



Holly House Sutton Road, Huttoft ALFORD LN13 9RH

welcome to

Holly House Sutton Road, Huttoft ALFORD

A charming 2-bed detached cottage-style bungalow set on a substantial plot in the sought-after village of Huttoft. Offering two double bedrooms, spacious kitchen/diner, two reception rooms, large bathroom, and beautifully maintained wrap-around gardens. Additional insulated summer house and studio.

Kitchen Diner

18' x 10' 11" (5.49m x 3.33m)

A composite stable style front door leads into the breakfast kitchen area offering a range of wall, base and drawer units with complimentary worktop, inset white ceramic sink with mixer tap and tiled splashbacks. There is a separate 'instant' boiling hot water tap, space for a free standing range cooker and there is an integral microwave, space and plumbing for a washing machine and dishwasher, space for a tumble dryer and an American style fridge/freezer.

Dining Room

12' 11" x 12' (3.94m x 3.66m)

Has a feature open fireplace with hearth and surround, storage cupboards, Victorian style radiator and ceramic tiled flooring - there is open access into the Lounge area.

Lounge

12' x 10' 5" (3.66m x 3.17m)

Has french doors leading onto the patio area and there is a sash window to the side, there is also a Victorian style radiator and ceramic flooring.

Bedroom 1

13' 4" x 12' (4.06m x 3.66m)

Has a Victorian style radiator and built in wardrobe, storage cupboards and drawers with window seat. There is also a sash window to two elevations.

Bedroom 2

12' x 9' (3.66m x 2.74m)

Has a sash window, Victorian style radiator, built in wardrobe and door into the 'Jack and Jill' Bathroom

Jack And Jill Bathroom

Offering a WC, hand wash basin and panelled bath

with waterfall shower over, there is also a Victorian style radiator and ceramic flooring. The Bathroom is fitted with Burlington Fittings and has a Aqualisa remote control shower with auto-filling bath.

Home Office/ Guest Bedroom

19' 2" x 13' 7" (5.84m x 4.14m)

This versatile space could be used as a home office/craft space or additional space for family to use with french doors leading to the garden, kitchen units with sink and space for appliances and wet room, ceramic flooring and door into:

Wet Room

Shower head, window, hand wash basin and WC.

Summer House

19' 6" x 11' 4" (5.94m x 3.45m)

Has french doors and windows overlooking the garden. Power and lighting.

Garage

Has an electric roller door to the front elevation, power and lighting, Belfast sink and cold water tap.

External

Externally the property is approached by electric remote gates leading to the garage and the ample parking space for multiple vehicles.

The property offers a wrap around good sized garden which is mainly laid to lawn and enclosed with fencing. There is also two patio areas with pergolas., storage sheds, mature trees, fruit trees and shrubs and exterior lighting which is controlled with alexa.

Agents Note

This property also benefits from Hive and Alexa



controlled heating and lighting.



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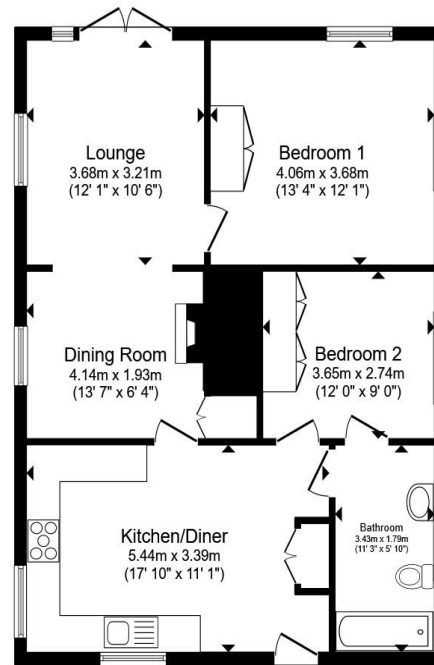
Holly House Sutton Road, Huttoft ALFORD

- Detached cottage-style 2 bed bungalow
- Substantial private plot
- Large kitchen/diner with integrated appliances
- Separate dining room with open fireplace
- Separate studio with wet room - ideal office/music room/guest space

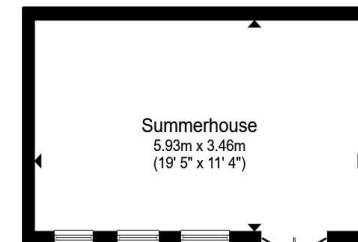
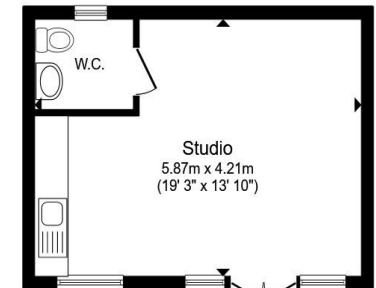
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£310,000



Floor Plan



Outbuilding

Total floor area 118.6 m² (1,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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