



Eastview Marriots Gate,Lutton SPALDING PE12 9HN

welcome to

Eastview Marriots Gate,Lutton SPALDING

Three double bedroom detached bungalow, AVAILABLE WITH NO CHAIN. Lounge, kitchen & rear entrance porch. Family bathroom with three piece suite. Ample parking, DETACHED SINGLE GARAGE, brick outbuilding with WC & STORE. Substantial plot with OPEN FIELD VIEWS TO FRONT & REAR. Modernisation required



Entrance Hall

having loft access.

Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

feature fireplace with electric fire.

Kitchen

6' x 17' (1.83m x 5.18m)

having range of units at wall and base level,

worktops with one and half bowl stainless steel sink.

Space for electric oven, fridge and washing machine.

Wall mounted gas boiler.

Rear Entrance Porch

4' 4" x 8' 11" (1.32m x 2.72m)

Bedroom 1

12' x 12' (3.66m x 3.66m)

Bedroom 2

9' 11" x 12' 1" (3.02m x 3.68m)

having built-in airing cupboard with hot water tank.

Bedroom 3

9' 11" x 12' (3.02m x 3.66m)

Bathroom

6' x 6' 1" (1.83m x 1.85m)

comprising of bath with electric shower over, low

level WC and pedestal wash hand basin. Partly tiled

walls.

Garage

15' 9" x 10' 5" (4.80m x 3.17m)

having double doors to front with power and light.

Outside Wc

5' 7" x 3' 2" (1.70m x 0.97m)

fitted WC.

Brick Store

5' 10" x 4' 8" (1.78m x 1.42m)

Outside

the property sits back behind a driveway offering off

road parking for 2 cars. The rear garden is enclosed

by hedging with lawn to both sides and rear. Plants

and flowers to borders. With open field views.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Eastview Marriots Gate, Lutton SPALDING

- THREE DOUBLE BEDROOM DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- LOUNGE & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- LARGE GARDENS TO BOTH SIDES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107100 - 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.

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