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Sales & Letting Agents



**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

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

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



# Highgrove, Long Sutton £219,995

NO CHAIN – A well-presented two bedroom bungalow offering spacious, easy-to-maintain living in a popular residential location within Long Sutton. The property benefits from a generous gravel driveway with ample off-road parking, a single attached garage, and a fully enclosed low-maintenance rear garden, ideal for relaxing or entertaining.

Inside, the accommodation includes a comfortable front-facing lounge, two well-proportioned bedrooms, a modern shower room, and a kitchen/diner.

**Set within a pleasant residential setting, this well-presented bungalow offers spacious, practical living with low-maintenance gardens, making it an excellent choice for those seeking comfort, convenience and easy day-to-day living.** 🏠 ✨

To the front, a generous gravel driveway provides ample off-road parking and leads to the single attached garage, while mature shrubs create an attractive and welcoming approach. The rear garden is fully enclosed and designed for easy upkeep, being laid mainly to gravel with established planting beds, mature shrubs and a useful timber shed. This private outdoor space offers the perfect setting for relaxing, outdoor seating or entertaining guests. 🌿 ☀️

Internally, the accommodation is thoughtfully arranged over one level. An inviting entrance hall leads through to a comfortable front-facing lounge, while the property offers two well-proportioned bedrooms, including a particularly generous main bedroom. The modern shower room has been well maintained, and to the rear of the property the kitchen/diner provides space for both cooking and dining, complemented by a useful utility room. The attached garage also offers excellent storage or potential for further use, subject to any necessary consents. 🔑

**This attractive home combines practical living, private outdoor space and excellent functionality, making it ideal for downsizers, first-time buyers or those looking for a manageable home in a convenient location.**

**Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!** 📞

## ★ Key Features

- 🏠 Well-presented two bedroom bungalow offering comfortable single-level living
- 🚗 Spacious gravel driveway and single attached garage providing ample parking
- 🌿 Private, fully enclosed rear garden designed for low-maintenance enjoyment
- 🍽️ Kitchen/diner with separate utility room offering practical everyday space
- 🛏️ Generous main bedroom and modern shower room completing the accommodation

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall 4.30m (14'1") x 1.85m (6'1")

Radiator, thermostat, coving to textured ceiling with smoke detector, airing cupboard housing hot water cylinder and shelving, access to insulated loft space, door to:

Lounge 3.87m (12'8") x 3.86m (12'8")

PVCu double glazed window to front, gas fire with marble surround, inset and hearth, radiator, TV point, coving to textured ceiling.

Kitchen/Diner 4.25m (13'11") x 2.66m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled surround, floor mounted gas boiler, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, electric panel heater, ceramic tiled flooring, coving to textured ceiling, door to:

Utility Room 2.50m (8'2") x 2.22m (7'3")

With worktop space over, plumbing for automatic washing machine, space for freezer and tumble dryer, PVCu double glazed window to side and rear, radiator, ceramic tiled flooring, textured ceiling.

Main Bedroom 3.57m (11'9") x 3.26m (10'8")

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

Bedroom 2 3.25m (10'8") x 2.77m (9'1")

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

Shower Room 2.00m (6'7") x 1.78m (5'10")

Fitted with three-piece suite comprising, tiled shower enclosure with fitted mains shower and glass door, vanity wash hand basin with cupboard under, part ceramic tiled walls, close coupled WC, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Garage 4.81m (15'9") x 2.69m (8'10")

Attached single garage with power and light connected, PVCu double glazed window to side, up and over door.

Outside

Externally, the property offers generous and low-maintenance grounds to both the front and rear. To the front, a spacious gravel driveway provides ample off-road parking and access to the single garage, complemented by neatly shaped mature shrubs and an attractive brick façade with feature stone detailing. The fully enclosed rear garden is

also predominantly laid to gravel for ease of upkeep, with established planting beds, mature shrubs and a timber shed for additional storage. The plot offers excellent privacy along with plenty of space for outdoor seating and entertaining.

#### Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 signposted Kings Lynn. At the Gedney roundabout take the 2nd left onto Gedney Road and proceed towards Long Sutton, take the right onto Garnsgate then left onto Sturton Way on the bend take the left-hand turn into Dick Turpin Way take the second turning on to Highgrove, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 9ER.

#### Council Tax

Band B ~ £ 1,776.82. April 2026 to March 2027, South Holland District Council.

EPC ~ D

#### **Agents Notes:**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.**

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.

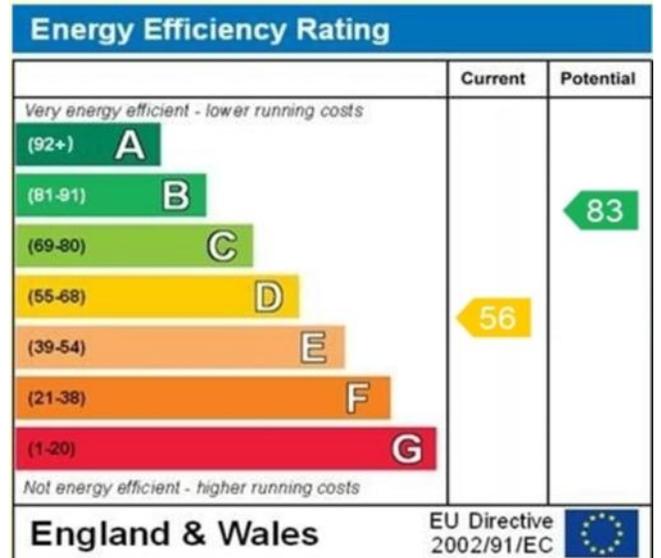
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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20  
2006-2026

20 years of trust.  
**Thank you, Holbeach.**

From everyone at LetsGetYouMoving  
We wouldn't be here without you.

01406 424441

A celebratory card with a blue background and confetti. A large green heart shape is in the center, containing the text. Above the heart, the number '20' is written in a large, stylized font, with a banner below it reading '2006-2026'. A small house icon is positioned above the text '20 years of trust.' The card is signed 'From everyone at LetsGetYouMoving' and 'We wouldn't be here without you.' at the bottom of the heart. The phone number '01406 424441' is printed at the very bottom of the card.

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20  
2006-2026

**NEED  
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WHOLE OF MARKET, INDEPENDENT EXPERTS

**CALL US TODAY TO BOOK YOUR FREE ADVICE!**

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#mortgageadvisor #mortgageadvice #mortgagehelp

A promotional card for mortgage advice. It features a blue background with confetti. At the top left is the website 'letsgetyoumoving.co.uk' with a house icon. The number '20' is prominently displayed in a large, stylized font, with a banner below it reading '2006-2026'. Below this, the text 'NEED MORTGAGE ADVICE?' is written in bold, followed by 'WHOLE OF MARKET, INDEPENDENT EXPERTS'. A green banner with white text says 'CALL US TODAY TO BOOK YOUR FREE ADVICE!'. Below that, a phone icon is followed by 'Call us 01406 424441'. At the bottom, three hashtags are listed: '#mortgageadvisor #mortgageadvice #mortgagehelp'.



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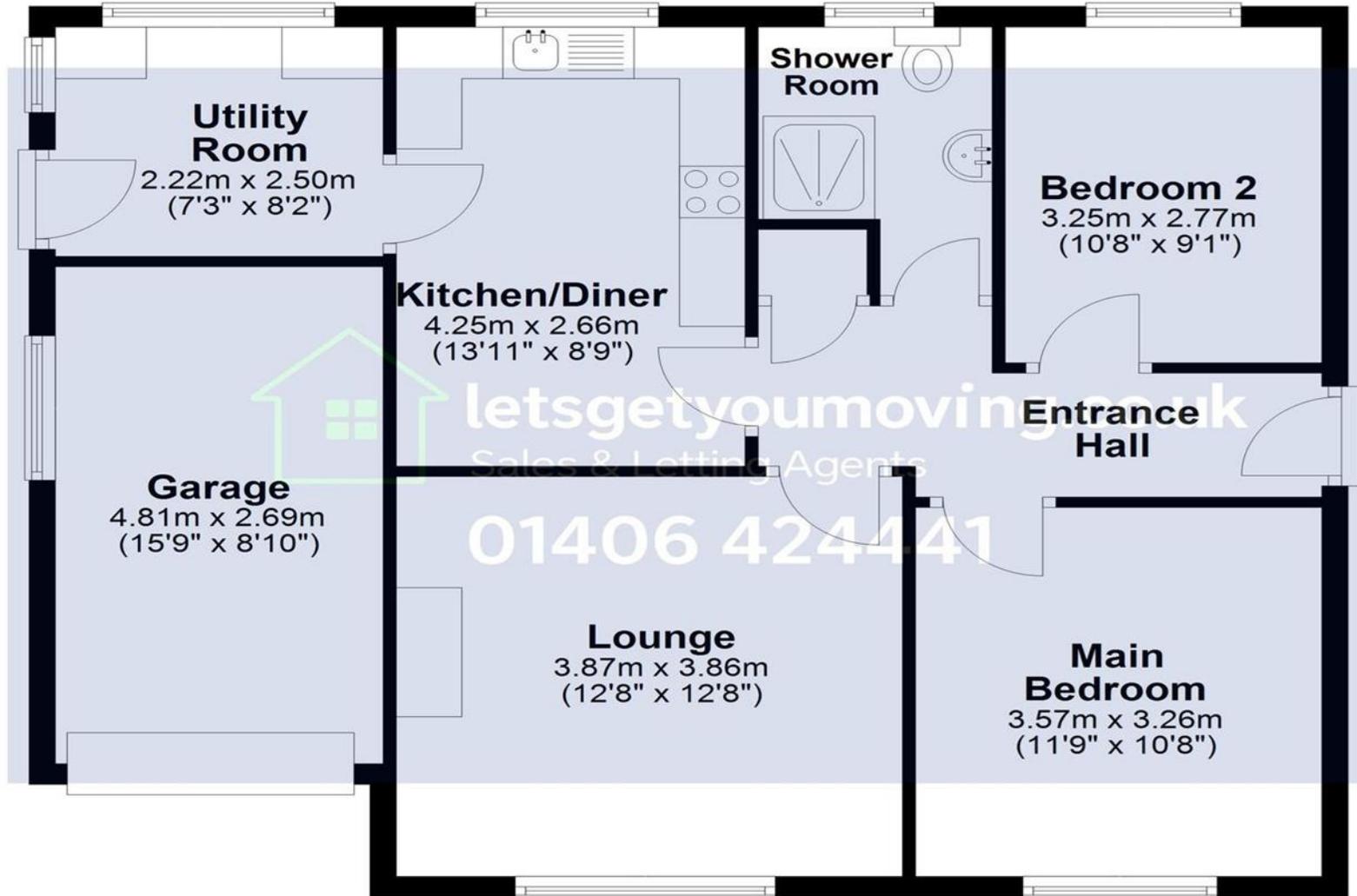
Energy Performance  
Certificates (EPC)

RICS Valuations



# Ground Floor

Approx. 79.2 sq. metres (852.5 sq. feet)



Total area: approx. 79.2 sq. metres (852.5 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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The banner features a large '20' with '2006-2026' below it, set against a blue background with green and white confetti. The text is in white and green, with a green button containing the phone number.