

Villa Close, Lutton Spalding PE12 9JR

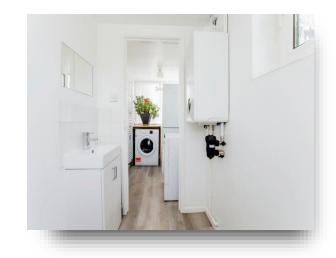
welcome to

Villa Close, Lutton Spalding

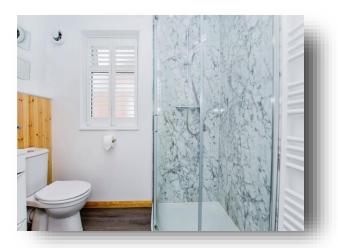
READY TO MOVE INTO. This Delightful Bungalow has been fully renovated by the current owners. With modern Kitchen and Shower Room. The useful boot room is ideal for hiding all of those outdoor clothes. Situated in a quiet cul de sac within walking distance of a regular bus stop.













Entrance Hall

having storage cupboard and loft hatch.

Lounge

15' 11" x 11' 11" (4.85m x 3.63m) having french doors to rear garden.

Kitchen

9' 1" x 11' 9" (2.77m x 3.58m)

having range of units at wall and base level, sink set in work tops with tiled splash backs. Built-in electric induction hob. Window to rear.

Utility Room

5' 1" x 7' 3" (1.55m x 2.21m) having space for washing machine and fridge.

Boot Room

having sink and boiler.

Bedroom 1

9' 11" x 10' 10" (3.02m x 3.30m) having window to front with bespoke shutters.

Bedroom 2

9' 11" \times 8' 10" ($3.02m \times 2.69m$) having single built-in wardrobe and window to front with bespoke shutters.

Bedroom 3

10' x 8' 2" (3.05m x 2.49m) having double built-in wardrobe and window to side.

Shower Room

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

Garage

8' 2" x 17' 4" (2.49m x 5.28m) having electric roller door, power and light. Door leading to garden and window to rear.

Outside

the property is approached over a blocked paved driveway giving Off Road Parking for several cars.

The enclosed rear garden is laid to lawn with gravel areas.





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- COMPLETELY RENOVATED BY THE CURRENT OWNERS
- **BUNGALOW IN CUL DE SAC LOCATION**
- THREE BEDROOMS
- MODERN KITCHEN AND SHOWER ROOM
- WALKING DISTANCE OF TOWN

Tenure: Freehold EPC Rating: C

£250,000







The Shrubberies A Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: LST106641 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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