



15 Ropers Gate
Lutton, Spalding, Lincolnshire, PE12 9NU

£290,000

4 Bedroom Detached House

- Freehold
- Detached Family Home
- Four Bedrooms
- Lounge and Conservatory
- Dining Room/Downstairs Bedroom
- Family Bathroom and Downstairs Shower Room
- Kitchen and Separate Utility Room
- Multiple Off Road Parking and Hardstanding Area
- Popular Village Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 15 Ropers Gate, Lutton, Spalding, Lincolnshire, PE12 9NU](#)



Overview

In the sought after village of Lutton, with local amenities including primary school and public house, the property is conveniently located within close proximity to the town of Long Sutton. Situated in a semi rural location, this detached family home offers spacious family living accommodation.

The accommodation comprises of Entrance Hall, Lounge, Dining Room/Downstairs Bedroom, Conservatory, Kitchen, Separate Utility Room and Downstairs Shower Room. To the first floor, there are Four Bedrooms and a Family Bathroom.

Outside, to the front, there is a lawned area, a gravel driveway which provides off road parking for several vehicles and also a concrete hardstanding area suitable for caravans. To the rear there is an enclosed garden which is mainly laid to lawn with a variety of decorative plants, a patio area and a timber shed.

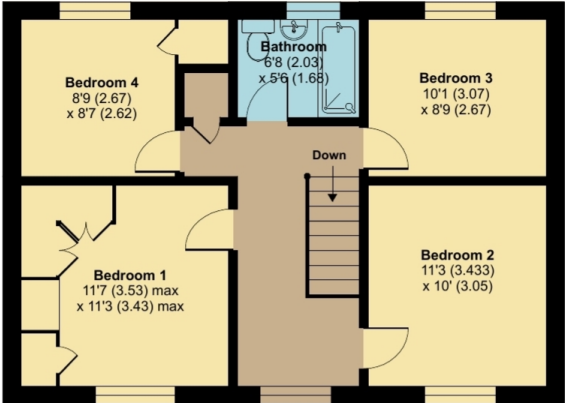




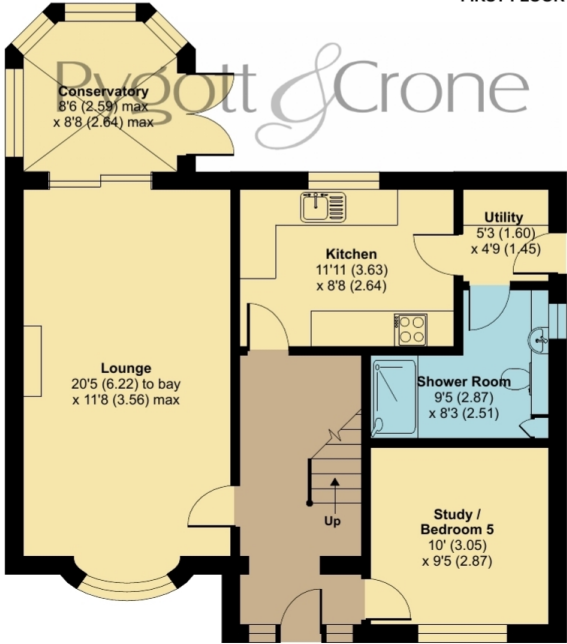
Ropers Gate, Lutton, Spalding, PE12

Approximate Area = 1370 sq ft / 127.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1183556



Location



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An advertisement for Pygott & Crone. It features a woman with blonde hair smiling while looking at a laptop. The text includes the company logo, a Platinum Trusted Service Award from feefo (2021), and three key service highlights: 24/7 Customer Service, £0 Upfront Fees to Pay, and On average, 98% of asking price achieved.

An advertisement for Pygott Plus+. The background is red. On the left, the text reads "Pygott Plus+" and "YOUR PERSONAL PROPERTY JOURNEY". Below this is a list of five benefits: Register your buyer's criteria, Access online viewings, Access property documents, Available 24/7 wherever you are, and Easy to activate, easy to use. On the right, a smartphone displays the app's login screen with fields for "Email address" and "Password", and a "Login" button.



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15 Ropers Gate, Luton

is on the market with our Spalding branch

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