



Marriots Gate,Lutton SPALDING PE12 9HN

welcome to

Marriots Gate,Lutton SPALDING

FULLY MODERNISED two/three bedroom semi-detached cottage. Kitchen, LOUNGE WITH OPEN FIREPLACE, utility & downstairs bedroom/ reception room. FAMILY BATHROOM WITH THREE PIECE SUITE. Ample Off Road Parking, DETACHED DOUBLE GARAGE & deceptively spacious enclosed rear garden. AVAILABLE WITH NO CHAIN



Lounge

13' 9" x 9' 10" (4.19m x 3.00m)

fireplace with open chimney. Hard wood laminate flooring. Door to driveway.

Kitchen

10' 11" x 15' 3" (3.33m x 4.65m)

having range of units at wall and base level. wood effect surface with one and half bowl sink. Induction electric oven with 4 ring induction hob, extractor and fridge freezer. Built-in cupboard with hot water tank, hardwood flooring. Door to stairs.

Utility Room

6' x 11' 3" (1.83m x 3.43m)

having space for washing machine and tumble dryer. Door to garden.

Downstairs Bedroom

10' 10" x 13' 2" (3.30m x 4.01m)

could also be used as a 2nd reception room if preferred

Bedroom 1

14' x 10' (4.27m x 3.05m)

Bedroom 2

6' 11" x 11' 2" (2.11m x 3.40m)

Bathroom

4' 9" x 6' 10" (1.45m x 2.08m)

comprising of bath with dual head thermostatic shower, low level WC and inset sink with cupboard beneath. Heated towel rail and tiled floor.

Double Garage

17' 9" x 18' (5.41m x 5.49m)

being of concrete and timber construction with two up and over doors, power and light.

Outside

the property has a good sized gravel drive offering off road parking, Side gate to garden which is enclosed by timber fencing. Lawn, patio area and timber shed. There is additional space behind the garage.

Agent Note

Please be advised that the ceilings are low through out the property.

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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Marriots Gate, Lutton SPALDING

- FULLY MODERNISED TWO/THREE BEDROOM SEMI-DETACHED COTTAGE WITH LARGE PLOT
- LOUNGE, KITCHEN & UTILITY AREA
- FAMILY BATHROOM WITH THREE PIECE SUITE
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- DECEPTIVELY SPACIOUS FULLY ENCLOSED REAR GARDEN

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

offers over
£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107104 - 0005

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