



**Old Cottage Lutton Bank, Lutton Spalding PE12 9LJ**

### **Entrance Hall**

having door to front and tiled floor.

### **Lounge**

19' 11" x 13' 5" ( 6.07m x 4.09m )

having dual multi fuel log burner, hard wood flooring with inset carpet area. box bay window and stairs to first floor.

### **Kitchen/Diner**

15' 8" x 13' 11" ( 4.78m x 4.24m )

having range of units at wall and base level, stainless steel corner sink, built in electric oven and hob.

Space for dishwasher, tiled floor and french doors to front.

### **Utility Room**

10' 10" x 5' 7" ( 3.30m x 1.70m )

having worktops with inset sink and storage cupboards.

### **Cloakroom**

having low level WC, pedestal wash hand basin and tiled floor.

### **Landing**

having two Velux style windows.

### **Bedroom 1**

13' 11" x 11' 9" ( 4.24m x 3.58m )

having french doors to front with wrought iron balustrade.

### **Bedroom 2**

12' 10" x 10' 11" ( 3.91m x 3.33m )

having built in wardrobe.

### **Bedroom 3**

12' x 10' 2" ( 3.66m x 3.10m )

### **Shower Room**

having double shower, low level WC and pedestal wash hand basin. Airing cupboard and heated towel rail.

### **Outbuilding**

having power and light, with garden shed attached.



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