



THE STORY OF

Caelum House

Lutton, Lincolnshire

SOWERBYS



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Lutton, Lincolnshire
PE12 9LQ

Detached Family Home

Open Plan Kitchen/Dining Room/Family Room

Living Room with a Log-Burner and Bay Window to Front Overlooking Fields

Two Further Reception Rooms

Six Double Bedrooms

Spectacular Principal Bedroom with En-Suite and Walk Through Dressing Room

One Further En-Suite and Family Bathroom

Over 3,000 Sq. Ft. of Living Space

Double Garage, Ample Parking, Fully Enclosed and Spacious Rear Garden

No Onward Chain

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“We’ve loved having a peaceful and tranquil garden, as well as space in the house to entertain friends and family.”

Over the past 21 years, Caelum House has been a great family home, where lasting memories have been made and cherished.

Located among a row of contemporary, executive-style residences, Caelum House stands out beautifully, with fields stretching out in front and expansive gardens that beckon upon arrival. Pulling into the driveway feels like entering a sanctuary, marked by a distinctive presence that embodies comfort and style.

The heart of this home is its open-plan kitchen/dining room, where family and guests naturally gather. The kitchen is a dream for passionate cooks, the dining

space exudes warmth with its garden view, and the sitting area enhances the sense of togetherness.

For those needing a dedicated workspace, there’s a separate study, while fitness enthusiasts will appreciate the gym studio.

Completing this haven is a separate sitting area, a quintessential retreat boasting a fireplace and bay window, casting a bright, airy ambience that’s equally inviting for those quiet evening escapes. Caelum House truly epitomises the ideal family home, blending comfort, practicality, and charm effortlessly.







The first floor is bright and spacious, with the landing leading to four generously proportioned bedrooms and the family bathroom. Each of the four bedrooms boast ample space.

The principal bedroom is truly exceptional, spanning the entire depth of the property. It features a sizable dressing area and a luxurious en-suite bathroom, making it a standout feature of the home.



Ascend another level to find two additional double bedrooms, one with its own en-suite—a testament to the thoughtful design and expansive layout of this remarkable residence.





Second Floor
Approximate Floor Area
690 sq. ft.
(64.08 sq. m)



First Floor
Approximate Floor Area
1247 sq. ft.
(115.80 sq. m)



Garage
Approximate Floor Area
325 sq. ft.
(30.19 sq. m)

Ground Floor
Approximate Floor Area
1418 sq. ft.
(131.73 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

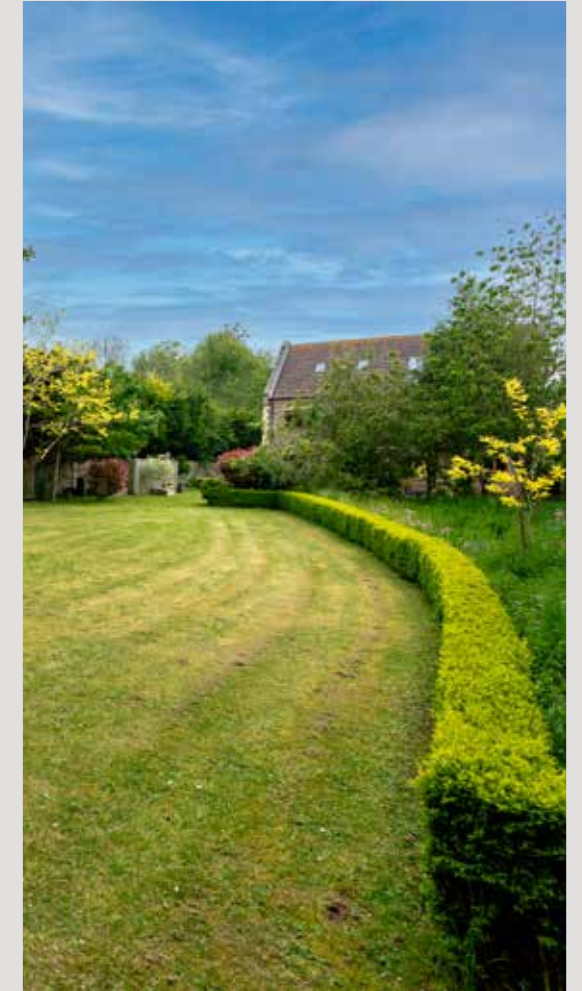
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The exterior of the property has been meticulously crafted with tasteful design in mind. A gravel drive leading to the double garage offers ample parking, complemented by a lush lawn and carefully curated shrubbery that adds a touch of elegance.

However, it's the rear garden that truly captivates. This well-established haven boasts mature trees, a wild meadow, expansive lawn, and a generously sized patio area. It's a versatile space that appeals to all ages, perfect for relaxation and outdoor enjoyment.

This contemporary home is spacious and light, offering a seamless transition for new owners. With no onward chain, it's ready and waiting to welcome its next residents into a lifestyle of comfort and modern living.



ALL THE REASONS



Lutton

IN LINCOLNSHIRE
IS THE PLACE TO CALL HOME



Lutton is a village in the south-eastern part of Lincolnshire, situated about four miles from the town of Holbeach, and just under two miles to Long Sutton.

There are a variety of independent retailers and attractions in Long Sutton, including hairdressers, opticians, an antiques centre, a Friday Market and the historic St Mary's Church. There is a supermarket and a variety of public houses and restaurants.

The pretty and unspoilt Georgian market town of Long Sutton is located close to Sutton Bridge and the larger market towns of King's Lynn, Wisbech and Peterborough. The village is surrounded by rich farmland and located in the far east of Lincolnshire, known as 'South Holland in the heart of the Fens'.

The village is renowned for its magnificent floral displays that decorate the town and church throughout the Spring and Summer months. A recent addition to the area is an olive grove, where the owners aim to begin producing their own olive oil from 2026/27, as well as offering tours and tastings.



Note from the Vendor



“Moving here gave us much greater space allowing us to entertain outside.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 9700-1733-0022-8302-3543

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///insulated.pens.clinking

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SOWERBYS



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