

letsgetyoumoving.co.uk
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



Ketel Close, Long Sutton £259,995

Well-presented two-bedroom bungalow set back from the road, offering spacious and versatile accommodation including a lounge, kitchen/diner, conservatory and modern wet room. Benefitting from ample parking, garage and a generous private rear garden with open field views. Call us anytime, evenings and weekends!

The property enjoys a well-presented frontage with a lawned garden 🌿 and gravel driveway 🚗 providing ample off-road parking and access to a single garage, set back from the road for a pleasant and private approach.

Inside, the property offers well-proportioned and versatile single-storey accommodation 🏠, including an entrance hall, spacious lounge 🛋️, kitchen/diner 🍳 with utility and cloakroom, two good size bedrooms 🛏️ and a modern wet room 🚿. To the rear, a conservatory 🌞 provides additional living space, perfectly positioned to enjoy views over the garden.

The enclosed rear garden is of a generous size 🌳, mainly laid to lawn with established borders and open field views beyond 🌾, complemented by a paved patio area 🌱 and further low-maintenance gravel sections. All enclosed by timber fencing for a good degree of privacy 🗝️.

Key Features:

- 🏠 Spacious and versatile single-storey living
- 🌿 Generous rear garden with open field views
- 🌞 Conservatory overlooking the garden
- 🚗 Ample off-road parking with single garage

Call us ANYTIME, evenings and weekends 📞

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch 1.45m (4'9") x 1.08m (3'7")

Radiator, door to:

Entrance Hall 3.52m (11'7") x 2.00m (6'7")

Airing cupboard housing, hot water cylinder, linen shelving, radiator, laminate flooring, coving to textured ceiling, access to insulated loft space, door to:

Lounge 5.28m (17'4") x 4.03m (13'3")

PVCu double glazed bow window to front, gas fire with wood surround, marble inset and hearth, two radiators, TV point, broadband point, two wall lights, coved to textured ceiling, door to:

Kitchen/Diner 3.55m (11'8") x 3.06m (10')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, fitted fridge and separate freezer, built-in eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling, door to:

Utility Room 1.97m (6'6") x 1.97m (6'6")

Fitted with a matching range of base and eye level units with worktop space over, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu double glazed entrance door to garden, door to:

Cloakroom 1.97m (6'6") x 0.99m (3'3")

Fitted with two-piece suite comprising of vanity wash hand basin with cupboard under, fully ceramic tiled walls, close coupled WC, shaver point, ceramic tiled flooring, PVCu opaque double glazed window to side, coving to textured ceiling.

Main Bedroom 3.70m (12'2") x 3.42m (11'3")

PVCu double glazed window to front, fitted wardrobes with hanging rail and shelving, radiator, telephone point, coving to textured ceiling.

Bedroom 2 3.46m (11'4") x 3.08m (10'1")

Radiator, coving to textured ceiling, PVCu double glazed French doors to:

Conservatory 3.02m (9'11") x 2.78m (9'1")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, PVCu double glazed French doors to garden.

Wet Room

Fitted three-piece suite comprising of, fitted electric shower, wall mounted wash hand basin, fully ceramic tiled walls, close coupled WC, shaver point, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, coving to ceiling.

Garage 5.18m (17') x 2.59m (8'6")

Attached brick built single garage with power and light connected, roof storage area, wall mounted gas boiler, remote-controlled electric up and over door.

Outside

The property enjoys a well-presented frontage 🌿 with a lawned garden complemented by a decorative feature 🌸 and mature planting. A gravel driveway 🚗 provides ample off-road parking and leads to a single garage, with paved pathways 🏡 offering access to the entrance. The property is enclosed by fencing, giving a neat and private feel 🗝️ while being nicely set back from the road.

The enclosed rear garden is of a generous size 🌳, mainly laid to lawn with well-stocked borders 🌸 providing colour and interest, and enjoying open field views beyond 🌿. A paved patio area 🌿 adjoins the property and conservatory, creating an ideal space for seating and outdoor entertaining 🍷, with further low maintenance gravel sections adding variety. The garden is fully enclosed by timber fencing 🗝️, offering a good degree of privacy, and also benefits from a timber garden shed 🏠 and established planting throughout.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout, turn right onto the A17. Continue to the next roundabout taking the third exit, at the next roundabout take the second exit. Now take your left turn onto Seagate (not right) then left into Colsuan Gardens then left into Ketel Close. The property can be located at the end of the cul-de-sac. For satellite navigation the property postcode is: PE12 9FP.

Council Tax

Band C ~ £2,082.52 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.

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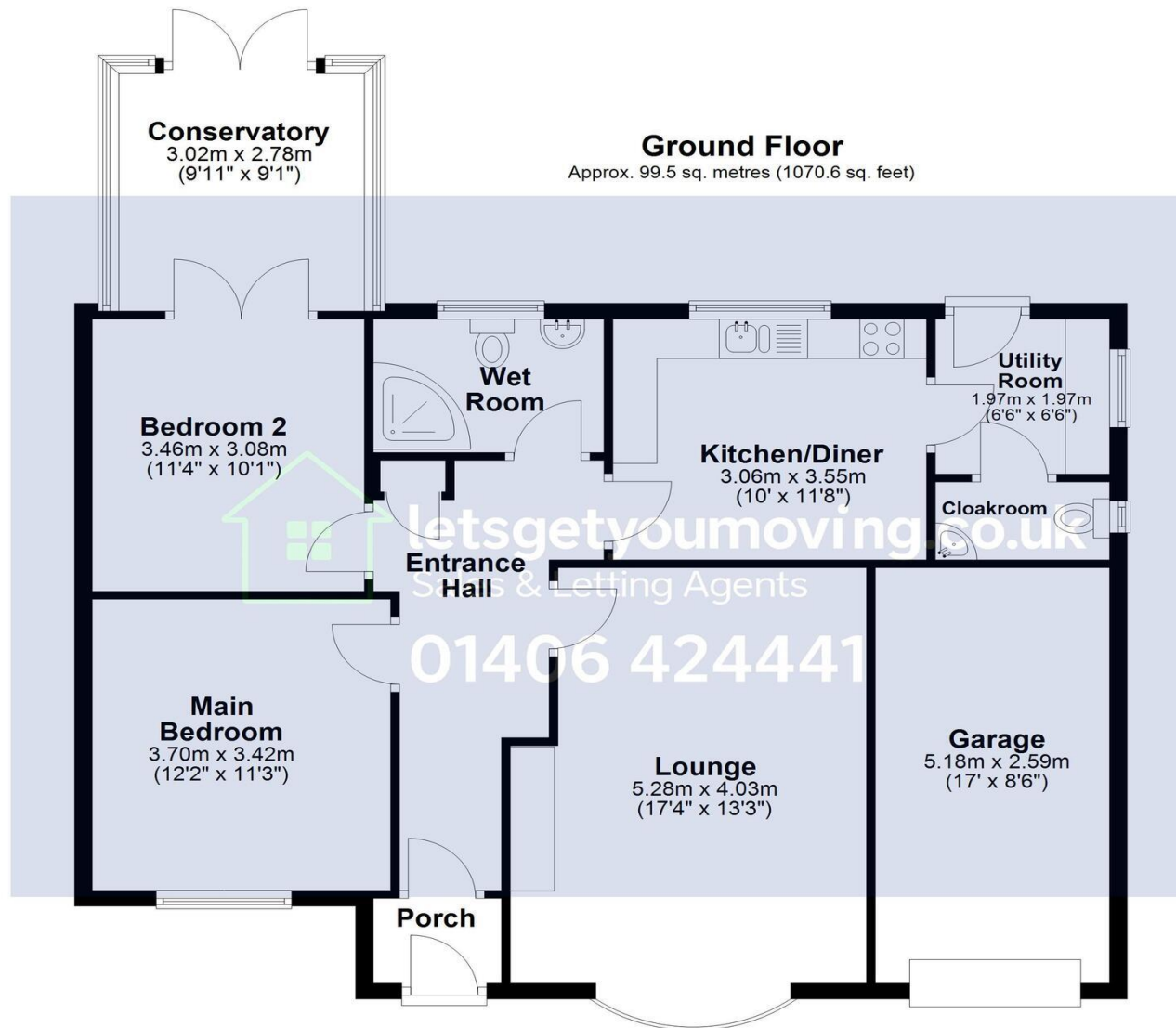
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21-38	F		
1-20	G		

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Ground Floor

Approx. 99.5 sq. metres (1070.6 sq. feet)

Total area: approx. 99.5 sq. metres (1070.6 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 dark blue background with a green and white confetti effect. On the left, a large '20' is displayed in a green, 3D-style font, with a green ribbon below it containing the years '2006-2026'. The text 'letsgetyoumoving.co.uk' is in white, 'Customer focused since 2006' is in green, and 'give us a call anytime for your free valuation' is in white. A green rounded rectangle on the right contains the phone number '01406 424441' in white.