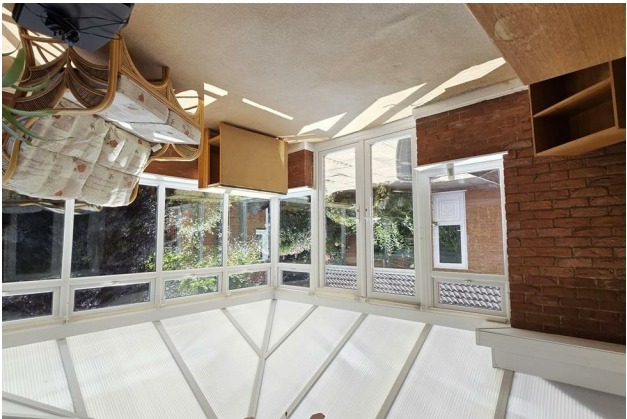




Offers in the region of £259,000 Freehold

3 Chestnut Close, Luton, Lincolnshire, PE12 9PW



Offered with vacant possession and no forward chain - This 3-bedroom detached property, situated on a private close off a small established estate in the village of Luton is waiting for someone else to make it their home.

Downstairs, off the welcoming entrance hall is a spacious living room with a feature bay window and french doors that open on to the conservatory. The sun filled conservatory is the ideal space in which to relax whilst looking out to the garden, or could perhaps serve as a dining space or even as a dedicated play room for a growing family. There is a well-equipped kitchen with integrated appliances and space for dining too, with the convenience of a separate utility room and downstairs cloakroom.

Upstairs, the property boasts a king-size master bedroom with an en-suite shower room. The second double-aspect double bedroom and a third large single bedroom are served by the family bathroom which boasts a 4-piece suite, ensuring all bathing/showering preferences are catered for.

Outside, a gravelled driveway extends down the side of the property and provides off-road parking space for 3 vehicles, with further space available in the single garage if desired. The fully-enclosed rear garden can be accessed via a pedestrian gate. It is mainly laid to patio slabs, perfect for anyone who has lots of outdoor furniture or who simply doesn't want to maintain a lawn. The garden is bordered by established beds of shrubs, bushes and trees.

Viewing is essential to appreciate the quiet location of this property and the potential it offers!

The small but busy Market Town of Long Sutton is approximately 2 miles away. It has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries.

LONG SUTTON

Entrance Hall
12'6" x 4'6" (3.82m x 1.38m)
Coved and textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed leaded privacy door to the front. Radiator. Double power-point. BT point. Thermostat. Alarm panel. Tile flooring with carpeted stairs to the first floor.

N.B. There is an 'Acorn' stair lift in situ. The owner does not intend to have this removed.

Kitchen/Diner
12'5" x 10'5" (3.81m x 3.19m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Fitted range of matching wall and base units with a worktop over and tiled splashbacks. Inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Eye-level double oven/grill. 4-burner gas hob with an integrated 'Candy' extractor over. Integrated 'Hotpoint' dishwasher. Integrated fridge. Radiator. 4 x double power-points. Tile flooring.

Utility Room
8'11" x 6'9" (2.73m x 2.06m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to the rear. uPVC double-glazed window to the rear. Fitted range of matching wall, base and tall units with a worktop over and a tiled splashback. Under-counter space for an appliance. Additional worktop with under-counter space and plumbing for a washing machine. Wall-mounted 'Ideal' gas-fired boiler. Heating/hot water programmer. Radiator. 2 x double power-points. Alarm control panel. Tile flooring.

Cloakroom
5'9" x 2'11" (1.76m x 0.91m)
Coved and textured ceiling. Ceiling light pendant. Extractor fan. 2-piece suite comprising of a low-level WC and a wall-mounted hand basin. Radiator. Tile flooring.

Living Room
19'8" (min) x 11'8" (6.01m (min) x 3.56m)
Coved and textured ceiling. 2 x ceiling light pendants. uPVC double-glazed bay window to the front. uPVC double-glazed french doors to the rear conservatory. Coal-effect gas fire on a marble hearth with a matching surround and a wooden mantle. 2 x radiators. 4 x double power-points. Single power-point. TV point. BT point. Carpet flooring.

Conservatory
13'1" x 10'2" (4.01m x 3.11m)
Part brick, part uPVC double-glazed construction with a polycarbonate apex roof. uPVC double-glazed french doors to the side. Fan light. 2 x double power-points. Carpet flooring.

Landing
Coved and textured ceiling. Ceiling light pendant. Smoke detector. Airing cupboard housing a hot water cylinder with shelving. Double power-point. Carpet flooring.

Bedroom 1
12'8" (max) x 11'11" (3.88m (max) x 3.65m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 4 x double power-points. TV point. BT point. Carpet flooring.

En-Suite
5'8" x 5'3" (1.75m x 1.62)
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a shower cubicle with a mains-fed 'Mira' shower. Heated towel rail. Shaving point. Part-tiled walls. Carpet flooring.

Bedroom 2
10'7" (max) x 10'5" (max) (3.23m (max) x 3.18m (max))
Coved and textured ceiling. Ceiling light pendant. Double aspect room with uPVC double-glazed windows to the front and the side. Radiator. 3 x double power-points. Carpet flooring.

Bedroom 3
11'8" (max) x 8'9" (max) (3.58m (max) x 2.67m (max))
Coved and textured ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Radiator. Power-points. Carpet flooring.

Bathroom
9'4" x 7'5" (2.86m x 2.27m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed privacy window to the rear. Extractor fan. 4-piece suite comprising of a low-level WC, a pedestal hand basin, a panelled bath with a mixer tap and a shower cubicle with a mains-fed 'Mira' shower. Heated towel rail. Part-tiled walls. Carpet flooring.

Outside
At the front of the property is a low-maintenance gravelled area with two decorative rotundas and an established border. There is a storm porch over the front door, and the benefit of an outside light.

At the side of the property is a gravelled driveway providing off-road parking for 3 vehicles, leading to the garage which provides additional parking space if desired. A pedestrian gate provides access to the rear garden.

The fully-enclosed rear garden is mainly laid to patio slabs, perfect for anyone who has lots of outdoor furniture or who simply doesn't want to maintain a lawn. The garden is bordered by established beds of shrubs, bushes and trees. There is the benefit of a wooden storage shed, an outside tap and an outside light.

Garage
18'6" x 8'9" (5.65m x 2.67m)
Up and over door to the front and a uPVC double-glazed privacy personnel door to the side. Light. 2 x double power-points.

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

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

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

Central heating type - Gas central heating.

Mobile Phone Signal
EE - Variable outdoor
02 - Variable outdoor
Three - Poor to none outdoor
Vodafone - Variable outdoor

Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast 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.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 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.