

Belevedere
Blazegate, Lutton. PE12 9HJ

BROWN & Co

DESCRIPTION

Brown&Co offer a stunning, detached single storey dwelling in Lutton, Lincolnshire. PE12.

The property has been refurbished to a very high standard throughout and is offered in an almost 'as new' condition.

First hand inspection is recommended to buyers that meet the criteria for agricultural restriction dwellings..

The property has gardens and land in the region of 0.5 acre (subject to measured survey) which has been beautifully landscaped by the owners to a sandstone patio terrace, garden and enclose rear garden with purpose built dog run. There is very large driveway to the front and far reaching farmland views to three sides.

The house is exemplary in presentation. There is a reception hallway with access to three bedrooms and stunning contemporary bathroom suite.
The wonderful open plan kitchen leads to a garden room conservatory and there is door to a utility, boot room and shower room. The sitting room, accessed from the kitchen has a woodburner and views over the garden.

APPROX ROOM SIZES IN METERS

Sitting Room 6.3 x 3.9
Kitchen 2.5 < 4 x 6
Conservatory 4 x 4.2
Utility 2.6 x 2.4
Bedroom One 3.6 x 4
Bedroom Two 2.4 x 3.6
Bedroom Three 3.6 x 2.9

Also with secure parking under Carport.

Viewing is by appointment only please contact the office on 01553 770771.

Agents Note:
Agents note. Important information.
The property is subject to an Agricultural Occupancy Restriction, generally these require that 'the occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person'. Please contact our office to discuss further. Suitable due diligence that interested parties meet these criteria before viewing will be undertaken.

SERVICES
Oil fired central heating with Mains water and electric

EPC: E

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

- Outstanding refurbishment of single storey dwelling
- Three bedrooms and stunning bathroom with freestanding bath
- Modern design, open plan kitchen breakfast room to conservatory, Sitting room with wood burner
- Wonderful rural setting with far reaching views over farmland to all sides
- Beautifully landscaped garden, pet proof and with large sandstone patio
- No onward chain
- Agricultural Occupancy Restriction - See agents notes

ANTI MONEY LAUNDERING LEGISLATION
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, Norfolk, PE30 1JJ
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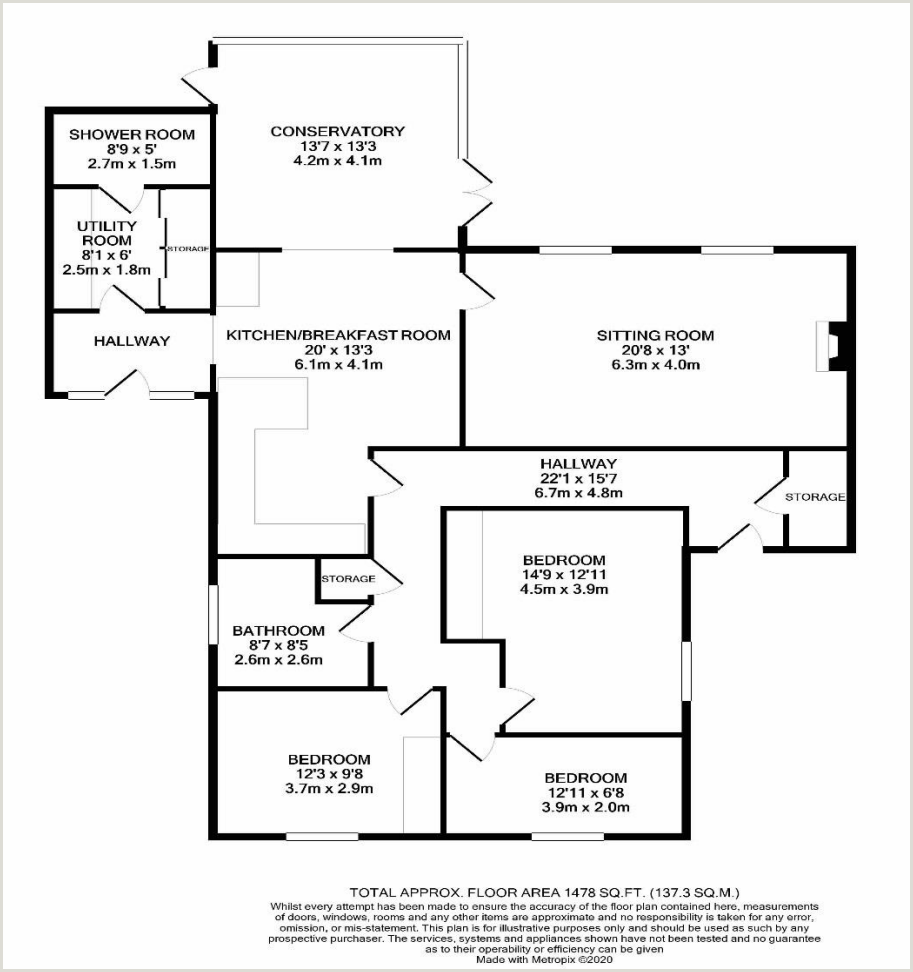






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