

Dorma Cottage Lutton 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' ($9.45m \times 3.96m$) 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" ($5.21m \times 4.14m$) 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 ay 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" ($6.38m \times 4.75m$) 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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- 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



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Property Ref:

LST106464 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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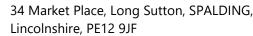


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postcode not the actual property





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