



**Lutton Bank, Lutton Spalding PE12 9LJ**



**welcome to**

## **Lutton Bank, Lutton Spalding**

FANTASTIC 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.



***view this property online*** [williamhbbrown.co.uk/Property/LST106627](http://williamhbbrown.co.uk/Property/LST106627)



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## 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 - 0004

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