



Lutton Bank, Lutton Spalding PE12 9LJ

welcome to

Lutton Bank, Lutton Spalding

FANTASTIC SEMI RURAL PROPERTY with a plot size of approximately 0.5 ACRES (sts). TWO RECEPTION ROOMS, kitchen & UTILITY/PANTRY. Family bathroom & DOWNSTAIRS WC. Substantial plot, off road parking & DETACHED DOUBLE GARAGE. Having a rural feel with the added bonus of amenities a short driveaway.



Side Porch

having UPVC door, windows to side and rear, tiled floor.

Entrance Hall

having door to front, stairs to first floor and wood floor.

Lounge

13' 9" x 12' Max (4.19m x 3.66m Max)
having fireplace with multi fuel burner on hearth.
UPVC french doors and wood floor.

Dining Room

10' 2" x 9' 1" (3.10m x 2.77m)
having box bow window to front,

Kitchen

10' 6" x 6' 9" (3.20m x 2.06m)
having a range of units at wall and base level,
worksurfaces with one and half sink and tiled
splashbacks. Built in oven and microwave, hob with
extractor over. Tiled floor.

Utility/Pantry

6' 9" x 6' 3" (2.06m x 1.91m)
having space and plumbing for washing machine.

Cloakroom

having low level WC, wash hand basin and tiled floor.

Bedroom 1

13' 9" Max x 11' 11" (4.19m Max x 3.63m)

Bedroom 2

10' 1" Max x 10' (3.07m Max x 3.05m)

Bedroom 3

10' 8" x 6' 9" (3.25m x 2.06m)

Bathroom

having panel bath with mixer tap, low level WC and
vanity unit. Partly tiled walls and towel radiator.

Garage

16' 3" x 16' 1" (4.95m x 4.90m)

Outside

The property is set on a corner plot with garden area

to the front, side and rear. Steps leading to front door. There is a driveway to the side which leads to the rear which neighbouring properties have a right of way over. In a separate area there is a Double Garage and a parcel of land which extends to approximately .50 acre (Subject to survey).

Agent Note

the owner owns the solar panels.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lutton Bank, Lutton Spalding

- SEMI DETACHED HOUSE IN A RURAL LOCATION
- THREE GOOD SIZED BEDROOMS
- KITCHEN & DINING ROOM
- DOUBLE GARAGE & OFF ROAD PARKING
- PLOT OF APPROX HALF AN ACRE (sts) IDEAL FOR GROWING VEGETABLES

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106627 - 0005

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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