



**Dorma Cottage Luton Garnsgate, Long Sutton Spalding PE12 9JP**

**welcome to**

**Dorma Cottage Lutton Garnsgate, Long Sutton Spalding**

LOOKING FOR SOMETHING DIFFERENT. This detached character property has the potential for an annex or holiday let. With spacious accommodation to the main house and a good sized plot situated in a semi rural location. This property has great potential so call the team to see what you would do.



### **Lounge**

31' x 13' ( 9.45m x 3.96m )

having attractive fireplace with patio doors to rear and 3 windows to side.

### **Dining Room**

12' 10" x 10' 11" ( 3.91m x 3.33m )

having window to rear.

### **Kitchen/Diner**

17' 1" x 13' 7" ( 5.21m x 4.14m )

having range of units at wall and base level, worktops with ceramic sink. Integrated dishwasher and fridge. Double eye level oven, electric hob and extractor fan. Patio doors and window to rear.

### **Utility Room**

6' 8" x 12' 5" ( 2.03m x 3.78m )

having range of units at base level, space for washing machine. Boiler and door to side.

### **Downstairs Shower Room**

having shower cubicle, low level WC and wash hand basin. Heated towel rail.

### **Landing**

having airing cupboard.

### **Bedroom 1**

17' 6" x 13' 11" ( 5.33m x 4.24m )

having window to side.

### **Bedroom 2**

13' 10" x 13' 11" ( 4.22m x 4.24m )

having fitted wardrobes and units. Window to side.

### **Bedroom 3**

10' 10" x 17' 2" ( 3.30m x 5.23m )

having 2 built-in wardrobes. Windows to front and back.

### **Bathroom**

having bath, low level WC and wash hand basin. Fully tiled walls and window to rear.

### **Double Gargae**

20' 11" x 15' 7" ( 6.38m x 4.75m )

having up and over doors, power and light. Loft and window to front.

### **Annex**

#### **Room One**

13' 8" x 10' 8" ( 4.17m x 3.25m )

having window to front.

#### **Room Two**

10' 4" x 7' 11" ( 3.15m x 2.41m )

#### **Room Three**

13' 9" x 8' 4" ( 4.19m x 2.54m )

having window to front.

### **Shower Room**

having shower, low level WC and wash hand basin.

### **Outside**

the property sits back behind a driveway offering off road parking for several cars. The mature rear garden wraps around the property with lawn, patio area and mature trees.

### **Agents Note**

the vendor informs us that at present there are 2 titles relating to Dorma Cottage. Once they have secured a sale they will transfer both titles to the new owners.



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## Dorma Cottage Lutton Garnsgate, Long Sutton Spalding

- DETACHED COTTAGE IN SEMI RURAL LOCATION
- 3 RECEPTION ROOMS
- GROUND FLOOR SHOWER AND BATHROOM
- SEPARATE ANNEX POTENTIAL
- TOTAL PLOT APPROX 0.75 ACRES (STS)

Tenure: Freehold EPC Rating: D

# £600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106464 - 0005

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