



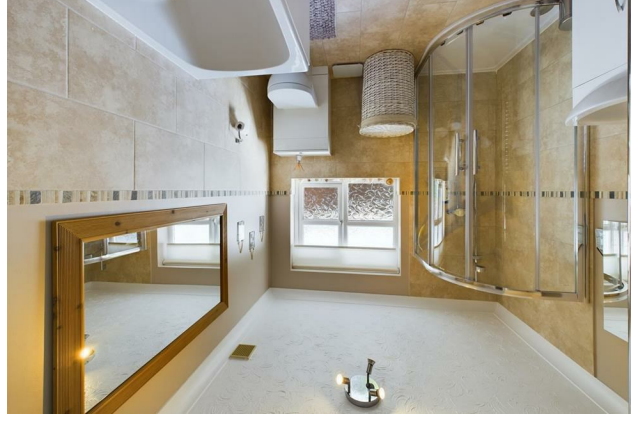
Offers in the region of £440,000 Freehold

14 Lowgate, Luton, Lincolnshire, PE12 9HP

Sitting on a 1/3 of an acre plot, this exceptional family home is immaculate order throughout. Occupying a large non-estate plot in a quiet village location, with field views to the rear, this property has much to offer. The accommodation comprises a very spacious living room with log burner, fully fitted kitchen with Rangemaster cooker, a separate dining room, a garden room plus study/games room (or 5th bedroom), a utility room and downstairs cloakroom. Found upstairs are 4 generous double bedrooms with an en-suite shower room to master and a large family bathroom with separate shower. This property benefits from a secluded garden, offering a gardeners paradise with a large lawn area decorated with various shrubs, bushes, trees and a vegetable garden. Including a double detached garage, off-road gated parking for several vehicles / touring van and standing well off the road with farmland to the rear, THIS IS A MUST-SEE PROPERTY.

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.

LONG SUTTON



Entrance Hall

13'1" x 6'0" (max) (4.00m x 1.85m (max))

Textured and coved ceiling. Part double glazed uPVC door with 2 matching side panels and a storm porch over. Chandelier-style light fittings. Double power point, landline socket and thermostat. Radiator. Smoke alarm. Stairs to the 1st floor.

Kitchen

10'6" x 14'7" (into bay) (3.22m x 4.45m (into bay))

Textured and coved ceiling. uPVC double glazed bay-style window to front. Tiled floor. Range of matching wall and base units with soft close doors and drawers and worktops over. Under-cabinet lighting. Tiled splashbacks. Single bowl stainless steel sink and drainer with a mixer tap over. Double "Rangemaster" 5 burner gas cooker with a plate warmer and extractor fan over. Integrated "Hotpoint" Dishwasher. Integrated under-counter fridge. 4 x double and 1 x single power points. Heated towel rail.

Utility Room

7'6" (max) x 11'10" (2.30m (max) x 3.62m)

Textured and coved ceiling. Part double glazed uPVC door and window to rear. Tiled floor. Range of matching base and wall units with worktops over. Tiled splashbacks. Wall-mounted extractor fan. Cabinet housing gas boiler. Space for under-counter fridge, plumbing for a washing machine. Venting for a tumble drier. Multiple power points. Door to a large walk-in storage cupboard (1.77m x 1.18m) with space for a freestanding fridge, shelving, lighting and power points.

Downstairs Cloakroom

5'1" x 3'1" (1.56m x 0.95m)

Textured and coved ceiling. uPVC double glazed window to rear. Part-tiled walls, tiled floor. Low level WC. Wall-mounted hand basin. Heated towel rail.

Living Room

23'7" x 14'6" (7.21 x 4.43)

Textured and coved ceiling. Double glazed uPVC window to side. Chandelier-style light fixtures. Fireplace with a woodburning "Clearview" stove and a wooden hearth with a tiled tray. 4x double power points. Landline socket, aerial. 2x Radiators. Folding glazed wooden doors to the Sun Room.

Sun Room

14'6" x 9'0" (4.43 x 2.75)

Double glazed uPVC patio doors to the back garden. 2 x double glazed uPVC windows to back garden. Landline, power points, 2 x radiators.

Study/Play Room

8'4" x 20'5" (2.56m x 6.23m)

Textured and coved ceiling. 2 x uPVC double glazed windows to front and rear (double aspect). Loft hatch to a storage loft. 4 x double power points. Aerial socket.

Dining Room

16'6" (into bay) x 10'4" (5.03 (into bay) x 3.15)

Textured and coved ceiling. Double glazed uPVC bay-style window to front. Chandelier-style light fixtures. 2 x double power points. Internal switch for the external power socket (for Christmas lights). Radiator.

1st Floor Landing

10'5" x (12'11" max: 5'10" (min) (3.18m x (3.94m max: 1.78 (min))

Textured and coved ceiling. uPVC double glazed window to side. Door to Airing Cupboard with water tank and shelving. 1 x double power point. Loft Hatch. Radiator.

Bedroom 1

13'1" x 10'8" (4.01m x 3.26m)

Textured and coved ceiling. uPVC double glazed window to front. Built-in walk-in wardrobe. Landline socket, 3 x double power points, aerial. Radiator. Door to en-suite.

En-Suite

7'1" x 4'3" (2.16m x 1.30)

uPVC double glazed window to the back garden. Fully tiled floor and walls. Low level WC. Corner shower. Pedestal hand basin with a mixer tap over. Heated towel rail.

Bedroom 2

14'0" x 11'8" (max) (4.27m x 3.58m (max))

Textured and coved ceiling. uPVC double glazed window to front. 3x double power points, aerial socket. Radiator.

Bedroom 3

14'6" x 12'2" (max) (4.42m x 3.73m (max))

Textured and coved ceiling. uPVC double glazed window to rear. 3x double power points, aerial socket. Radiator.

Bedroom 4

10'10" x 8'11" (3.30m x 2.72m)

Textured and coved ceiling. uPVC double glazed window to side. 2x double power points. Radiator.

Bathroom

9'9" x 7'7" max (2.99m x 2.33m max)

Textured and coved ceiling. uPVC double-glazed window to side. Back-to-wall toilet with white WC unit. Vanity hand-basin. Panelled bath. Corner shower. Stainless steel vertical heated towel rail/radiator. Fully tiled walls and floor.

Detached Double Garage

17'11" x 17'8" (5.47m x 5.41m)

uPVC part-glazed double glazed pedestrian door to back garden. uPVC double glazed window to back garden. 2x metal up-and-over doors. 3x double power points.

Back Garden

Large ornate brick-paved patio area with mature trees, bushes and shrubs. Separated from a large lawned area by a walkway and pergola. The garden is fully fenced and secluded, overlooking farmland, and with a variety of shrubs, bushes and trees, including birches a Mountain Ash, an apple tree, a cherry tree, rose bushes and a grapevine. A small feature fountain at the back of the garden with a power supply. A productive vegetable patch to the side with gravel and stone pathways leading to a greenhouse and a large wooden shed. 2 Water butts behind shed. Log store. Outside power sockets. Outside tap. Outside lighting. Pedestrian gates to front either side of the property. Wooden gate to front. Parking for 2 cars in front of the garage. Outside area - 1/3 acre subject to survey.

Wooden Shed

11'9" x 8'0" (3.60m x 2.44)

Shelving. Power and light.

Front Garden

Large front garden laid to grass with a gravelled long private drive and a stone-laid pathway to the road. Mature trees, flowers, shrubs and bushes. Parking for numerous vehicles and gated parking for 3-4 cars/touring van.

Services and Further Information

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

Central heating type - Gas central heating

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 can be checked using the following links –

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

This postcode is deemed as very low risk of surface water flooding and 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

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 D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate

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

Directions

From our office in Long Sutton, head north-west on High St and continue onto Gedney Road for approximately 0.4 miles. Turn Right onto Limewalk and continue straight for about a mile. At the T junction by the Jolly Crispin pub, turn right. The house is located on the right-hand side, just after the church and village green.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

Please visit www.geoffreycollings.com for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH 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.