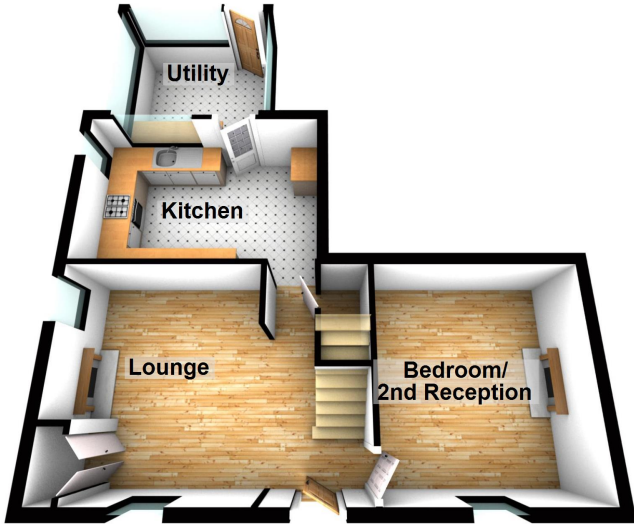


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Ground Floor



First Floor

