

Little London, Long Sutton

£725 PCM



A smart two-bedroom mid-terraced property in the market town of Long Sutton. In brief: entrance hall, lounge, kitchen/diner, small conservatory, two double bedrooms, family bathroom. Enclosed front and rear gardens, parking is available at the rear of the property for one car. Deposit required is - £836.53

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



Accommodation Comprises:

Entrance Hall

Radiator, ceramic tiled flooring, coving to textured ceiling with recessed ceiling spotlights and smoke detector, stairs, door to:

Lounge 4.38m (14'4") x 3.57m (11'9") max

PVCu double glazed window to front, radiator, laminate flooring, telephone point, TV point, coving to ceiling, door to:

Kitchen/Dining Room 4.58m (15') x 2.66m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, PVCu double glazed window to rear, wall cupboard housing combi gas boiler serving the heating and hot water, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, under stair storage cupboard.

Conservatory

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, PVCu double glazed entrance door to garden.

First floor Landing

Storage cupboard, radiator, linen shelving, door to:

Main Bedroom 4.59m (15'1") x 3.67m (12')

PVCu double glazed windows to front, radiator, coving to textured ceiling.

Bedroom 2 4.09m (13'5") max x 2.57m (8'5")

PVCu double glazed window to rear, radiator, coving to ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and glass screen, vanity wash hand basin with ceramic tiled walls, close coupled WC, extractor fan, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring, coving to textured ceiling with recessed ceiling spotlights.

Outside

The front of the property is enclosed by picket fencing gravel with path leading to the main entrance door. The rear garden is enclosed by wood panel fencing with garden area path leading to the brick-built garden store.

Directions

Leave our Church Street office and head over the traffic lights to Boston Road South, at the roundabout turn right on to the A17 signposted to Kings Lynn. At the next roundabout take the 2nd exit onto Gedney Road. Stay on this road and proceed through Long Sutton. As you are about to leave Long Sutton turn left onto Roman Bank. This road will take you onto Little London where the property can be located on the left-hand side. For satellite navigation, the property postcode is PE12 9LE

Council Tax

Band A - £1,468.70 (April 2024 to March 2025) - South Holland District Council.

EPC – D

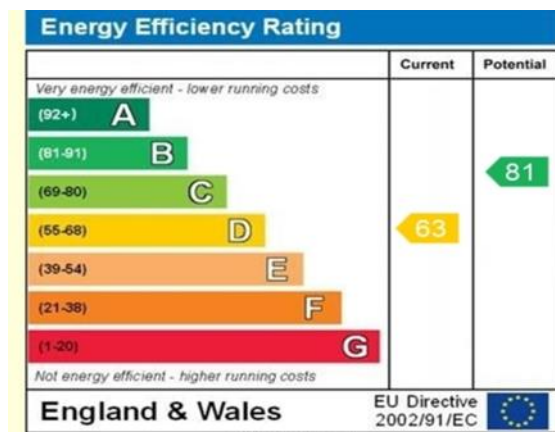
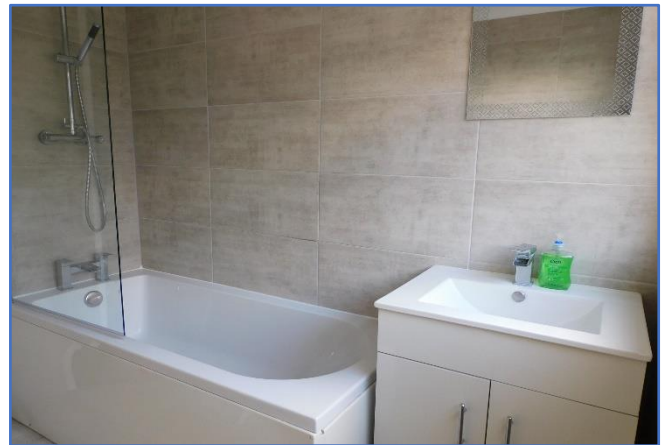
Deposit Required - £836.53

Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available through separate negotiation.

Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see the property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.





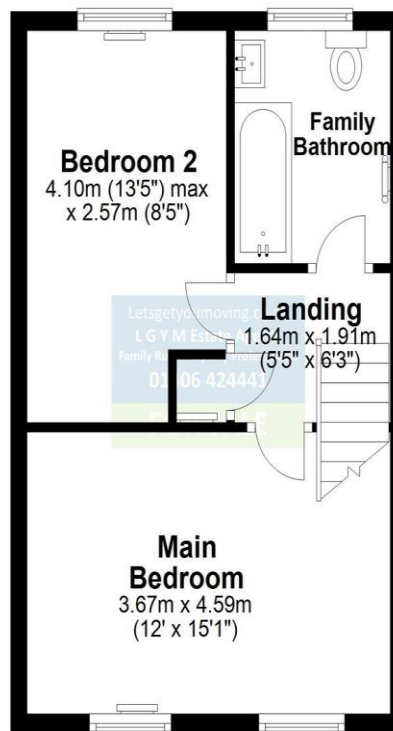
Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 71.0 sq. metres (764.5 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

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

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.