



LONG SUTTON

The cottage must be viewed to be appreciated fully.

wood store.

Outside, to the side of the cottage, a sloped driveway leads down to a parking area for multiple vehicles. Through the pedestrian gate is a low-maintenance garden, with a stoned area sitting in front of a stepped patio which provides access to the front door. The stepped patio also extends across the kitchen to create a lovely spot for outside dining whilst enjoying the paddock views of a neighbouring property. To the other side of the property is a lawned garden with a superb wooden pergola set over a decked area. This creates a tranquil space in which to relax and shelter from the sun. A decorative slate border provides a lovely base on which to sit potted plants etc. At the end of the garden is a wooden workshop and lean-to storage shed. Behind the workshop there is a small wooded area and a substantial

Upstairs does not disappoint either. The landing is flooded with light through the velux windows, off which there are 3 welcoming double bedrooms, the master having a Juliet balcony, and a well-appointed family shower room.

Downstairs boasts an open-plan fitted kitchen/diner with a breakfast bar and French doors highlighting the views to the front, as well as a separate utility room with handcrafted workbenches and an additional pantry. The living room has ample space for extended family/friends to gather in, and benefits from a multifuel burner and French doors out to the garden. There is the convenience of a downstairs cloakroom as well.

A delightful extended 3-bedroom detached cottage, situated in a semi-rural but not isolated location. A dream for those who want the benefit of idyllic field and paddock views but the convenience of amenities just 2 miles away. The cottage oozes charm blended with the space and finishes we expect in modern-day life.

Old Cottage Lutton Bank, Lutton, Lincolnshire, PE12 9LJ



Offers in the region of £350,000 Freehold

Entrance Lobby
6'4" x 3'8" (1.94m x 1.14m)
Inset ceiling lights. uPVC double-glazed leaded privacy door to the front. Radiator. 1 x double power-point. Tile flooring.

Utility Room
10'9" x 6'0" (3.30m x 1.84m)
Inset ceiling lights. Smoke detector. uPVC double-glazed window to the side. Solid wood workbench with storage shelves beneath. 1 and 1/2 bowl ceramic butler sink with a stainless steel pot washer tap. Space and plumbing for a washing machine. Radiator. 2 x double power-points. Tile flooring.

Pantry
6'7" x 2'1" (2.02m x 0.64m)
Ceiling light. Space for a tall fridge/freezer. Tile flooring.

Cloakroom
6'7" x 3'8" (2.02m x 1.14m)
Inset ceiling lights. uPVC double-glazed privacy window to the rear. 2-piece suite comprising a low level WC and a pedestal hand basin. Radiator. Tile flooring.

Kitchen/Diner
15'8" (max) x 13'10" (max) (4.80m (max) x 4.22m (max))
Inset ceiling lights. uPVC double-glazed French doors to the front. uPVC double-glazed window to the side. Fitted range of wall and base units with a worktop over and a tiled splashback. Stainless steel corner sink with a stainless steel mixer tap. Under-counter space and plumbing for a dishwasher. 'Bosch' double oven. 'Siemens' ceramic induction hob. Cupboard housing a wall-mounted 'Wallstar' oil-fired boiler. Heating and hot water programmer. 2 x radiators. 5 x double power-points. Tile flooring.

Living Room
19'10" x 13'5" (6.07m x 4.11m)
2 x ceiling lights. Smoke detector. uPVC double-glazed bay-style window to the front. uPVC double-glazed French doors to the side. Multi Fuel burner set in brick surround with a brick hearth. Cupboard housing the consumer unit. 2 x radiators. 4 x double power-points. TV point. Heating thermostat. Carbon monoxide detector. Brazillian teak flooring with inset carpet. Wooden staircase with carpet runner to the first floor.

Landing 1
Inset ceiling light. Loft hatch. Smoke detector. Carpet flooring.

Bedroom 2
12'0" x 10'2" (3.68m x 3.10m)
Sloped ceiling. Ceiling fan light. uPVC double-glazed window to the side. Built-in over-stairs cupboard providing hanging space (measuring approximately 0.98m x 0.82m). Radiator. 3 x double power-points. BT point. Carpet flooring.

Landing 2
Inset ceiling lights. 2 x wooden-framed double-glazed velux windows. Radiator. 2 x double power-points. Single power-point. Carpet flooring.

Shower Room
9'5" x 7'10" (2.88m x 2.39m)
Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising a low-level WC, a pedestal hand basin, and a double shower cubicle with an inset light, a tiled splashback and a mains-fed shower. Airing cupboard housing a hot water cylinder with shelving measuring approximately 0.90m x 0.53m. Heated towel rail. Wall-mounted full-length horizontal mirror. "Rhino" vinyl flooring.

Bedroom 1
13'10" x 11'9" (4.23m x 3.59m)
Ceiling light pendant. uPVC double-glazed French doors with a juliet balcony to the front. Radiator. 3 x double power-points. Single power-point. TV point. Carpet flooring.

Bedroom 3
12'10" x 10'10" (3.93m x 3.32m)
Sloped ceiling. Ceiling light pendant. uPVC double-glazed window to the side. uPVC double-glazed window to the rear. Radiator. 3 x double power-points. Carpet flooring.

Outside
To the side of the property, a sloped stone driveway leads down to a stone parking area for multiple vehicles. Through the pedestrian gate, a stoned area sits in front of a stepped patio which provides access to the front door. The stepped patio also extends across the kitchen to create a lovely spot for outside dining whilst enjoying the paddock views of a neighbouring property.

To the other side of the property is a lawned garden with a superb wooden pergola with a tiled roof set over a decked area. This creates a tranquil space in which to relax and shelter from the sun. A decorative slate border provides a lovely base on which to sit potted plants etc. At the end of the garden is a wooden workshop (detailed below) and a lean-to shed with power measuring approximately 2.20m x 1.14m providing space for gardening equipment etc. A gate at the side of the workshop provides access to the rear of the workshop where there is a small wooded area and a substantial wood store with a felt roof.

The property benefits from outside lighting, power and a tap.

Workshop
19'10" x 13'1" (6.07m x 3.99m)
Wooden workshop with a concrete base and a felt roof. 2 x strip lights. Windows to the front and side. Pedestrian door to the side. Consumer unit. 5 x double power-points.

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

Energy Performance Certificate
EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

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

Central heating type - Oil central heating

Mobile Phone Signal
Mobile phone signal 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

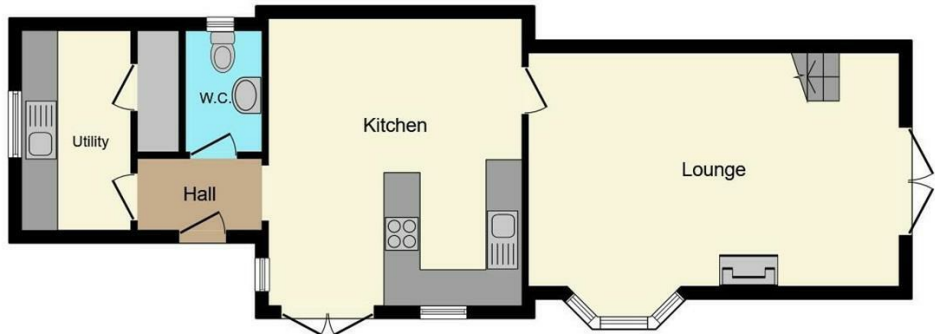
Local Area
The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Dentists, Hairdressers various eateries, schools and sports centre. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. There is also a bus service to the Market Town of Wisbech which is about 10 miles away. The North Norfolk coast is just a 45-minute drive. The smaller town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

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, then in 0.6 miles, turn right to stay on Daniels Gate. Take a slight left onto Lutton Gowts and continue for 0.7 miles onto Lutton Bank. The property is located on the left-hand side along with our board.

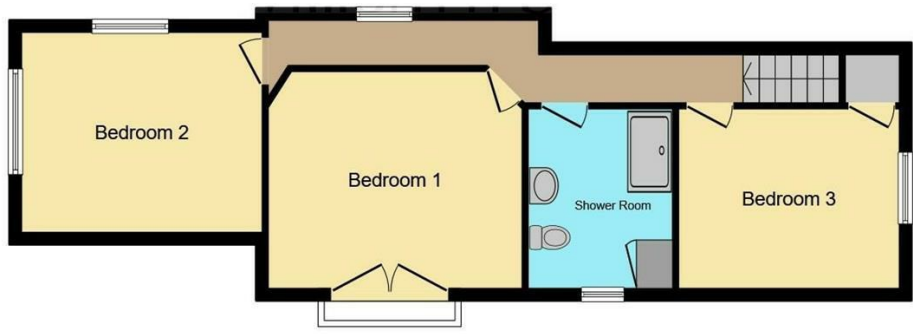
FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

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 Note
This property is subject to a restrictive covenant (Byelaw 10) whereby the building of permanent structures or planting of trees, shrubs or bushes must be approved by South Holland Internal Drainage Board. Full details of the restrictions are available on the request.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.