



Asking price £235,000 Freehold



26 Lowgate, Lutton, Lincolnshire, PE12 9HP

Welcome to this immaculately presented, fully-renovated 3-bedroom detached bungalow in the peaceful village of Lutton. With neutral decoration throughout, this bungalow will appeal to someone looking to move to a property where they can simply add their furnishings and feel instantly at home.

Internally, the bungalow boasts a bright and airy living/dining room with dual-aspect windows allowing light to flood in, but with a log-burning stove adding some cosy charm. The modern fitted kitchen with its integrated fridge-freezer, oven and hob has ample storage for all your essentials, whilst the shower room with its contemporary walk-in shower will suit anyone with mobility issues or who prefers the convenience of a shower. The garage has been converted to create an impressive master bedroom, whilst the two other bedrooms are also good-size doubles and so could suit a family that have outgrown a box room, or someone wanting plenty of space for visitors.

Externally, to the front of the property is a large stoned driveway providing off-road parking for multiple vehicles. The rear garden is fully enclosed with fencing, behind which are farmland views. The garden is mostly lawned in nature, with gravel borders with railway sleeper edging. The large wooden workshop/store which has power and lighting will appeal to a hobbyist/craftsperson, or could provide space for storing what might have otherwise been in a garage.

If you are looking for a move-in ready bungalow in a friendly village location just 2 miles from the amenities of Long Sutton, then contact us to arrange your viewing today.

The small but busy market town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Dentists, Hairdressers various eateries, schools and sports centre. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North.

LONG SUTTON

Entrance Hall

Coved, textured ceiling. 2 x ceiling light pendants. Loft hatch. Smoke detector. Composite door with a double-glazed leaded privacy window to the side. 2 x single power-points. BT point. Linoleum flooring.

Living/Dining Room

19'5" x 12'10" (max) (5.93 x 3.92 (max))
Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. uPVC double-glazed windows to the front and side. Contemporary log-burner set on a slate hearth. 2 x wall lights. 2 x radiators. 5 x double power-points. 2 x single power-points. TV point. LVT flooring.

Kitchen

11'9" (max) x 9'1" (3.60 (max) x 2.77)
Coved ceiling. Strip light. uPVC double-glazed privacy door to the side. uPVC double-glazed window to the side. Fitted base units with a worktop over with a coordinating splashback. Stainless steel sink and drainer with a stainless steel mixer tap. 'Bosch' ceramic induction hob, Contrasting range of full height cupboards with an integrated fridge-freezer and an eye-level 'Bosch' oven and grill. 3 x double power-points. Single power-point. Linoleum flooring.

Bedroom 1

16'3" x 9'5" (4.97 x 2.88)
Ceiling light. uPVC double-glazed bay-style window to the front. uPVC double-glazed window to the side. Radiator. 4 x double power-points. Carpet flooring.

Bedroom 2

13'8" x 9'1" (4.18 x 2.77)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

Bedroom 3

10'6" x 9'10" (3.21 x 3.02)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Power-points.

Shower Room

9'1" x 5'11" (2.78 x 1.81)
Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. Contemporary 3-piece suite comprising a low-level WC, a pedestal hand basin and a walk-in shower enclosure with a mains-fed, dual-headed shower. Heated towel rail. Tile flooring.

Outside

To the front of the property is a large stoned driveway providing off-road parking for multiple vehicles. Contemporary lighting illuminates the area. A pedestrian gate to the side of the bungalow provides access to the rear garden.

The rear garden is fully enclosed with fencing, behind which are farmland views. The garden is mostly lawned in nature, with gravel borders with railway sleeper edging. Stepping stone slabs lead across the lawn to the wooden workshop/store which measures approximately 4.70(m) x 2.20(m). The workshop benefits from 4 x double power-points and lighting. An additional wooden storage shed provides space for outdoor essentials.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Mobile Phone Signal

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

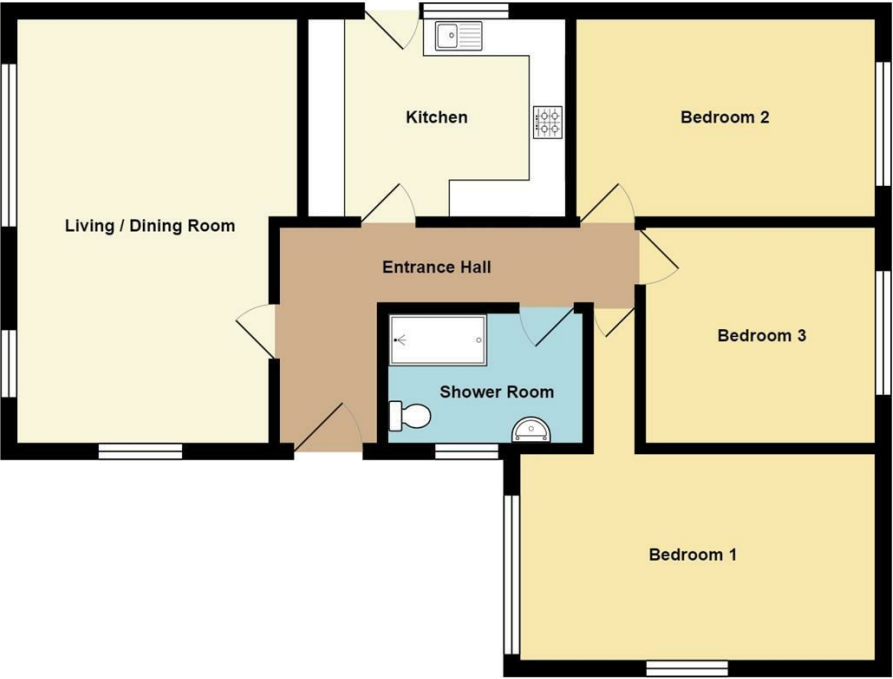
www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn right onto Park Lane. Turn left onto Daniels Gate, and at the end of the road, turn right to stay on Daniels Gate. Take a slight left onto Lutton Gowts and continue onto Lutton Bank. Turn left onto Lowgate where the bungalow is located on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.