



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

**welcome to**

**Dorma Cottage Luton 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.



***view this property online*** [williamhbrown.co.uk/Property/LST106464](http://williamhbrown.co.uk/Property/LST106464)



welcome to

## 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

offers over

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106464](http://williamhbrown.co.uk/Property/LST106464)



Property Ref:  
LST106464 - 0007

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](http://williamhbrown.co.uk)**