



THE STORY OF

# Hannarane

*Lutton, Lincolnshire*

SOWERBYS



THE STORY OF

# Hannarane

Lutton, Lincolnshire  
PE12 9NU

---

Extended and Modernised Four-  
Bedroom Detached Chalet Bungalow

South-Facing Garden on a Plot  
Approaching 0.25 Acres (STMS)

Bespoke Glass Pod Entrance with  
Oak Staircase and Garden Views

Two Luxurious Bathrooms with Aqualisa  
Digital Showers and Lusso Stone Fittings

Open-Plan Kitchen/Dining/Living with  
Silestone Worktops and Integrated Appliances

Separate Utility Room with Built-In Dog Crates

Stunning Principal Suite with Walk-In  
Wardrobe and En-Suite with Balcony Window

Granite Driveway and Garage with Electric  
Roller Door and Power for Gates

L-Shaped Timber Summer House/  
Kennel with Drainage and Electrics

Peaceful Village Location

---

**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





Set against a backdrop of rolling fields and open skies, this exceptional detached residence tells a story of vision, craftsmanship, and a deep appreciation for life's finer details. What began as a modest two-bedroom bungalow is now an exquisite four-bedroom home, thoughtfully extended and luxuriously finished.

Step inside and feel the warmth of oak, the light from floor-to-ceiling glazing, and the seamless blend of old and new greet you with quiet elegance. The heart of the home lies in its L-shaped entrance - a space that links the original and extended wings and captures the garden's full beauty through a fully glazed "glass pod." It's a sun-drenched nook where days begin with conversation and end with calm reflection.

Throughout, the interior exudes quality -

- A bespoke oak staircase, hand-crafted by a local artisan
- Silestone worktops and high-spec integrated appliances in the chef's kitchen
- Two stylish bathrooms, both fitted with Aqualisa digital showers
- Understated luxury touches like USB/USB-C sockets, a Lusso Stone basin, and mood lighting

With more than 2,000 sq. ft. (approx.) of internal space, flexibility reigns. The open-plan living and dining rooms flow into the south-facing garden through bi-folding doors - perfect for alfresco entertaining.

Downstairs, two double bedrooms (one ideal as a home office) sit beside a luxurious four-piece bathroom, while upstairs offers a sanctuary in the form of a serene principal suite with a walk-in wardrobe, en-suite, and its own balcony window overlooking golden fields. A fourth bedroom, currently a dressing room, is wired for versatile use.





Outside, the plot approaches a quarter of an acre (stms) - landscaped to perfection. The south-facing garden enjoys sunshine from dawn to dusk, with multiple patio areas, a koi pond, a built-in barbecue, raised beds, and a charming timber summerhouse and kennel with built-in drainage. It's a haven for pets, people and offers peaceful moments. The granite driveway accommodates several vehicles and is framed by brick pillars pre-wired for electric gates. The garage, with an electric roller door, connects directly to the home - practical yet refined.

Behind every detail lies a story, from the sunsets that wash the dining room walls in soft pinks and oranges to wine-sipping evenings in the en-suite, watching the harvest unfold. This home doesn't just offer space - it offers a lifestyle. Located within easy reach of the A17, King's Lynn, and the Norfolk coast, Lutton is a friendly, community-led village where the church bells still chime, and the marshlands invite morning dog walks. It's peaceful, safe, and timeless.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

# Lutton

## PEACEFUL COUNTRYSIDE LIVING

Nestled in the tranquil heart of Lincolnshire's rolling countryside, Lutton charms visitors and residents alike with its idyllic rural setting and community spirit. Located just a short drive from Spalding, this quaint village offers a peaceful retreat amidst picturesque landscapes while remaining well-connected to larger towns and cities.

Residents enjoy convenient access to essential amenities, including a village hall, primary school, and local shops. For a wider selection of shopping, dining, and leisure facilities, the market town of Long Sutton is just a few minutes away. Spalding, known for its rich horticultural heritage and vibrant town centre, is within easy reach. Additionally, the historic port town of King's Lynn, with its excellent shopping, cultural attractions, and rail links to London, is less than 30 minutes' drive away.

For those needing access to larger cities, Peterborough, with its major railway station offering fast connections to London and beyond, is approximately a 40-minute drive. This excellent connectivity makes Lutton an attractive choice for those seeking countryside tranquillity without sacrificing access to urban conveniences.

Surrounded by farm, Lutton showcases Lincolnshire's natural beauty. Scenic walks reveal panoramic views, while seasonal changes paint the landscape with vibrant colours, creating a serene backdrop for everyday life.



### *Note from the Vendor*



“We love the peaceful village setting, and the picturesque sunsets. The community is friendly and the area is great for dog walks.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Fibre broadband. Hardwired CCTV.  
Gas fired central heating with four separate heating zones.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 0289-2800-6561-2370-6915

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///bypasses.drilling.wicked

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

