



Marriots Gate,Lutton SPALDING PE12 9HN

welcome to

Marriots Gate,Lutton SPALDING

Three bedroom detached cottage, TASTEFULLY RENOVATED BY THE CURRENT OWNERS. Large lounge, open plan kitchen diner & ground floor bedroom that COULD BE USED AS AN OFFICE/STUDY. Family bathroom & DOWNSTAIRS SHOWER ROOM. Off road parking & FULLY ENCLOSED COTTAGE STYLE GARDENS. Charm & character



Lounge

11' 9" x 23' 11" (3.58m x 7.29m)

feature fireplace with inset log burner and flagstone tiled hearth, wood effect laminate flooring with underfloor heating, door to original staircase leading to master bedroom, door to bedroom 3/study and door to:

Kitchen Diner

17' 7" x 19' 10" (5.36m x 6.05m)

having a range of fitted base units, double bowl ceramic sink and solid granite work surfaces. Integrated double electric range with five ring gas hob, stainless steel extractor over and two dishwashers. Space for fridge freezer, tiled floor with underfloor heating, stairs to first floor and door to:

Utility Cupboard

having space for washing machine, tumble dryer and fridge freezer. Wall mounted gas boiler and tiled floor

Bedroom 3 / Study

4' 10" x 14' 5" (1.47m x 4.39m)

wood effect laminate flooring with underfloor heating and door to:

En-Suite

5' 1" x 9' 3" (1.55m x 2.82m)

comprising three piece suite of WC, inset sink and shower cubicle with dual head thermostatic shower. Ceramic tiled flooring with underfloor heating, partly tiled walls and heated towel rail

First Floor

Bedroom 1

12' x 16' 4" (3.66m x 4.98m)

having solid wood flooring and a range of built-in wardrobes

Bedroom 2

9' 2" x 8' 7" (2.79m x 2.62m)

with wood effect laminate flooring, built-in cupboard/wardrobe and door to:

En-Suite

6' 2" x 3' 1" (1.88m x 0.94m)

comprising three piece suite of WC, sink and shower cubicle with electric shower. Fully tiled walls and floor, extractor and heated towel rail

Bathroom

12' 1" x 7' 4" (3.68m x 2.24m)

comprising three piece of WC, pedestal sink and freestanding roll top bath with ball and claw feet and shower attachment. Extractor, heated towel rail, tiled floor and partly tiled walls

Outside

the property has a five bar gate leading to a gravel driveway providing off road parking for 1-2 cars. There is a pedestrian gate to the right hand side that provides access to the plot with a concrete pathway leading to the front door. The garden is enclosed by timber fencing and hedging, mature and established with a range of plants, shrubs and flowers. There is a timber gazebo and a patio seating area to the left hand side of the property. To the side and rear, there are three timber sheds ideal for storage

Summerhouse

7' 7" x 11' 5" (2.31m x 3.48m)

double to the front, power and lighting



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welcome to

Marriots Gate, Lutton SPALDING

- FULLY RENOVATED THREE BEDROOM DETACHED CHARACTER COTTAGE
- GOOD SIZED KITCHEN DINER & LARGE LOUNGE
- FAMILY BATHROOM & TWO EN-SUITES
- OFF ROAD PARKING FOR 1-2 CARS
- FULLY ENCLOSED MATURE COTTAGE STYLE GARDEN

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106999 - 0002

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