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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



46 Lowgate, Lutton PE12 9HP

£244,500 Freehold

- Spacious 2 Bedroom Bungalow
- Open Aspect to the Rear
- Garage, Driveway
- Modern Gas Central Heating
- No Chain

Nicely appointed spacious 2 bedroom detached bungalow in non-estate village location. Extensive frontage with multiple parking, garage, established south facing rear gardens with open views. Modern gas central heating system. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Half obscure glazed UPVC side entrance door to:

L SHAPED RECEPTION HALL

10' 6" x 3' 9" (3.21m x 1.16m) plus 13' 1" x 3' 5" (3.99m x 1.06m), wood block flooring, coved and textured ceiling, access to loft space, radiator, ceiling light, smoke alarm, built-in cupboard housing the modern Worcester combi boiler (installed in 2022 and regularly serviced), central heating thermostat control, telephone point.

LOUNGE DINER

19' 5" x 12' 11" (5.92m x 3.96m) maximum Dual aspect with UPVC window to the side elevation and 2 UPVC windows to the front elevation all with fitted Hillarys blinds. 2 radiators, coved and textured ceiling, 2 ceiling lights, TV point, multi fuel log burner with polished granite hearth, wood block flooring, 2 wall lights, carbon monoxide alarm.



FITTED KITCHEN

11' 10" x 8' 11" (3.62m x 2.74m) Range of fitted base cupboards and drawers, roll edged worktop, inset one and a quarter bowl single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, concealed cooker hood above the modern Bosch induction hob and Miele electric oven, plumbing and space for washing machine and dishwasher, tiled floor, radiator, coved and textured ceiling, 4 way adjustable ceiling spotlight, UPVC side window, half obscure glazed UPVC external entrance door.

BEDROOM 1

13' 7" x 9' 0" (4.16m x 2.75m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, telephone point, laminate flooring.

BEDROOM 2

10' 5" x 10' 0" (3.18m x 3.06m) 2 fitted double wardrobes, coved and textured ceiling, ceiling light, radiator, UPVC French doors with fitted Hillarys blinds.

MODERN SHOWER ROOM

8' 11" x 6' 0" (2.74m x 1.83m) 4 recessed ceiling lights, automatic extractor fan, fully tiled walls, tiled floor, 1500mm walk-in shower with over head sprinkler and recessed toiletries shelf, glazed screen, low level WC with push button flush, moulded hand basin with mono block mixer tap and vanity cupboards beneath, touch sensor mirror with built-in demister, internet connection, obscure glazed UPVC window to the side elevation, shaver point, vertical radiator/towel rail, useful fitted cupboard with shelving.

EXTERIOR

At the front of the property there is a gravelled area with a privet hedge to the front boundary, stocked border and a gravelled driveway with turning bay providing multiple parking and giving access to:

INTEGRAL GARAGE

17' 7" x 9' 6" (5.36m x 2.91m) Up and over door, concrete floor, brick and block construction, strip light, power points, UPVC side window, modern consumer unit.

There are gated accesses to either side of the property each leading round to:

SOUTH FACING REAR GARDENS

Extensive paved patio, brick pathway, lawn, stocked borders, Magnolia tree and pleasant open views of grassland and trees to the rear.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach road, continue to the edge of Holbeach, turning left at the roundabout, then proceeding up to the A17 roundabout taking the last exit and continuing eastbound signposted Kings Lynn. Proceed for a round 4 miles to the roundabout, take the second exit, proceed along the old road into Long Sutton. On approaching the town turn left along Lime Walk, proceed into Lutton village and the property is situated on Lowgate indicated by the Agents For Sale sign.

AMENITIES

There is a public house, nearby walks on the Fenland Marshes. Long Sutton and Holbeach provide useful amenities with the larger towns of Spalding, Boston and Kings Lynn also easily accessible by road along with the Cathedral city of Peterborough and the North Norfolk Coast.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11740

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		