



Puddingpoke Lane, Lutton Spalding PE12 9HZ

welcome to

Puddingpoke Lane,Lutton Spalding

Extended three bedroom semi-detached, OPEN FIELD VIEWS TO FRONT. Lounge, dining room, kitchen, UTILITY & CONSERVATORY. Family bathroom & DOWNSTAIRS WC. Ample parking, carport & DETACHED GARAGE. Village location with good primary school.



Entrance Hall

having stairs to first floor, tiled floor, under stairs cupboard with wall mounted gas boiler, door to kitchen and door to:

Lounge

12' 8" x 15' 4" (3.86m x 4.67m)
feature brick fireplace with electric fire and open plan arch to:

Dining Room

10' 5" x 10' 11" (3.17m x 3.33m)
door to:

Kitchen

10' 5" x 10' 5" (3.17m x 3.17m)
having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Space for electric oven, fridge and dishwasher. Built-in cupboard housing washing machine and tumble dryer. Tiled floor and door leading to conservatory and to:

Utility

9' 9" x 6' 1" (2.97m x 1.85m)
having fitted base units and work surface, tiled floor and door to:

Wc

4' 7" x 2' 9" (1.40m x 0.84m)
with fitted WC and tiled floor

Conservatory

8' 11" x 13' 5" (2.72m x 4.09m)
tiled floor and door to rear garden

Landing

having loft access and built-in airing cupboard with hot water tank

Bedroom 1

12' 9" x 10' 2" (3.89m x 3.10m)

Bedroom 2

8' 11" x 14' 1" (2.72m x 4.29m)

Bedroom 3

9' 9" x 11' 3" (2.97m x 3.43m)
built-in double wardrobe

Bathroom

8' 1" x 7' 4" (2.46m x 2.24m)
comprising three piece suite of WC, pedestal sink and bath with thermostatic shower over. Partly tiled walls

Outside

the property has a large frontage that provides a great amount of off road parking for several vehicles including work vans, caravans and motorhomes. There is a lawn with shrub and flower borders to the right and the concrete and gravel driveway leads to a carport and detached garage. A gate leads to the side of the property where there is a low maintenance paved area with a timber garden shed, with a further gate leading to the rear garden which is also low maintenance with patio seating, gravel areas and a second garden shed

Garage

16' 1" x 9' 8" (4.90m x 2.95m)
having up and over door, power and lighting



view this property online williamhbbrown.co.uk/Property/LST107052



welcome to

Puddingpoke Lane, Lutton Spalding

- EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE, DINING ROOM, KITCHEN, UTILITY & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF PARKING, CARPORT & DETACHED SINGLE GARAGE
- LOW MAINTENANCE PLOT WITH OPEN FIELDS TO FRONT

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST107052](https://www.williamhbrown.co.uk/Property/LST107052)



Property Ref:
LST107052 - 0002

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



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)