

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



17 Puddingpoke Lane, Lutton PE12 9HZ

£220,000 Freehold

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Semi Rural Location
- Viewing Recommended

Semi detached property comprising of lounge, kitchen/diner, downstairs cloakroom, three double bedrooms, multiple off road parking, enclosed rear garden, semi rural location.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Open porch with outdoor lighting leading to a composite obscure double glazed door leading into:

ENTRANCE HALLWAY

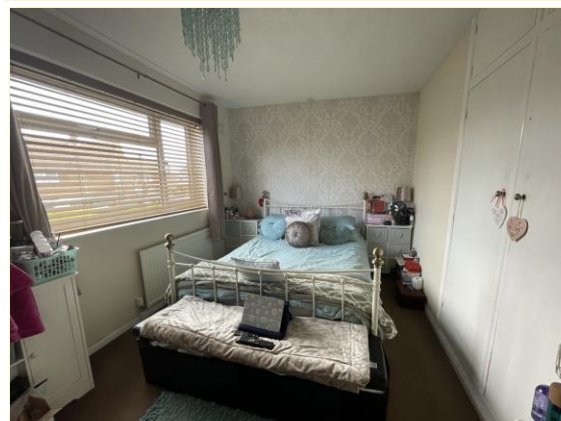
5' 11" x 13' 0" (1.82m x 3.98m) With textured and coved ceiling with centre light point, single radiator, laminated flooring, stairs leading off to the first floor galleried landing. Via obscure glazed door off entrance hallway into:

LOUNGE

15' 0" x 15' 4" (4.59m x 4.68m) With UPVC double glazed bay window to the front elevation, textured and coved ceiling with decorative ceiling rose and centre light point, single radiator x 2, TV point, feature brick fireplace with mantle and hearth, obscure glazed door off leading into:

KITCHEN/DINER

10' 9" x 21' 9" (3.29m x 6.63m) With 2 x UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the rear elevation, textured and coved ceiling with inset LED lighting and centre light point over dining area, double radiator, laminated flooring, fitted



with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset enamel sink with mixer tap, integrated ceramic hob, integrated stainless steel fan assisted oven, space for American fridge/freezer, plumbing and space for dishwasher or washing machine, walk-in pantry with shelving and lighting with obscure UPVC double glazed window to the side elevation.

REAR LOBBY

6' 0" x 11' 3" (1.84m x 3.44m) With obscure UPVC double glazed door to the side and rear elevations, UPVC double glazed door to the rear elevation, centre light point, door off leading into:

LAUNDRY ROOM/FREEZER ROOM

6' 5" x 9' 10" (1.97m x 3.02m) With UPVC double glazed window to the rear elevation, fitted wall light, plumbing and space for washing machine, space for tumble dryer, storage cupboard off with shelving.

CLOAKROOM

Centre light point, fitted with two piece suite including low level WC and wash hand basin, water heater.

FIRST FLOOR GALLERIED LANDING

3' 7" x 8' 2" (1.10m x 2.49m) UPVC double glazed window to the side elevation, split level landing, textured and coved ceiling, centre light point, loft access, smoke alarm, storage cupboard off housing Valiant boiler with slatted shelving.

MASTER BEDROOM

9' 1" x 14' 1" (2.78m x 4.31m) With UPVC double glazed window to the rear elevation, textured ceiling with centre light point, single radiator, TV point, fitted wardrobes into recess.

BEDROOM 2

14' 0" x 12' 10" (4.29m x 3.93m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point, fitted wardrobes into recess.

BEDROOM 3

10' 2" x 11' 5" (3.11m x 3.48m) With UPVC double glazed window to the front elevation, textured ceiling with centre light point, single radiator.

FAMILY BATHROOM

8' 0" x 7' 3" (2.45m x 2.23m) With obscure UPVC double glazed window to the side elevation, skimmed ceiling with inset LED lighting, fully tiled walls, vinyl floor covering, stainless steel heated towel rail, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin with taps, bath with swan shower mixer tap with shower attachment and further the mostatic rainfall shower over the bath with shower curtain and rail.

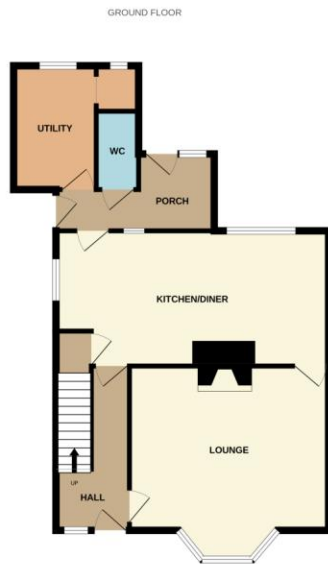
EXTERIOR

Extensive gravelled driveway providing multi off road parking, paved pathways, leading to side access door leading into the rear of the property.

Patio area and furtherly the garden is mainly laid to lawn with shrub, tree and fence boundaries, outdoor electric sockets.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach take the first exit at the roundabout on to the Link Road. Continue up to the A17 taking the left exit and proceeding eastbound on to the A17 towards Kings Lynn. After approximately 3 miles at the Gedney roundabout take the second exit on to the B1359 to Long Sutton. Turn left on to Lime Walk, on to Marriotts Gate and at then turn right into Puddingpoke Lane where the property is located on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made for their availability or condition.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11732

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.com
www.longstaff.com