

# LONG SUTTON

Early viewing is strongly recommended to appreciate the space, setting and exceptional finish this home offers.

The front of the property faces east with the rear facing west and south, making the most of sunny afternoons and evening sunsets.

The block paved driveway extends from the front of the property through to the double garages and ranch style gates into the paddock at the rear of the property. This double-width driveway has custom made lockable gates, and offers ample off-road parking for multiple vehicles, a motorhome or caravan.

Outside, a raised terrace with glass balustrades offers uninterrupted views over the landscaped garden and paddock. The garden features full fruiting cherry trees, manicured planting and block-paved pathways, while ranch-style gates provide paddock access, ideal for equestrian use. The front garden is laid to lawn with two feature "Flamingo" willow trees.

With a stylish family bathroom serving the remaining rooms. A striking glass balustrade staircase leads to a galleyed landing and four double bedrooms. The principal suite includes a luxurious en-suite rainfall massage shower.

entertaining areas. A versatile downstairs study could double as a fifth bedroom, alongside a convenient cloakroom.

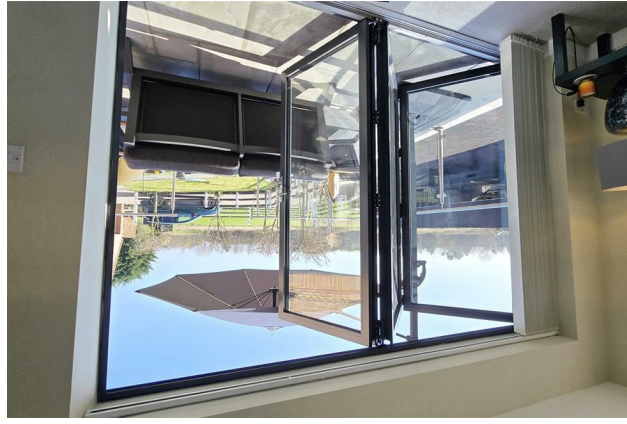
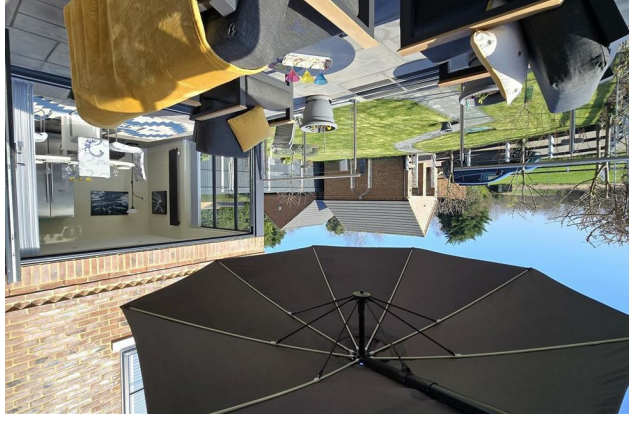
stunning open-plan kitchen/diner, ideal for both everyday living and entertaining. Tri-fold doors and floor-to-ceiling windows flood the space with natural light and open directly onto the terrace, while a matching utility room adds practical workspace. The living room, featuring tri-fold doors, connects seamlessly to outdoor

Exquisitely finished throughout, the home boasts a high standard of decoration, complemented by Karndean flooring across most of the ground floor. At its heart is a peaceful rural surroundings.

An exceptional turn-key 4/5-bedroom countryside residence set within approximately 2 acres (STMS), combining contemporary design, high-quality finishes and

## Cromwell House Luton Gowts, Luton, Lincolnshire, PE12 9LQ

Offers in the region of £625,000 Freehold



### Entrance Hall

Composite part double-glazed entrance door with matching side panel and storm porch over. Inset ceiling spotlights. Access to a generous understairs storage cupboard. Mains-connected fire alarm. Multiple power points and BT Openreach socket. 'Karndean' flooring.

### Living Room

19'10" x 10'11" (6.05m x 3.34m)

Composite double-glazed windows to the front and side. Composite double glazed tri-fold doors opening onto the terrace. Power points. TV aerial socket and telephone point. Contemporary vertical radiators. Fitted carpet.

### Kitchen/Diner

22'8" x 13'1" (6.91m x 4.01m)

Inset ceiling spotlights. Composite double-glazed tri-fold doors opening onto the terrace. Floor-to-ceiling composite double-glazed window to the rear and additional composite double-glazed window to the side. Smoke alarm.

A stunning range of matching wall, base and drawer units with worktops over, complemented by a central island. Composite one-and-a-half bowl sink and drainer with mixer tap over. Tiled splashbacks. Built-in eye-level double oven, grill and microwave. Five-ring induction hob with extractor fan over. Integrated dishwasher. Integrated fridge freezer. Space for a large 'American-style' fridge freezer.

Ample space for a large dining table. Wall-hung 'Ideal' boiler housed within a cupboard, serviced annually. Multiple power points. Contemporary vertical radiators. 'Karndean' flooring. Sliding door to:

### Utility Room

7'4" x 6'3" (2.26m x 1.91m)

Composite part double-glazed door with matching side window to the rear. A range of matching wall and base units with worktops over (in keeping with the kitchen). Stainless steel sink and drainer with mixer tap over. Plumbing for washing machine and space for tumble dryer. Tiled splashbacks. Power points. Radiator. 'Karndean' flooring.

### Study

10'4" x 8'0" (3.17m x 2.44m)

Offering potential for a downstairs bedroom. Inset ceiling spotlights. Composite double-glazed window to the front. Consumer unit. Power points. 'Karndean' flooring.

### Cloakroom

4'5" x 4'3" (1.35m x 1.31m)

Composite double-glazed privacy glass window to the front. Pedestal hand basin. Low-level WC. Vertical heated towel rail. 'Karndean' flooring.

### Landing

16'1" x 10'1" (4.92m x 3.09m)

Galleried landing with composite double-glazed window to the front. Fire alarm. Stylish glass balustrade staircase. Access to loft space, fully insulated and boarded, with light and power connected, and pull-down wooden ladder. Large storage cupboard with hanging rail and shelf. Power points.

### Bedroom 1

17'1" (max) x 13'2" (max) (5.21m (max) x 4.02m (max))

Composite double-glazed double-aspect windows to the side and rear. Power points. TV aerial socket. Radiator. Door leading to:

### En-suite

6'8" (max) x 6'0" (max) (2.04m (max) x 1.85m (max))

Inset ceiling spotlights. Composite double-glazed privacy glass window to the side. Pedestal hand basin. Low-level WC. Corner shower unit with mains-fed rainfall massage shower. Wall-hung mirror-fronted cupboard. Extractor fan. Heated towel rail. Tiled flooring.

### Bedroom 2

11'1" x 11'0" (3.38m x 3.37m)

Composite double-glazed window to the front. Power points. Radiator.

### Bedroom 3

11'1" x 8'5" (3.38m x 2.57m)

Currently used as a dressing room. Composite double-glazed window to the rear. Access to a large cupboard with hanging rail and shelving.

### Bedroom 4

9'6" x 9'2" (2.91m x 2.80m)

Composite double-glazed window to front. Power points. Radiator.

### Bathroom

7'10" x 6'4" (2.39 x 1.95)

Inset ceiling spotlights. Composite double-glazed privacy glass window to the side. Vanity hand basin with storage beneath. Low-level WC. 'Back-to-wall' bath with twin taps and shower attachment. Separate shower cubicle with mains-fed rainfall massage shower. Wall-hung mirror-fronted cupboard. Heated towel rail. Tiled flooring.

### Garage

19'4" x 16'3" (5.90m x 4.97m)

Detached double garage with twin electric roller doors, lighting, power supply, and water. Partially boarded loft with pull-down wooden stairs.

### Outside

To the front, a well-manicured lawn bordered by ranch-style fencing, with a pathway leading to the front door. External lighting.

To the rear, a stunning raised terrace with sleek glass balustrade panels offers uninterrupted views over the garden and adjoining paddock, perfect for entertaining or enjoying tranquil outdoor living. Steps lead down to an exquisitely landscaped garden, featuring ornamental cherry trees and meticulously maintained greenery, enclosed by elegant ranch-style fencing. Block-paved paths connect the space seamlessly. A well-appointed potting shed sits to the side, complemented by a generous gravelled storage area. Double ranch-style gates provide access to a spacious paddock, ideal for equestrian pursuits or additional leisure opportunities.

A block-paved, double-width driveway with a custom-made gated entrance, leading to the rear, provides parking for multiple vehicles, a motorhome, or a caravan.

### Local Area

Lutton Gowts is 1.2 miles away from Long Sutton, a small but busy market town. Providing good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. 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. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

### Material Information

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

### Council Tax

Council Tax Band D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

### Energy Performance Certificate

EPC Rating Band C. If you would like to view the full EPC then please enquire at our Long Sutton office.

### Services

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

Central heating type - LPG heating

### Mobile Phone Signal

EE - Good outdoor

O2 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

### Broadband Coverage

Standard broadband is available.

Visit the Ofcom website for further information.

### Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.



**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.