

**letsgetyoumoving.co.uk**  
Sales & Letting Agents



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

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)

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

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



# Daniels Gate, Long Sutton £159,995

🏠 NO ONWARD CHAIN! A superb opportunity to secure this spacious 3-bedroom family home offering far more than first meets the eye! ⭐ Highlights include a generous lounge/diner, fitted kitchen, sunroom, utility, ground-floor shower room plus family bathroom. Outside really sets this home apart, with excellent off-road parking, a fantastic large enclosed rear garden, substantial patio and detached brick-built garage. 🌳 🚗  
Perfect for families, gardeners and anyone wanting genuine space inside and out.

**A spacious and versatile THREE-BEDROOM FAMILY HOME, offered for sale with NO ONWARD CHAIN, boasting generous living accommodation, excellent off-road parking, a substantial rear garden and detached garage.** Set back from the road with an impressive gravelled frontage, this well-proportioned property offers plenty of space both inside and out and is ideal for buyers looking for a home they can really make their own.

The ground floor provides an excellent amount of flexible living space, beginning with an entrance hall and a **generous lounge/diner** offering plenty of room for both relaxing and entertaining. There is also a fitted kitchen, **sunroom overlooking the garden**, useful utility room and a ground-floor shower room.

Upstairs, the property continues to impress with **three bedrooms** together with a family bathroom, creating a practical layout well suited to family life.

Outside is a real highlight. To the front, the property is set back behind a **generous gravelled frontage providing excellent off-road parking for several vehicles.**

The rear garden is particularly impressive, offering a **substantial enclosed outdoor space** mainly laid to lawn with mature trees, shrubs and established borders. A large paved patio provides the perfect setting for summer dining, entertaining or simply enjoying the garden.

Completing the outside space is a **detached garage with adjoining garden storage**, providing valuable additional parking, workshop or storage potential.

## ⭐ THE BEST BITS

- 🗝️ **NO ONWARD CHAIN** – offering buyers the opportunity for a potentially simpler and more straightforward purchase.
- 🏠 **SPACIOUS & VERSATILE FAMILY HOME** – three bedrooms with a generous lounge/diner, sunroom, utility room, shower room and family bathroom.
- 🌳 **SUBSTANTIAL REAR GARDEN** – a particularly good-sized enclosed garden with mature planting, extensive lawn and a large paved entertaining patio.
- 🚗 **EXCELLENT PARKING & DETACHED GARAGE** – generous gravelled frontage providing ample off-road parking, plus a detached garage and adjoining garden storage.

☎️ **Call us ANYTIME to book your viewing – 01406 424441**

🌙 **Evenings & weekends**

📱 **DOWNLOAD OUR APP – PROPERTY IN YOUR POCKET**

[www.letsgetyoumoving.co.uk/app](http://www.letsgetyoumoving.co.uk/app)

## Let's Get You Moving

*Let our family move yours* ❤️

## Accommodation Comprises:

### Storm Porch

PVCu double glazed entrance door to:

### Entrance Hall

PVCu double glazed window to rear, radiator, laminate flooring, coving to textured ceiling with smoke detector, stairs to first floor landing with under-stairs storage cupboard, door to:

### Lounge/Diner 7.70m (25'3") x 3.32m (10'11")

PVCu double glazed window to front, PVCu double glazed bay window to front, living flame effect gas fire with brick-built surround and tiled hearth, two radiators, TV point, dado rail, coving to textured ceiling.

### Kitchen 3.38m (11'1") x 2.11m (6'11")

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, tiled surround, plumbing for dishwasher, fitted gas cooker with gas oven, built-in four ring gas hob with extractor hood, single glazed window to rear, radiator, laminate flooring, coving to textured ceiling, door to:

### Sunroom 3.07m (10'1") x 2.56m (8'5")

Feature single glazed window to side, radiator, ceramic tiled flooring, power and lighting connected, PVCu double glazed French doors to garden, door to:

### Shower Room

Fitted with three-piece suite comprising of tiled shower cubicle with fitted electric shower and glass door, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling.

### Utility Room 1.86m (6'1") x 1.81m (5'11")

Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to rear, coving to textured ceiling.

### First Floor Landing

PVCu double glazed window to rear.

Main Bedroom 4.03m (13'3") x 3.35m (11')

PVCu double glazed window to front, radiator.

Bedroom 2 3.56m (11'8") x 3.34m (10'11")

PVCu double glazed window to front, built-in wardrobe with hanging rails, shelving, overhead storage cupboards, radiator.

Bedroom 3 2.95m (9'8") x 2.08m (6'10")

PVCu double glazed window to rear, over-stairs storage cupboard with over-stairs boiler cupboard with housing and gas boiler serving heating system and hot water, radiator.

#### Family Bathroom

Fitted with three-piece suite with comprising, deep panelled bath with independent shower over and glass screen and vanity wash hand basin with base cupboard and mixer tap, WC with hidden cistern, fully ceramic tiled walls, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring.

Garage 5.56m (18'3") x 3.09m (10'2")

Detached brick built single garage with power and lighting connected, eaves storage space, single glazed window to side, double door.

#### Garden Storage

Single glazed window to rear, door.

### Outside – Space to Park, Relax & Entertain

The outside space is a real feature of this family home.  Set well back from the road, the property enjoys a generous gravelled frontage providing excellent off-road parking for several vehicles   , complemented by mature hedging and established planting creating an attractive and welcoming approach. Gated side access leads through to the rear.

And the rear garden certainly doesn't disappoint!   A particularly generous, fully enclosed garden offers plenty of space for children, pets, keen gardeners or simply enjoying life outdoors. Mainly laid to lawn, it is beautifully complemented by mature trees, established shrubs and colourful borders, together with raised planting beds.



A large paved patio provides the perfect spot for summer barbecues, alfresco dining and entertaining family and friends.  

Completing the space is a detached brick-built garage, providing valuable additional parking, workshop or storage space.  

 Big garden.  Plenty of parking.  Fantastic entertaining space.  A brilliant outside package for family life.

#### Directions

Leave our Church Street office and head over the traffic lights to Boston Road South, at the roundabout turn right onto 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 9DP.

#### Council Tax

Band A - £1,561.89 from 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.

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.





letsgetyoumoving.co.uk  
Sales & Letting Agents

# 20

2006-2026

## NEED MORTGAGE ADVICE?

**WHOLE OF MARKET**  
Access to lenders across the market

**FRIENDLY TEAM**  
Our experienced team are here to help

**ALL MORTGAGE TYPES**  
First time buyers, buy to let & more

**FREE ADVICE**  
No obligation, just expert guidance

**CALL TODAY FOR YOUR FREE ADVICE!**

**01406 424441**

EXPERT SUPPORT | SAFE & SECURE | ALL MORTGAGE TYPES | FIRST TIME BUYERS

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk  
Sales & Letting Agents

# CONVEYANCING QUOTES

BEST OF BOTH WORLDS

**MODERN ONLINE DIGITAL SERVICES**  
Perfect for your busy lifestyle

- ✓ Convenient 24/7 access
- ✓ Secure digital process
- ✓ Fast & efficient

OR

**TRADITIONAL SERVICE**  
Our trusted teams here in Holbeach

- ✓ Personal, face-to-face support
- ✓ Expert local knowledge
- ✓ Always here when you need us

**CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK**

**01406 424441**

EXPERT LEGAL SUPPORT | SAFE & SECURE | RESIDENTIAL CONVEYANCING | BUYING • SELLING • REMORTGAGING

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk  
Sales & Letting Agents

# PROPERTY SURVEYS & VALUATIONS

Trusted local professionals we recommend

✓ **LEVEL 2 RICS HOME SURVEY**  
Detailed condition report before you buy

✓ **NEW BUILD SNAGGING SURVEY**  
Identify defects before you complete

✓ **EPC CERTIFICATION**  
Energy Performance Certificates for selling or letting

✓ **RICS VALUATIONS**  
Independent property valuations

**CALL US ANYTIME** for a quote – **01406 424441**

Evenings & weekends available

#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice  
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

**DERVENSURE**  
INSURANCE BROKERS LTD

INSURANCE THAT'S ON YOUR DOORSTEP  
LOCAL • TRUSTED • RELIABLE

# LOCAL INSURANCE

BROKER YOU CAN TRUST

POP IN OR CALL THE TEAM AT DERVENSURE

**HOME & CONTENTS INSURANCE**  
Protect what matters most

**CAR INSURANCE**  
Cover for every journey

**TRAVEL INSURANCE**  
Peace of mind wherever you go

**BUSINESS INSURANCE**  
Supporting local businesses

**SUPPORTING THE HIGH STREET**

44 HIGH STREET  
HOLBEACH  
SPALDING PE12 7ED

**01406 423340**

POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!

TRUSTED LOCAL BROKER | PERSONAL SERVICE | EXPERT ADVICE | WE'RE HERE FOR YOU

LOCAL PEOPLE • LOCAL BUSINESS • LOCAL SUPPORT

# HOUSE CLEARANCE SERVICES

FROM WHOLE HOUSE TO GARAGE!

**NO JOB TOO BIG OR SMALL**

- ✓ We handle clearances of any size
- ✓ From single items to full property clearances
- ✓ Houses, flats, garages, sheds & more

&

**RELIABLE & PROFESSIONAL**

- ✓ Competitive prices
- ✓ Waste disposal licenced
- ✓ Environmentally responsible
- ✓ Fast, friendly & reliable service you can trust

**CALL US TODAY FOR A FREE, NO OBLIGATION QUOTE!**

**01406 424441**

COMPETITIVE PRICES | WASTE DISPOSAL LICENCED | RELIABLE SERVICE | FROM WHOLE HOUSE TO GARAGE!

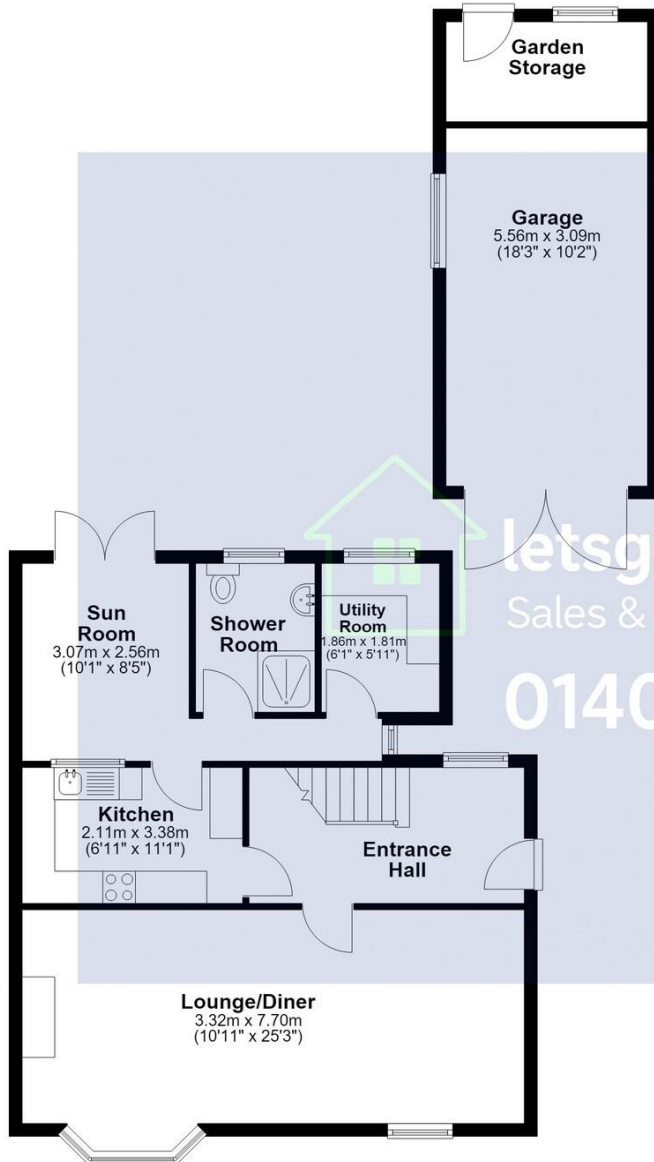
SERVING YOUR LOCAL AREA

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

www.harpsurveyors.co.uk

### Ground Floor

Approx. 83.0 sq. metres (893.1 sq. feet)



**Garage**  
5.56m x 3.09m  
(18'3" x 10'2")

**Garden Storage**

letsgetyoumoving.co.uk

Sales & Letting Agents

01406 424441

### First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 125.5 sq. metres (1350.9 sq. feet)

## Disclaimer

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

**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 LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

***“We strive for results, it’s what we do best” 30 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.....

