



51 Leamlands Lane  
Lutton Marsh, Spalding, Lincolnshire, PE12 9NS

Guide Price  
£325,000

## 4 Bedroom Semi-Detached House

- Freehold
- Almost 2000 sqft of accommodation
- Within a short distance to the Nature Reserve & Coastal Path
- Semi Detached Family Home
- Four Double Bedrooms
- Ensuite and Dressing Room to Bedroom One
- Lounge/Dining Room, Kitchen, Separate
- Gated Driveway, Garage & Workshop
- Rural Location
- Four Piece Family Bathroom and Downstairs WC
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 51 Leamlands Lane, Lutton Marsh, Spalding, Lincolnshire, PE12 9NS](#)



## Overview

Guide price £325,000 - £335,000. Offering almost 2000sqft. of accommodation, Pygott and Crone are pleased to offer for sale this extended four bedroom semi detached property which sits on a generous plot and benefits from an idyllic location. Its rural surroundings offer the most wonderful views across neighbouring farmland and there is Boatmere Creek nature reserve close by. The coastal path is also within a short drive as is the Norfolk countryside. Benefitting from large living space including a study and also a generous timber workshop, having potential business use, this property offers something for all the family. Viewing is essential to appreciate everything on offer.



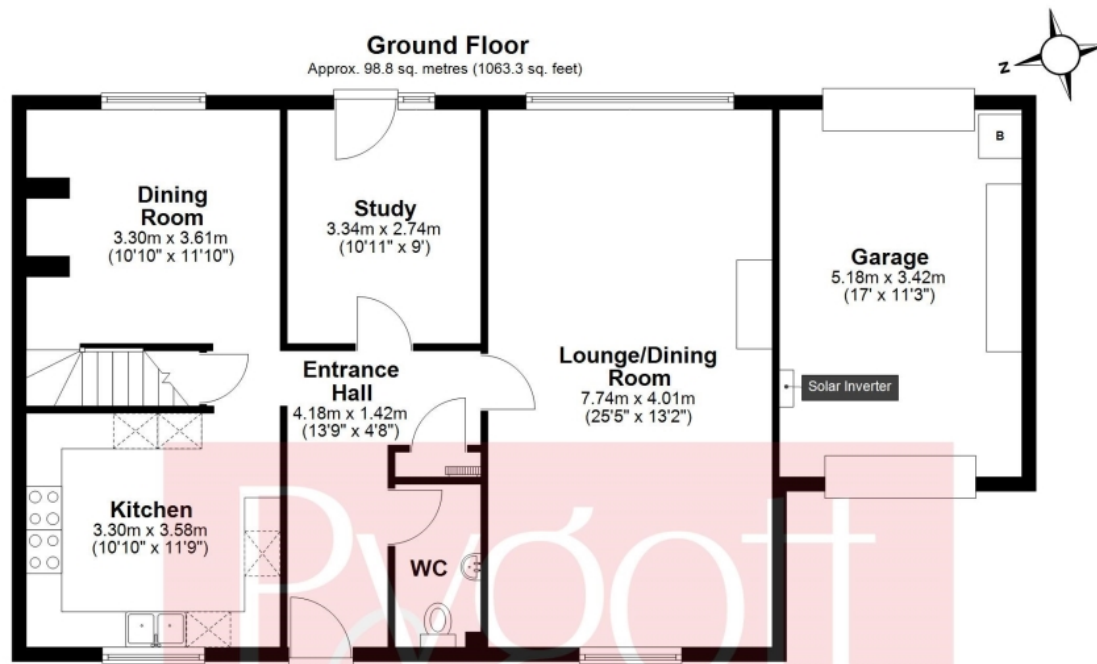
The family home welcomes you with a bright and spacious entrance hallway leading to a spacious lounge/dining room having a full length rear window, perfect for relaxing evenings. A light and bright kitchen and separate dining room provides an ideal space for family life and entertaining, office with direct access to the private rear garden. A convenient ground floor WC completes the downstairs accommodation. Upstairs offers 4 Double Bedrooms with the main bedroom having a walk in wardrobe and an ensuite and there is a four piece family bathroom.

Outside, to the rear the plot is mostly laid to lawn. The garden area is enclosed and features patio area ideal for outdoor dining or enjoying the surrounding areas, Greenhouse, Garage and a Timber Workshop. The garage has a both to both the front and rear allowing through access to the workshop if required. The current owner previously ran a business from the premises from 2017-2025. To the front there is gated driveway which provides ample off road parking and a further lawned area with a variety of plants and shrubs.

Agents Note: There are 16 solar panels which are owned by the property.







**Outbuilding to Rear Right**  
Approx. 26.0 sq. metres (280.0 sq. feet)



**First Floor**  
Approx. 80.9 sq. metres (870.6 sq. feet)



Total area: approx. 205.7 sq. metres (2213.9 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

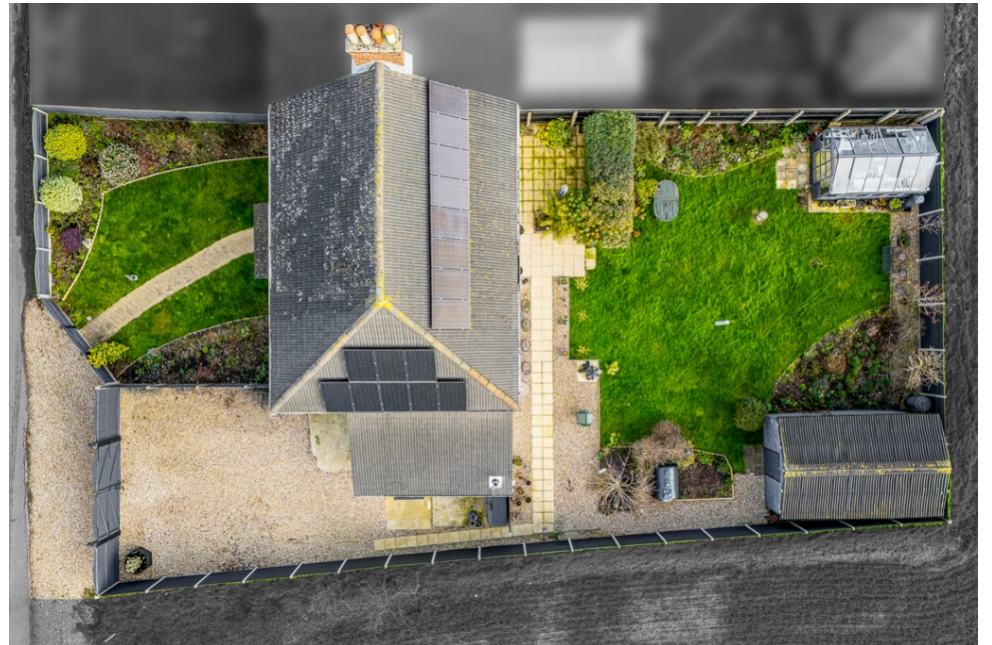
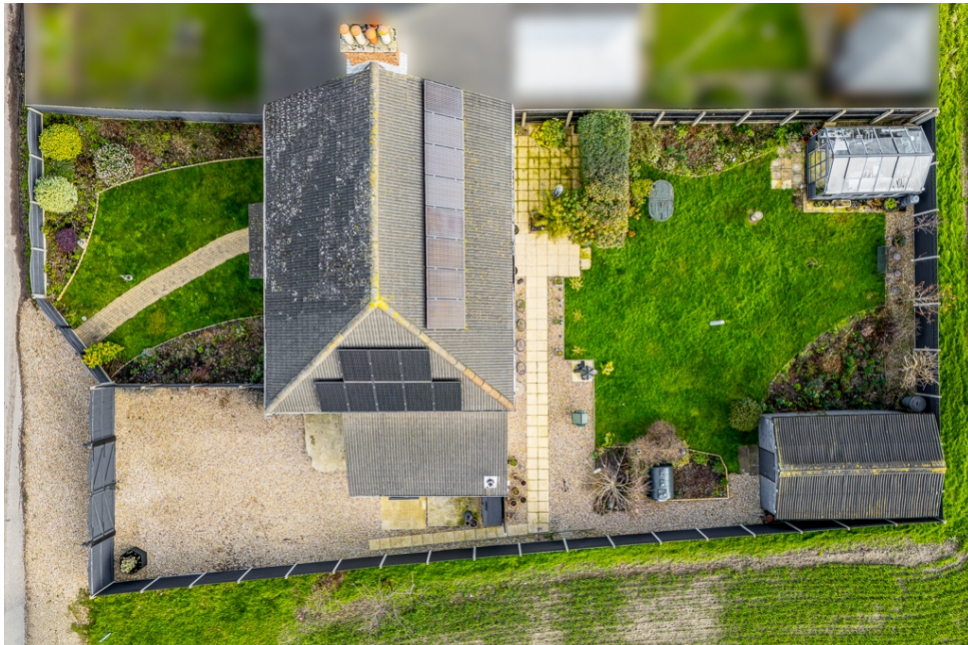
Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









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51 Leamlands Lane, Lutton Marsh  
is on the market with our Spalding branch

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