



## Trafalgar Square, Long Sutton £425,000

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**\*\* BUILD YOUR DREAM HOME \*\*** This newly constructed 3 double bedroom detached executive house in Long Sutton boasts exceptional quality and craftsmanship, perfect for modern living. Situated in a charming market town, the property features a single garage and offers optional enhancements that can be tailored to your preferences depending on the build stages. Ideal for families or professionals seeking a blend of style and convenience, this home presents a unique opportunity to enjoy a sophisticated lifestyle in a desirable location.  
Build commenced in October 2024 with completion for late Spring/Summer 2025.

The property boasts a large open plan kitchen with separate utility room, cloakroom, study and a generous lounge, first floor to the main bedroom suite with dressing room and En-Suite along with two further double bedrooms and the family bathroom. Outside ample off-road parking, large garage and an enclosed rear garden. Jump onboard now and see your dream home being built. Call us ANYTIME - 01406 424441.

#### Accommodation Comprises:

Entrance Hall

Lounge – 4.50m x 3.52m

Study – 2.52m x 2.32m min

Kitchen – Diner – Snug/Family Room – 8.30m x 4.74m

Ground Floor Cloakroom – 2.02m x 0.90m

Garage – 5.89m x 3.20 max

First Floor Landing

Main Bedroom – 4.78m x 3.30m

Dressing Room

En-Suite – 2.30m x 1.54m

Bedroom 2 – 4.74m x 2.70m

Bedroom 3 – 4.74m x 2.70m

Family Bathroom – 3.22m x 2.05m

EPC/SAPS – TBC

Council Tax Banding – TBC

**Directions:**

Leave our Church Street office and head over the traffic lights onto Boston Road North. At the roundabout, turn right onto the A17. Continue to the Gedney roundabout taking the 2nd left Main Road and continue into Long Sutton. Take the right turn onto Swapcoat Lane then onto Trafalgar Square where the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 9HB.

Agents Notes: Working drawings are available for inspection at our office, please call for an appointment. This is a great opportunity to work in conjunction with the builder to watch your dream home being built from the ground up.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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FRONT

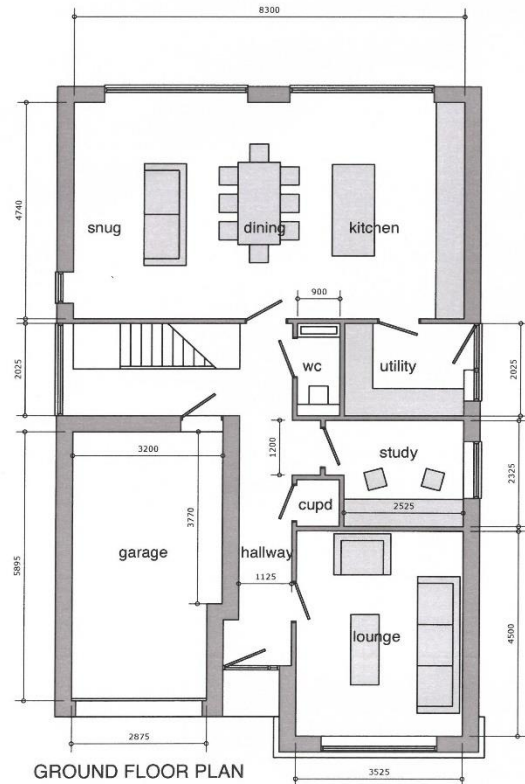


REAR

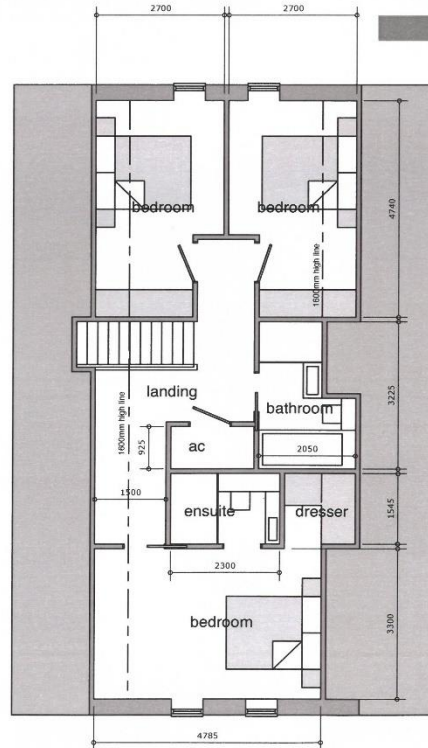
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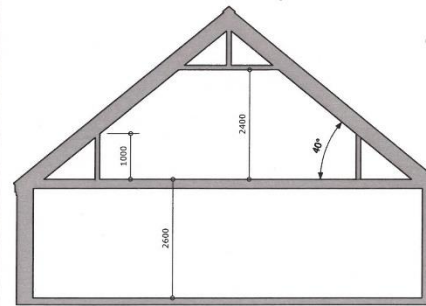
RIGHT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

PROPOSED DWELLING WITH GARAGE  
adj No 17 TRAFALGAR SQUARE  
LONG SUTTON for  
MR L SHEPPERSON

NOT TO SCALE  
ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED  
DRAWING FOR INFORMATION ONLY  
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A	ADDRESS AMENDED	MAY 24
B	FFL RE-SET TO 3.50 AOD	AUG 24

FLOOR PLANS AND ELEVATIONS

1/50 1/100  
at A1

MAY 24

J192-PL 2B

Julian Warrick  
Architectural Design Consultant



Email: julian@jwarrickdesign.co.uk  
Tel: 01775 820123  
Mob: 07845 652067  
Houzz.co.uk

6 Beech Grove  
Dorset  
SP11 4XQ



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Certificates (EPC)

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## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week.

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.