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Residential Lettings

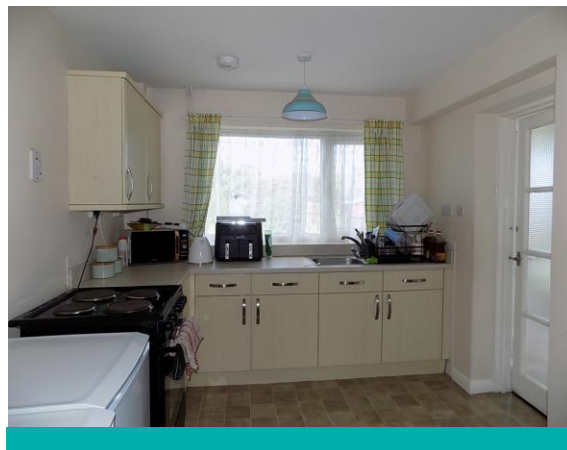
£1,300 pcm



Ref: M5392

**30 Lancaster Drive, Long Sutton, Spalding,
Lincolnshire, PE12 9BD**

Detached property situated on a corner plot with driveway and garage. Accommodation includes lounge/diner, kitchen, utility, cloakroom, three bedrooms and bathroom. Double glazed and gas central heating.





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ENTRANCE HALL Porch area with double glazed door and windows to side through to hallway, flat ceiling with coving and light, radiator, stairs leading off.

LOUNGE/DINER 23' 11" x 12' 04" (7.29m x 3.76m) Double glazed windows to front, side and rear, two radiators, flat ceiling and coving with ceiling lights, kitchen hatch.

KITCHEN 11' 5" x 8' 7" (3.48m x 2.62m) Double glazed window to rear, flat ceiling with light, range of matching wall, base and drawer units with worktop surfaces, stainless steel single sink unit with drainer, kitchen serving hatch through to lounge/diner, radiator, gas fired boiler, pantry cupboard and under stairs cupboard.

UTILITY ROOM 7' 05" x 6' 08" (2.26m x 2.03m) Double glazed door and windows, flat ceiling, plumbing for washing machine.

CLOAKROOM Double glazed window to side, flat ceiling with light, low level wc, wash hand basin.

FIRST FLOOR Stairs and landing, double glazed window to side, flat ceiling and coving with ceiling light.

BEDROOM ONE 11' 08" x 11' 0" (3.56m x 3.35m) Double glazed window to side, flat ceiling and coving with light, radiator, airing cupboard.

BEDROOM TWO 12' 0" x 11' 0" (3.66m x 3.35m) Two double glazed windows to front and side, flat ceiling and coving with light, radiator.

BEDROOM THREE 7' 06" x 7' 05" (2.29m x 2.26m) Double glazed window to front, radiator, flat ceiling with light.

BATHROOM 7' 05" x 6' 07" (2.26m x 2.01m) Double glazed window to rear, flat ceiling with light, bath with shower over, low level wc, vanity wash hand basin, corner vanity cabinet, tiled splashbacks, radiator.

GARAGE Single garage with up and over door, power and light, fuse box.

OUTSIDE Front and side garden laid to lawn and shrub borders, handgates to either side of the property to rear garden. Large rear garden laid to lawn and shrubs. Bottom of the garden there is a drain belonging to Anglian Water.

SERVICES Mains water, electricity, gas and drainage. Gas central heating via boiler.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From the March High Street office, travel through Broad Street and then turn left onto Dartford Road and heading out of the town towards Wisbech. At the roundabout take the second exit onto South Brink and next roundabout take the first exit onto Cromwell Road. At Freedom Bridge roundabout take the first exit onto A1101 and then turn right onto Sutton Road. At the next roundabout take the second exit onto Wisbech Road, turn left onto London Road and then r left onto Seagate Road, next right onto Lancaster Drive. This property can be found on the right handside on the corner of Church Green.

COUNCIL TAX BAND C

EPC RATING BAND D

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 25th September 2026



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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