

EST 1770



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## Westview Cottage, 26 Daniels Gate, Long Sutton PE12 9DP

**£165,000 Freehold**

- Character Cottage
- Two Reception Rooms
- Two Bedrooms
- Convenient for Town Amenities
- Enclosed Rear Gardens

Character detached cottage convenient for nearby town amenities offering 2 bedrooms, 2 reception rooms, kitchen, upstairs bathroom, majority upvc double glazing, electric heating, log/multi fuel burner, driveway giving off road parking, EV charging point, enclosed garden & no upward chain.

**Ideal Airbnb/First Time Buy**

SPALDING 01775 766766 BOURNE 01778 420406



Detached cottage situated convenient for nearby town amenities and having typical character cottage features such as low ceilings and doorways plus beamed ceilings. Accommodation offers entrance hall, 2 reception rooms (lounge, dining room & utility/study), kitchen, plus 2 bedrooms and upstairs bathroom. Outside the gravel driveway has an EV (electric vehicle) charging point and extends through double gates to the rear giving further off road parking. The enclosed rear garden has lawn and patio features plus a character alcove at the rear of the property. It also benefits from majority upvc double glazing, electric heating and a dual opening multifuel/log burner to the lounge & dining room. Available with no upward chain. Internal viewing recommended to appreciate fully.



**ACCOMMODATION COMPRISES:** Porch canopy over upvc double glazed front entrance door into:

**ENTRANCE HALL:** Built in storage cupboard. Tiled floor.

**LOUNGE:** 12'10 x 10'3 (3.92m x 3.34m) min  
Upvc double glazed window to the front. Wood beams to ceiling. 2 Wall lighting points. Feature dual opening fireplace between the lounge and dining room with inset multi-fuel/log burner and wooden beam mantle. Radiator.

**STUDY/UTILITY ROOM:** 13'10 x 7'1 (4.23m x 2.17m) Dual aspect with upvc double glazed windows to the side and rear. Recessed area with work top and space beneath for washing machine and tumble dryer. Radiator. Opening to:

**REAR PORCH:** Upvc double glazed door to the rear.

**KITCHEN:** 10'5 x 6'8 (3.19m x 2.05m) Upvc glazed window to the rear. Wood beams to ceiling. Fitted base units with work tops over and matching wall units. Inset stainless steel sink and drainer with mixer tap. Space for oven and tall fridge/freezer.

**DINING ROOM:** 12'4 x 7'8 (3.78m x 2.34m) min  
Upvc double glazed window to the front. Wood beams to ceiling. Feature dual opening fireplace between the lounge and dining room with inset multi-fuel/log burner and wooden beam mantle. 2 Wall lighting points. Tiled floor. Stairs to the first floor.

**FIRST FLOOR LANDING:** Galleried banister rail. Wall lighting point.

**BEDROOM 1** 12'9 x 9'2 (3.89m x 2.80m) min \*Sloped ceiling.  
Dual aspect with upvc double glazed windows to the front and side. Part wooden panelling to walls. Air conditioning unit. Electric heater. Wall lighting point.

**BEDROOM 2** 12'0 x 5'3 (3.67m x 1.61m) \*Sloped ceiling.  
Upvc double glazed window to the front. Electric heater. Wall lighting point.

**BATHROOM:** \*Sloped ceiling. Wooden glazed window to the rear. Fitted white suite comprising wc, hand basin and panelled bath with shower mixer tap. Part tiled walls. Electric heater. Wall lighting point.

**OUTSIDE:**

**FRONT:** Gravel driveway providing off road parking to the side of the property with electric vehicle charging point. Double wooden gates and further tall hand gate giving access to the rear. Low walls to the front and side boundaries with inset gravel area and flower bed border across the front. Outside lighting.

**REAR:** Enclosed by wooden fencing. Gravel driveway continues through the double gates to provide additional off road parking area plus further gravel patio area to the rear of the property. Small alcove area integrated into the back of the property. Lawned main garden area with wooden sleeper edging and raised wooden sleeper bedding areas. Further paved patio area. Gravel pathway with inset mature cherry tree leading to the garden shed. Outside lighting. Outside tap.

**DIRECTIONS** From the A17/A1101 roundabout take the Long Sutton/Wisbech Road exit and at the next junction turn left into Long Sutton. Follow Bridge Road through (passing the town centre market place), the road becoming Market Street, turn right into Park Lane. Turn left into Daniels Gate where the property can be located on your right hand side.



**TENURE** Freehold

**SERVICES** Mains water & electricity. Private drainage

**COUNCIL TAX BAND B**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 17648**

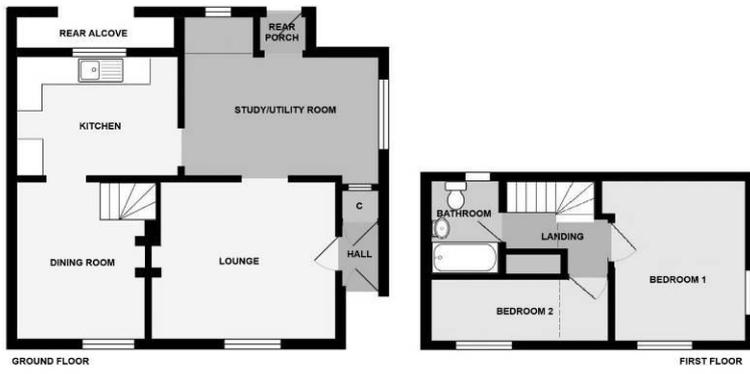
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

