



**Old Cottage Lutton Bank, Lutton Spalding PE12 9LJ**

**welcome to**

## **Old Cottage Lutton Bank, Lutton Spalding**

This extended cottage sits on 3/4 Acre STS with spacious accommodation and lovely outside space. Situated in a semi rural location with Long Sutton a short drive away offering local amenities and our popular Friday Market. With a useful outbuilding, ample off road parking this property has it all



### **Entrance Hall**

having door to front and tiled floor.

### **Lounge**

13' 5" x 19' 11" ( 4.09m x 6.07m )

having dual multi fuel log burner, hard wood flooring with inset carpet area. box bay window and stairs to first floor.

### **Kitchen/ Diner**

15' 9" x 13' 10" ( 4.80m x 4.22m )

having range of units at wall and base level, stainless steel corner sink, built in electric oven and hob. Space for dishwasher, tiled floor, french doors to front and windows to front and side.

### **Utility Room**

10' 9" x 6' ( 3.28m x 1.83m )

having worktops with inset sink. Storage cupboards and window to side.

### **Cloakroom**

having low level WC, pedestal wash hand basin, tiled floor and window to front.

### **Landing**

having two Velux style windows.

### **Bedroom 1**

11' 9" x 13' 11" ( 3.58m x 4.24m )

having french doors to front with wrought iron balustrade.

### **Bedroom 2**

10' 10" x 12' 10" ( 3.30m x 3.91m )

having windows to rear and side.

### **Bedroom 3**

12' x 10' 2" ( 3.66m x 3.10m )

having built in wardrobe and window to side.

### **Shower Room**

having double shower, low level WC and pedestal wash hand basin. Airing cupboard, heated towel rail and window to rear.

### **Outbuilding**

19' 11" x 13' 1" ( 6.07m x 3.99m )

having power and light, with garden shed attached.

### **Outside**

the property is set behind a gravel driveway offering off road parking for multiple vehicles. To the side of the property there is a strip of garden ideal for growing vegetables or maybe grazing a small pony. The garden is laid to lawn with decking area and pergola over.



***view this property online*** [williamhbrown.co.uk/Property/LST106189](http://williamhbrown.co.uk/Property/LST106189)



welcome to

## Old Cottage Lutton Bank, Lutton Spalding

- Detached Extended Cottage set on 3/4 Acre In A Semi Rural Location
- Spacious Accommodation Including Lounge, Kitchen/ Diner, Utility Room, Shower Room and Cloakroom
- Three Double Bedrooms with Juliet Balcony to Master
- Close to the Norfolk Borders
- Useful Outbuilding Ideal Workshop With Power And Light

Tenure: Freehold EPC Rating: E

**£340,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106189](https://www.williamhbrown.co.uk/Property/LST106189)



Property Ref:  
LST106189 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**