



Marriots Gate,Lutton SPALDING PE12 9HN

welcome to

Marriots Gate,Lutton SPALDING

FULLY MODERNISED two/three bedroom semi-detached property. Kitchen, LOUNGE WITH OPEN FIREPLACE, utility & downstairs bedroom/2nd reception room. FAMILY BATHROOM WITH THREE PIECE SUITE. Ample off road parking, DETACHED DOUBLE GARAGE & deceptively spacious enclosed rear garden. AVAILABLE WITH NO CHAIN



Lounge

13' 9" x 9' 10" (4.19m x 3.00m)

fireplace with open chimney. Hard wood laminate flooring. Door to driveway.

Kitchen

10' 11" x 15' 3" (3.33m x 4.65m)

having range of units at wall and base level. wood effect surface with one and half bowl sink. Induction electric oven with 4 ring induction hob, extractor and fridge freezer. Built-in cupboard with hot water tank, hardwood flooring. Door to stairs.

Utility Room

6' x 11' 3" (1.83m x 3.43m)

having space for washing machine and tumble dryer. Door to garden.

Downstairs Bedroom

10' 10" x 13' 2" (3.30m x 4.01m)

could also be used as a 2nd reception room if preferred

Bedroom 1

14' x 10' (4.27m x 3.05m)

Bedroom 2

6' 11" x 11' 2" (2.11m x 3.40m)

Bathroom

4' 9" x 6' 10" (1.45m x 2.08m)

comprising of bath with dual head thermostatic shower, low level WC and inset sink with cupboard beneath. Heated towel rail and tiled floor.

Double Garage

17' 9" x 18' (5.41m x 5.49m)

being of concrete and timber construction with two up and over doors, power and light.

Outside

the property has a good sized gravel drive offering off road parking, Side gate to garden which is enclosed by timber fencing. Lawn, patio area and timber shed. There is additional space behind the garage.



view this property online williamhbbrown.co.uk/Property/LST107104



welcome to

Marriots Gate, Lutton SPALDING

- FULLY MODERNISED TWO/THREE BEDROOM SEMI-DETACHED PROPERTY WITH LARGE PLOT
- LOUNGE, KITCHEN & UTILITY AREA
- FAMILY BATHROOM WITH THREE PIECE SUITE
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- DECEPTIVELY SPACIOUS FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£215,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107104



Property Ref:
LST107104 - 0003

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