



Offers in the region of £289,000 Freehold



12 Luton Bank, Luton, Lincolnshire, PE12 9LJ

A fantastic opportunity to acquire this beautifully presented and spacious 3-bedroom semi-detached house occupying a plot of approximately 0.5 acres (sts) in a semi-rural but not isolated location.

The property internally benefits from separate living and dining rooms, a third good-size single bedroom and a family bathroom. Upstairs are 2 double bedrooms with a shower to the master, a third good-size single bedroom and a family bathroom.

Externally, the front garden is laid to lawn with established conifer hedging. The rear garden is laid mostly to lawn, with a patio ideal for relaxing and enjoying the tranquil garden views, and a separate patio ideal for dining. There is an established nature pond, as well as mature shrubs/bushes. Across the shared access road is a detached double garage with additional parking space for 3 vehicles, set behind which is a further area of land laid to grass with established trees and bracken. If cleared, this land would be an ideal base for a smallholding.

With newly installed solar panels and air source heating, running costs should be low, so arrange your viewing today to avoid disappointment.

The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Dentists, Hairdressers various eateries, schools and sports centre. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. There is also a bus service to the Market Town of Wisbech which is about 10 miles away. The North Norfolk coast is just a 45-minute drive. The smaller town of Sutton Bride also offers a small Marina, a challenging Golf Course alone with the Sir Peter Scott Walk

LONG SUTTON

Entrance
uPVC door with small double-glazed window and storm porch over leading to entrance hall with coved ceiling. Ceiling light. Radiator. Power-point. Wooden flooring. Stairs to first floor.

Living Room
13'8" x 12'0" (4.17 x 3.66)
Coved ceiling. Ceiling light. uPVC double-glazed French doors with leading to rear. Multi-fuel burner set in fireplace on hearth. Radiator. Power-points. Wooden flooring.

Dining Room
10'0" x 10'0" (3.07 x 3.05)
Coved ceiling. Ceiling light. uPVC bay-style window to front. Radiator. Power-points. Wooden flooring.

Kitchen
10'2" x 6'7" (3.12 x 2.03)
Coved ceiling. Inset ceiling lights. uPVC double-glazed window to side. Fitted range of matching wall and base units with worktop over and tiled splashbacks. 1 and ½ bowl composite sink and drainer with stainless steel mixer tap. Eye-level oven and grill and built-in microwave. Ceramic hob with stainless steel extractor over. Space for freestanding tall fridge-freezer. Radiator. Power-points. Linoleum flooring.

Utility Room
7'6" (max) 3'2" (min) x 6'3" (max) 2'10" (min) (2.31 (max) 0.98 (min) x 1.91 (max) 0.87 (min))
Sloped ceiling. uPVC double-glazed window to side. Space and plumbing for washing machine and space for an additional appliance. Shelving. Radiator. Power-point. Linoleum flooring.

Cloakroom
4'9" x 3'4" (1.45 x 1.03)
Ceiling light. uPVC double-glazed privacy window to rear. Low-level WC. Pedestal hand basin. Half-tiled walls. Radiator. Linoleum flooring.

Boot Room
7'1" x 4'10" (2.16 x 1.49)
With sloping felt roof. Ceiling light pendant. uPVC double-glazed privacy door. uPVC double glazed window to rear. uPVC double-glazed window to side. Radiator. Power-point. Tiled floor.

Inner Lobby
4'9" x 3'6" (1.46 x 1.07)
Ceiling light. uPVC double-glazed privacy door. Tall radiator. Consumer unit. Linoleum flooring.

Landing
Coved ceiling. Ceiling light. uPVC double-glazed window to front. Radiator. Carpet flooring

Bedroom 1
13'8" x 11'10" (4.19 x 3.63)
Coved ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to rear. Walk-in shower cubicle with decorative PVC boarding to walls. Picture rail. Radiator and towel rail. Power-points. Carpet flooring.

Bedroom 2
10'0" x 10'0" (3.07 x 3.05)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. Picture rail. Tall radiator. Power-points. Carpet flooring.

Bedroom 3
10'7" x 6'9" (3.25 x 2.06)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to side. Radiator. Power-points. Carpet flooring.

Bathroom
6'8" x 4'9" (2.04 x 1.46)
Ceiling light. uPVC double-glazed privacy window to side. Three-piece suite comprising a low-level WC, vanity basin unit and a bath with panel and stainless steel mixer tap with shower attachment. Fully-tiled walls. Tall-radiator.

Outside
The property benefits from gardens to the front, side and rear, extending to approximately 0.5 acres (subject to measurement).

At the front of the property steps lead from the roadside down the bank and the footpath extends to the front door and side gate. The front garden is laid to lawn with established conifer hedging.

At the rear of the property is a garden laid mostly to lawn, with a patio ideal for relaxing and enjoying the tranquil garden views, and a separate patio ideal for dining. There is an established nature pond, as well as mature shrubs/bushes. Across the shared access road is a detached double garage with additional parking spaces for 3 vehicles, set behind which is a further area of land laid to grass with established trees and bracken. If cleared, this land would be an ideal base for a smallholding.

Council Tax
Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate
EPC Rating B. If you would like to view the full EPC, please enquire at our Long Sutton office.

Material Information

Services
Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Newly installed air-source heating

Mobile Phone Signal
Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage
Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk
This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Directions
From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and take the first right onto Park Lane. Turn left onto Daniels Gate. and at the end of the road turn right to stay on Daniels Gate. Turn left onto Lutton Gowts and continue onto Lutton Bank where the property is on the right hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.