



Old Cottage Lutton Bank, Lutton Spalding PE12 9LJ

welcome to

Old Cottage Lutton Bank, Lutton Spalding

This extended cottage sits on 2/3 Acre STS with spacious accommodation and lovely outside space. Situated in a semi rural location with Long Sutton a short drive away offering local amenities and our popular Friday Market. With a useful outbuilding, ample off road parking.



Entrance Hall

having door to front and tiled floor.

Lounge

19' 11" x 13' 5" (6.07m x 4.09m)

having dual multi fuel log burner, hard wood flooring with inset carpet area. box bay window and stairs to first floor.

Kitchen/Diner

15' 8" x 13' 11" (4.78m x 4.24m)

having range of units at wall and base level, stainless steel corner sink, built in electric oven and hob. Space for dishwasher, tiled floor and french doors to front.

Utility Room

10' 10" x 5' 7" (3.30m x 1.70m)

having worktops with inset sink and storage cupboards.

Cloakroom

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

Landing

having two Velux style windows.

Bedroom 1

13' 11" x 11' 9" (4.24m x 3.58m)

having french doors to front with wrought iron balustrade.

Bedroom 2

12' 10" x 10' 11" (3.91m x 3.33m)

having built in wardrobe.

Bedroom 3

12' x 10' 2" (3.66m x 3.10m)

Shower Room

having double shower, low level WC and pedestal wash hand basin. Airing cupboard and heated towel rail.

Outbuilding

having power and light, with garden shed attached.

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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Old Cottage Lutton Bank, Lutton Spalding

- DETACHED EXTENDED COTTAGE SET ON 2/3 ACRE STS IN A SEMI RURAL LOCATION
- SPACIOUS ACCOMMODATION INCLUDING LOUNGE, KITCHEN/DINER SHOWER ROOM AND CLOAKROOM
- THREE DOUBLE BEDROOMS WITH JULIET BALCONY TO MASTER
- USEFUL OUTBUILDING IDEAL WORKSHOP WITH POWER AND LIGHT
- MUST BE VIEWED

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107505 - 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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