

**Church Gardens, Lutton Spalding PE12 9PP** 

## welcome to

# **Church Gardens, Lutton Spalding**

\*\*\* GUIDE PRICE £190,000-£200,000 \*\*\* FULLY MODERNISED TWO BEDROOM TERRACED PROPERTY, immaculately presented throughout. Good sized lounge & STUNNING KITCHEN WITH CENTRAL ISLAND. Family bathroom & DOWNSTAIRS WC. Off road parking for two cars & a FULLY ENCLOSED REAR GARDEN













#### **Entrance Hall**

having stairs to first floor and tiled floor.

### Lounge

11' 5" x 17' 9" ( 3.48m x 5.41m ) having laminate floor and french doors to garden.

#### Kitchen

12' 5" x 11' 7" ( 3.78m x 3.53m )

having range of units at wall and base level, one half ceramic bowl sink, solid marble effect worktops, integrated electric oven, 4 ring induction hob, fridge freezer and bins. Built-in cupboard with wall mounted gas boiler, tiled floor.

#### Cloakroom

 $2'\ 10''\ x\ 6'\ 9''\ (\ 0.86m\ x\ 2.06m\ )$  having low level WC, sink (needs to be fitted). Tiled floor.

## Landing

having loft access.

#### **Bedroom 1**

11' 1" x 15' 3" (  $3.38m \times 4.65m$  ) having built-in airing cupboard with hot water tank.

#### **Bedroom 2**

12' 10" x 9' 11" ( 3.91m x 3.02m ) currently being used as a craft room/study

### **Shower Room**

8' 7"  $\times$  7' 6" (  $2.62m \times 2.29m$  ) having double shower cubicle with thermostatic shower, low level WC and pedestal wash hand basin. Extractor fan and tiled floor.

### Outside

having gravel drive with off road parking for 2 cars. The enclosed rear garden is enclosed by fencing with a central lawn and patio seating area. timber garden shed and rear gate access.





## welcome to

# **Church Gardens, Lutton Spalding**

- FULLY MODERNISED TWO BEDROOM MID-TERRACED **PROPERTY**
- GOOD SIZED LOUNGE & STUNNING KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS
- **FULLY ENCLOSED REAR GARDEN**

Tenure: Freehold EPC Rating: C

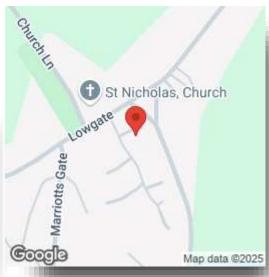
quide price

£190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LST106919 - 0004 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 guidance 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 and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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