



London Road, Long Sutton £795 PCM

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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 **RENT ME! AVAILABLE NOW!**  Looking for your next home? This charming TWO-BEDROOM mid-terrace property in the popular market town of Long Sutton could be just what you're looking for! Featuring a spacious lounge/diner, fitted kitchen, two good-sized bedrooms and an enclosed, low-maintenance rear garden with decking and patio seating areas.  **JUST £795 PCM!** (Excluding utility bills and council tax). With immediate availability, don't miss out – CALL US ANYTIME on 01406 424441.

 **London Road, Long Sutton, PE12 9EA**

£795 PCM | Deposit £917.30 | AVAILABLE NOW!

 **AVAILABLE NOW!** A charming two-bedroom mid-terrace home situated in the popular market town of Long Sutton. Offering spacious and well-presented accommodation, this traditional property features an attractive bay-fronted exterior, a generous lounge/diner with feature fireplace, fitted kitchen and two good-sized bedrooms. Upstairs, there is a family bathroom, whilst outside, the enclosed, low-maintenance rear garden provides paved and decked seating areas, along with a useful timber storage shed. An ideal home for those seeking comfortable and practical living within easy reach of local amenities. Available for immediate occupation at £795 PCM, with a five-week tenancy deposit of £917.30. Please note that the advertised rent excludes all utility bills and council tax, which are payable separately by the tenant.

 **AVAILABLE NOW! – Ready for immediate occupation.**

 **SPACIOUS LOUNGE/DINER – Featuring an attractive bay window and feature fireplace.**

 **TWO GOOD-SIZED BEDROOMS – Plus first-floor family bathroom.**

 **ENCLOSED REAR GARDEN – Low-maintenance with seating areas and timber shed.**

 **Monthly Rent: £795.00**

 **Five-Week Deposit: £917.30**

 **Call us ANYTIME on 01406 424441 to arrange your viewing.**

Let our family move yours 

Accommodation Comprises:

PVCu double glazed entrance door

Lounge/Diner 4.95m (16'3") x 3.91m (12'10")

PVCu double glazed box window to front, decorative fireplace, radiator, laminate flooring, TV point, broadband point, coving to ceiling, smoke detector, door to:

Kitchen 3.91m (12'10") x 3.35m (11')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge, freezer, fitted electric free-standing cooker with extractor hood. PVCu double glazed window to rear, radiator, laminate flooring, stairs to first floor landing, PVCu double glazed entrance door to garden.

First Floor Landing 4.61m (15'2") x 0.99m (3'3")

With smoke detector. Loft hatch.

Main Bedroom 4.01m (13'2") x 3.86m (12'8")

PVCu double glazed window to front, radiator, laminate flooring, TV point.

Bedroom 2 3.91m (12'10") x 2.38m (7'10")

PVCu double glazed window to rear, radiator, TV point, storage cupboard with wall mounted gas boiler, built in wardrobe with hanging.

Family Bathroom 2.82m (9'3") x 1.72m (5'8")

Fitted with three-piece suite comprising of deep panelled bath with independent electric shower over and shower curtain, vanity wash hand basin with cupboard under, close coupled WC, tiled surround, extractor fan, airing cupboard housing, hot water cylinder, linen shelving, radiator, vinyl floor covering, coving to ceiling.

Outside 🌿

To the front, this traditional mid-terrace home enjoys an attractive bay window and characterful frontage, with direct access from the pavement. To the rear, the property benefits from a private, enclosed and low-maintenance garden, offering a lovely outdoor space to relax and unwind. 🌸 Featuring a combination of paved patio and timber decking, there is ample room for outdoor seating, dining and entertaining during the warmer months. 🌻 The garden is enclosed by a mixture of timber fencing and brick walling, with gated access providing additional convenience. A good-sized timber garden shed offers useful storage for garden furniture, tools and other essentials. 🏡

Directions

From our Church Street office, head towards the A17 and follow the signs for Long Sutton and King's Lynn. Continue along the A17 towards Long Sutton, taking the turning signposted for the town centre. Follow the road into Long Sutton and continue towards London Road. For the purpose of satellite navigation, the property postcode is: PE12 9EA.

Council Tax

Band A ~ £1,561.89 from April 2026 to March 2027, South Holland District Council.

EPC ~ C

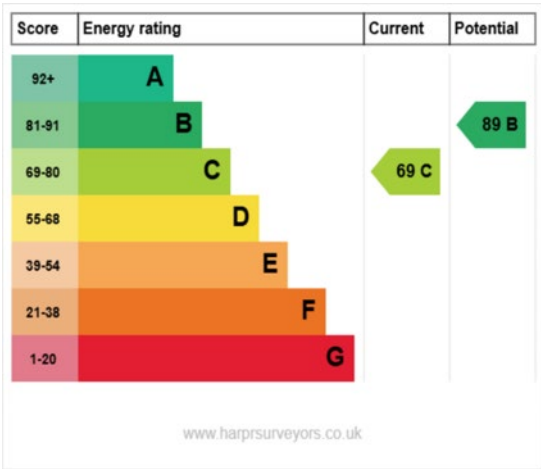
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 letting 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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Membership no: CMP008422
Date of issue: 01/04/2026
Expiry date: 31/03/2027

Eddie Hooker
Client Money Protect

Ground Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 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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