



10 Marriots Gate
Lutton, Spalding, Lincolnshire, PE12 9HN

£290,000

3 Bedroom Detached Bungalow

- Freehold
- Spacious and well-presented detached bungalow situated in the village of Lutton, close to the village school and with easy access to Holbeach and Long Sutton.
- 3 double bedrooms, including a main bedroom with en-suite, plus a family bathroom.
- Generous living accommodation including a spacious lounge with feature fireplace, separate dining area and conservatory.
- Kitchen and separate dining room with large utility area, offering excellent practical and entertaining space.
- Wrap-around, low-maintenance rear garden with access to a large garage/workshop.
- Ample off-road parking to the front, attractive lawned garden and brick wall surround. Oil-fired central heating with service history.
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 10 Marriots Gate, Lutton, Spalding, Lincolnshire, PE12 9HN](#)



Overview

Situated within the popular village of Lutton, this spacious and well-presented detached bungalow offers generous accommodation, plenty of character and excellent flexibility for modern family living. The property is ideally positioned for access to the nearby market towns of Holbeach and Long Sutton, while also being conveniently located close to the village school.



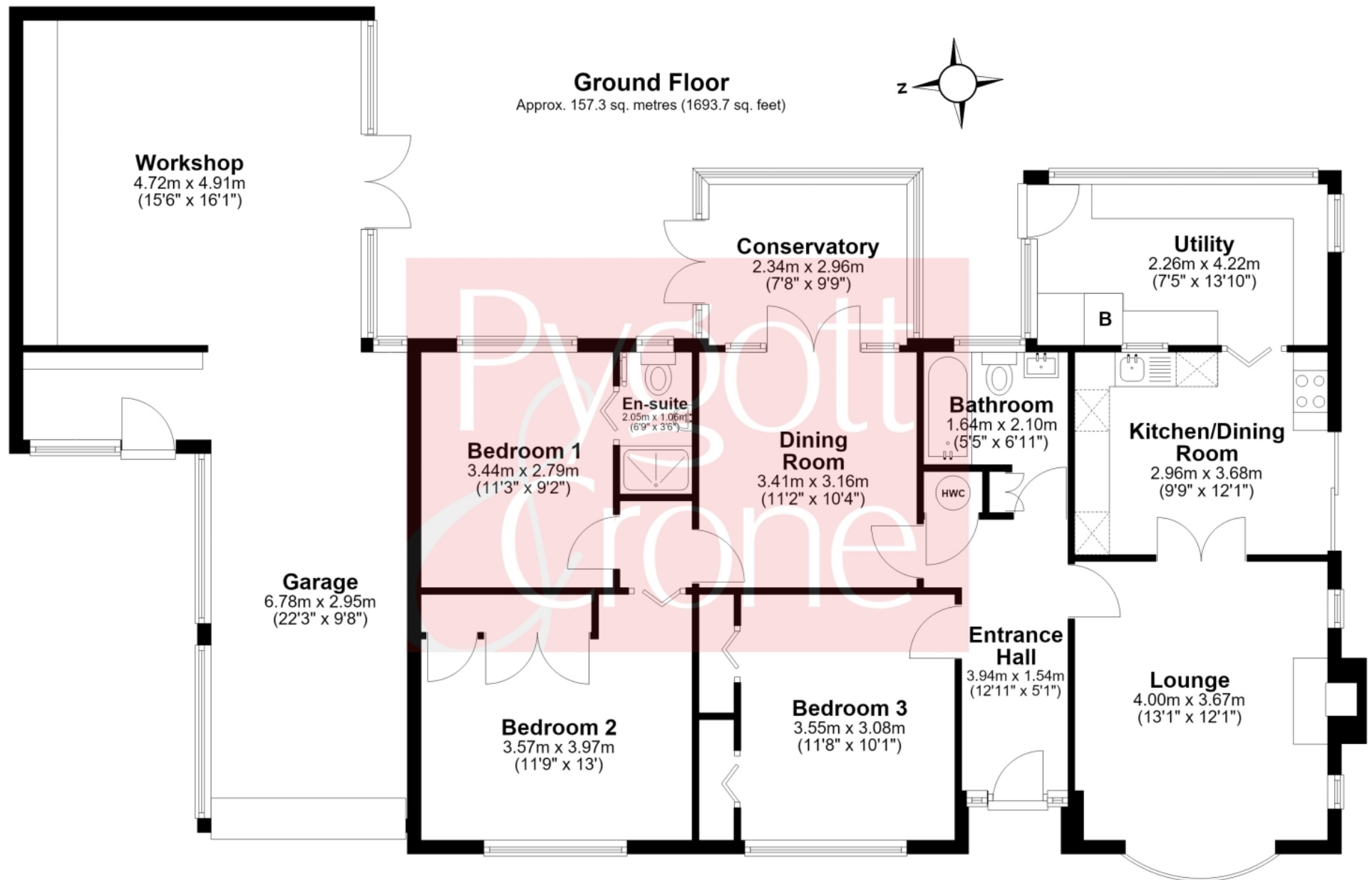
The property offers a welcoming entrance with a spacious hallway providing access to the principal rooms. The family lounge is a comfortable and inviting space, featuring a characterful fireplace and double doors opening through to the kitchen/dining room. The kitchen provides a practical heart to the home, with an adjoining large utility area offering excellent additional storage and workspace. There is also a separate dining space, providing an ideal setting for family meals and entertaining guests, together with a conservatory overlooking the garden.

The bungalow benefits from three well-proportioned double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite. A family bathroom completes the internal accommodation. Externally, the property continues to impress. The rear garden wraps around the bungalow and has been designed to be easily maintained, providing a pleasant outdoor space to enjoy. There is rear access to the large garage/workshop, offering excellent storage and potential for a variety of uses.

To the front, the property provides ample off-road parking, together with a well-maintained lawned area enclosed by a brick wall, creating an attractive approach to the home.







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



Location



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