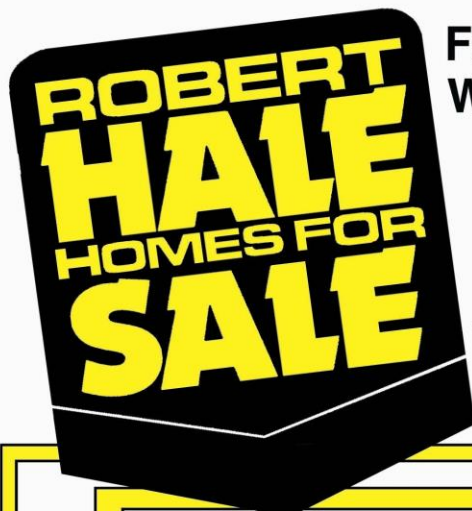




Falcon House, Falcon Road,
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NAEA NETWORK

OVER 1000 OFFICES



**67 LOWGATE
LUTTON
PE12 9HP**

THE PROPERTY: MODERN WELL PRESENTED THREE BEDROOMED DETACHED HOUSE IN A LOVELY RURAL LOCATION BUT CLOSE TO VILLAGE AMENITIES INCLUDING 2 SCHOOLS SITUATED ON TOTAL LAND OF APPROXIMATELY 1.1 ACRES (SUBJECT TO SURVEY) INCLUDING EXTENSIVE PADDOCKS, STABLE BLOCK AND FENCED GARDEN AREA FOR THE HOUSE * MULTI-VEHICLE OFF ROAD PARKING AREA PLUS GARAGE! * GAS FIRED CENTRAL HEATING & DOUBLE GLAZING * A SUPERB EQUESTRIAN PROPERTY AT A HIGHLY COMPETITIVE PRICE!

THE PRICE:

£399,000

FREEHOLD

EPC BAND D

REF.9066

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF:9066 67 LOWGATE, LUTTON

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE /LOBBY: With laminate floor.

LOUNGE/DINER: 15' 9" (max) x 15' (max) With laminate floor, feature fire surround with gas point, stairway off.

FITTED KITCHEN: 14' 11" (max) x 10' 9" (max) With space/plumbing for washing machine, preparation surfaces with drawers & cupboards under, inset ceramic single drainer sink unit with mixer tap & cupboards under, wall cupboard housing Valliant gas fired wall mounted central heating boiler, range of wall cupboards, built in gas hob, electric hob hood, built in electric oven, part tiled walls, walk-in understairs cupboard.

FIRST FLOOR:

LANDING: With built in airing cupboard housing hot water cylinder with immersion heater, built in cloaks cupboard.

SHOWER ROOM/W.C.: With low level W.C., inset hand wash basin with mixer tap & cupboard under, double shower cubicle with Triton electric shower, laminate floor, heated towel rail.

BEDROOM NO 1: 15' 1" (max) x 7' 8" (max).

BEDROOM NO 2: 11' 4" (max) x 8' 2" (max).

BEDROOM NO 3: 8' 6" (max) x 6' 4" (max).

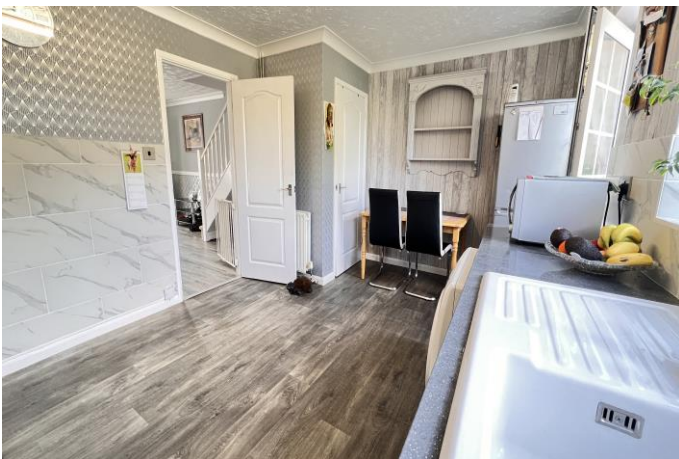
OUTSIDE: **ASHCRAFT TIMBER STABLE BLOCK COMPRISING OF 2 STABLES/FEED ROOM/TACK ROOM with power & lighting & water supply.**

GARAGE: 16' 5" (max) x 8' 5" (max) With up & over door, personal door, power & lighting.

GARDENS: To front down to a shingle multi-vehicle off road parking area with shrubs and conifers. Driveway to side leads through a wrought iron gate to the field and land at rear. Lawned garden area to rear with granite patio all enclosed with a picket fence. Paddocks to rear down to grass. **TOTAL LAND APPROXIMATELY 1.1 ACRES (SUBJECT TO SURVEY).**



REF:9066 67 LOWGATE, LUTTON



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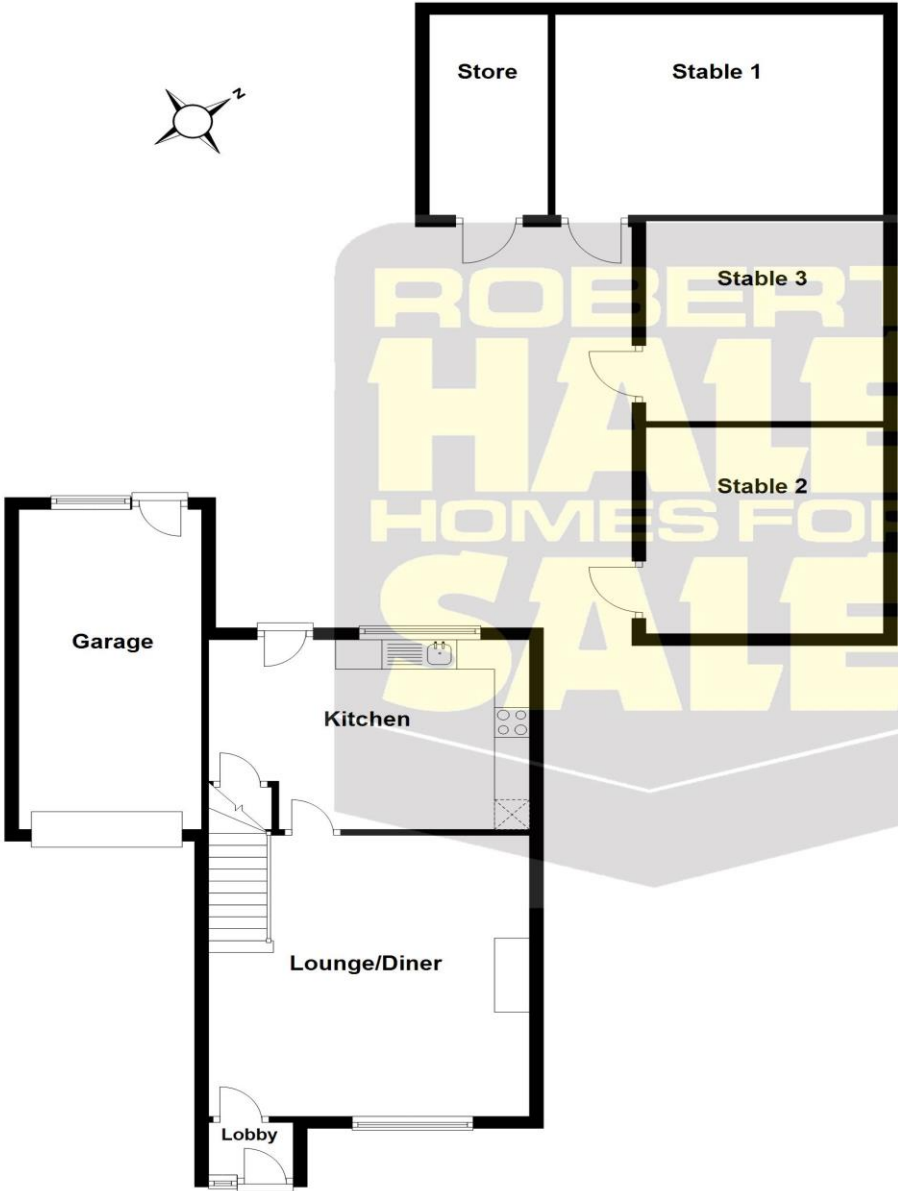


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Ground Floor



First Floor

