



**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



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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

Council Tax Band: A

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107052 - 0003

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