



Daniels Gate, Long Sutton £395,000

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



This property is ideal for a growing family, offering generous living spaces both indoors and outdoors. It includes an annex for additional family accommodation, ample off-road parking, and a family and pet friendly east-facing garden. The property also boasts a log cabin equipped with power and lighting, and a stunning patio area perfect for entertaining guests. Truly, it's a must-see! Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Porch

PVCu double glazed window to side, ceramic tiled flooring, power points, wall light, door to:

Entrance Hall

Radiator, laminate flooring, central heating thermostat, broadband point, access to part boarded insulated loft space with fitted light, airing cupboard housing, hot water cylinder, wall mounted oil-fired boiler serving heating system and hot water, door to:

Lounge 6.71m (22') x 3.51m (11'6")

PVCu double glazed window to side with shutter, PVCu double glazed bow window to front with shutter, brick-built surround and hearth, multi fuel burner in chimney breast, timber mantle over, two radiators, laminate flooring, TV point, satellite point, coving to ceiling.

Kitchen 3.75m (12'4") x 3.61m (11'10")

Fitted with a matching range of base and eye level units with quartz worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, quartz surround, fitted American style fridge/freezer, integrated Hotpoint dishwasher, Hotpoint automatic washing machine, built-in Hotpoint electric fan assisted double oven, built-in four ring Gorenje induction hob with extractor hood, fitted Bosch microwave, PVCu double glazed window to rear, Allora heron bone flooring, coving to ceiling, open plan to:

Dining Room 4.03m (13'3") x 3.53m (11'7")

Radiator, Allora heron bone flooring, TV point, coving to ceiling, bi-fold door to sunroom.

Sunroom 4.29m (14'1") x 3.71m (12'2")

With TV point and power connected, PVCu double glazed windows to rear, fitted electric fire with wooden surround, Allora heron bone flooring, recessed ceiling spotlights, PVCu double glazed French doors to garden.

Cloakroom

Fitted with two-piece suite comprising corner wall mounted wash hand basin, low-level WC, part ceramic tiled walls, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu opaque double-glazed window to front.

Main Bedroom 4.04m (13'3") x 3.01m (9'11")

PVCu double glazed window to rear, fitted double wardrobe with mirrored sliding doors, hanging rail and shelving, radiator, TV point, wall lights, ceiling fan with light.

Bedroom 2 3.76m (12'4") x 3.03m (9'11")

PVCu double glazed bow window to front with shutters, radiator, laminate flooring, TV point, coving to textured ceiling.

Bedroom 3 2.66m (8'9") x 2.26m (7'5")

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

Family Bathroom

Fitted with four-piece suite comprising jacuzzi bath with hand shower attachment, tiled double shower enclosure with fitted electric Aqua Stream shower and glass door, vanity wash hand basin with cupboards and drawers, part ceramic tiled walls, WC with hidden cistern, extractor fan, PVCu opaque double-glazed window to side, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights.

Annexe

Kitchen/Dining/Lounge 5.06m (16'7") x 3.21m (10'6")

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, space for fridge and freezer, PVCu double glazed window to rear, PVCu double glazed window to side, electric radiator, laminate flooring, TV point, PVCu double glazed French doors to garden, door to:

Bedroom 3.41m (11'2") min x 3.20m (10'6") max

PVCu double glazed window to front, electric radiator, laminate flooring, TV point, recessed ceiling spotlights and smoke detector, PVCu double glazed French doors to front.

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with electric shower and glass door, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, PVCu opaque double-glazed window to side, electric heated towel rail, ceramic tiled flooring.

Log Cabin

Timber built construction with single glazed windows, TV point, power and light connected double door to garden.

Outside

This property is enclosed with a low brick wall and offers generous off-road parking set on smart decorative granite chippings. A double gate provides private parking for a caravan or motorhome, and the side gate leads into the enclosed, east-facing garden. The garden is family and dog-friendly, with patio areas, area laid to lawn, log cabin equipped with power, lighting, TV point. Additionally, there are garden stores, potting shed, outside power and lighting, outdoor tap.

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 into Long Sutton turn left onto Lime Walk turn right onto Daniels Gate then your next right where the property can be located on the left-hand side. For satellite navigation, the property postcode is PE12 9LG.

Council Tax Band

Band C ~ £ 2,030.65 from April 2025 to March 2026, South Holland District Council.

EPC ~ TBA

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.

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Ground Floor
Approx. 182.1 sq. metres (1960.0 sq. feet)



Total area: approx. 182.1 sq. metres (1960.0 sq. feet)



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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. Behind her, a woman and a man are walking through a large doorway, each carrying a cardboard box. To the left of the doorway, several more cardboard boxes are stacked. The overall atmosphere is bright and positive, suggesting a successful move.