ARK PROPERTY









47 Elizabeth Gate, Long Sutton, PE12 9ZD

£1,100 Per Month

ZERO DEPOSIT OPTION AVAILABLE

A well-presented semi-detached new-build family home, offering spacious, bright and contemporary accommodation throughout.

The ground floor comprises a welcoming entrance hall leading to a modern kitchen/diner, fitted with a range of stylish units and integrated appliances. A convenient downstairs WC is also located off the hallway. To the rear of the property is a generous lounge, benefiting from plenty of natural light and patio doors opening onto the rear garden.

The enclosed rear garden is mainly laid to lawn and features a spacious patio area, providing an ideal space for outdoor seating and entertaining. The garden also benefits from direct access to the garage.

To the first floor, the spacious front-facing master bedroom benefits from a modern en-suite shower room. There is a further rear-facing double bedroom, a third bedroom and a contemporary family bathroom fitted with a bath, WC and wash hand basin.

The property has been finished to a modern specification throughout and provides well-proportioned accommodation, making it an ideal home for families.

The property is conveniently located within walking distance of local schools and close to a range of everyday amenities, including supermarkets, shops, restaurants, and parks. Deposit £1269.23

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall 17'8" x 5'7" (5.39 x 1.71)



Accessed via a UPVC entrance door to the front, the welcoming entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. The hall is finished with carpeted flooring and benefits from a radiator. Doors lead to the kitchen/diner, lounge and downstairs WC.

Kitchen/Diner 17'7" x 9'3" (5.38 x 2.84)



The modern kitchen/diner is fitted with a range of contemporary base and eye-level units, providing ample storage and worktop space. Integrated appliances are included, adding to the practicality of the kitchen. The kitchen area is finished with vinyl flooring, while the dining area benefits from carpeted flooring, creating a comfortable space for family meals and entertaining. Benefiting from a UPVC window to the front aspect, allowing plenty of natural light. An open archway leads through to the lounge, creating a good sense of connection between the kitchen/dining and living spaces while retaining a degree of separation.

Lounge 9'10" x 18'2" (3.00 x 5.56)



A spacious and comfortable reception room featuring carpeted flooring and a radiator. A UPVC window to the rear aspect allows plenty of natural light into the room, while sliding patio doors provide direct access to the rear garden. An open archway connects the lounge to the kitchen/diner, creating a practical and sociable living space.

Cloakroom

Conveniently positioned off the entrance hall, the downstairs WC comprises a WC and wash hand basin. The room benefits from vinyl flooring, a heated towel rail.

Stairs/Landing 13'8" x 8'4" (4.17 x 2.56)



The carpeted staircase rises to the first floor landing, providing access to the three bedrooms and family bathroom. The landing also benefits from a useful storage cupboard, along with a separate cupboard housing the property's air source heat pump. Loft access.

Master Bedroom 12'5" x 10'2" (3.81 x 3.10)




The well-proportioned master bedroom benefits from a UPVC window to the front aspect, providing plenty of natural light. The room is finished with carpeted flooring and benefits from a radiator. A door leads directly to the en-suite shower room.

En-Suite 3'11" x 7'1" (1.21 x 2.18)



The modern en-suite shower room benefits from shower cubicle, WC and wash hand basin, with vinyl flooring completing the accommodation.

Bedroom Two 10'9" x 8'3" (3.30 x 2.54)



A well-proportioned double bedroom featuring two UPVC windows to the rear aspect, creating a bright and airy room. The bedroom is finished with carpeted flooring and benefits from a radiator.

Bedroom Three 7'2" x 9'4" (2.19 x 2.87)



A further well-presented bedroom with a UPVC window overlooking the rear aspect. The room benefits from carpeted flooring and a radiator, making it a versatile space suitable as a bedroom, home office or study.

Bathroom 6'7" x 7'7" (2.01 x 2.32)



The contemporary family bathroom is fitted with a bath with shower over, WC and wash hand basin. The room benefits from vinyl flooring, a heated towel rail and a UPVC window to the front aspect, providing natural light and ventilation.

Exterior




To the rear of the property is an enclosed garden, providing a private outdoor space ideal for relaxing,

entertaining and family use. The property also benefits from a driveway providing off-road parking, along with a single garage offering additional parking or storage. An electric vehicle charging point is also provided.

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Images

Please note: Some images may depict another plot and are intended for illustrative purposes only. Actual features and finishes may vary.

Property Postcode

For location purposes the postcode of this property is: PE12 9ZD

Rental Application

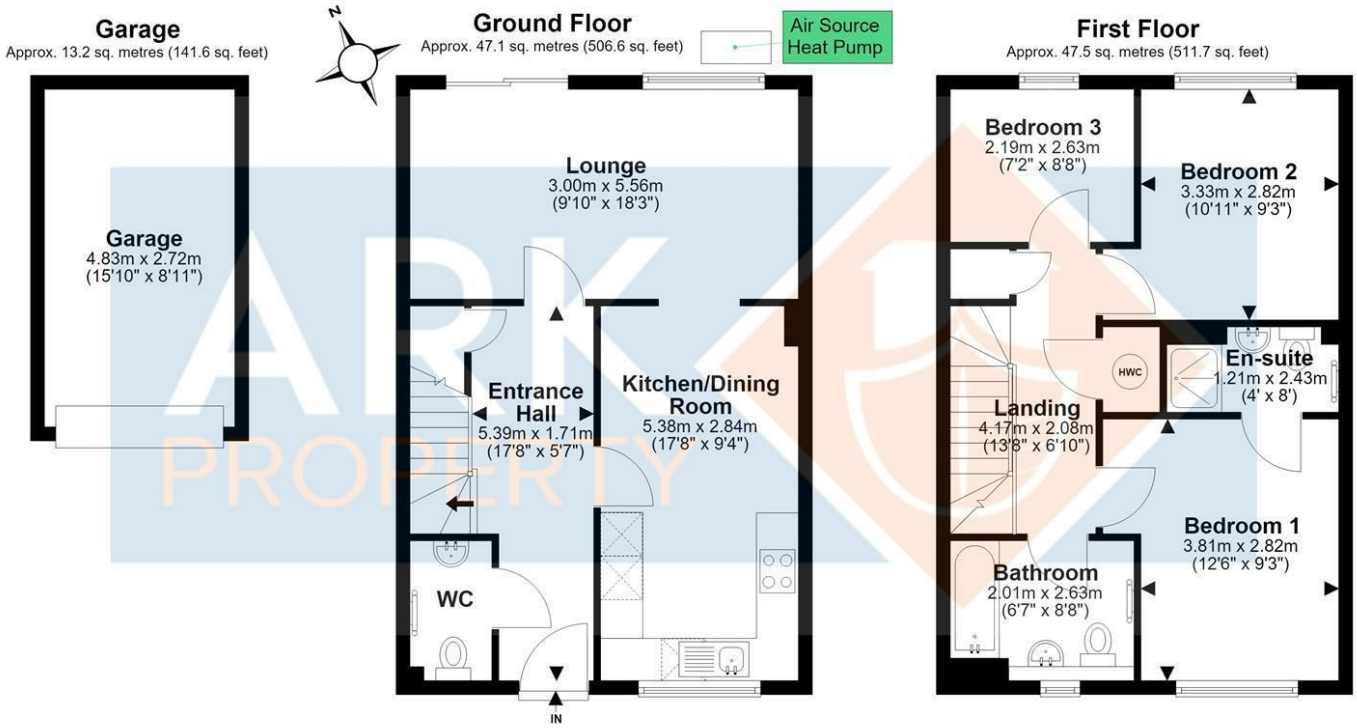
Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).
Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above
Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher
Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.
Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.
Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.
Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.
Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.
Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.
Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.
Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or

sewage.
WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME
WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Verified Material Information

Council tax band: TBC
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air Source Heat Pump
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast
Mobile coverage: As stated by Ofcom, O2 and Vodafone- good outdoor, EE- good outdoor and in home, Three- good outdoor and viable in home.
Parking: Driveway and Single Garage
Building safety issues: N/A
Restrictions: N/A
Public right of way: N/A
Flood risk: Surface water - low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.
Accessibility and adaptations: N/A
Energy Performance rating: TBC

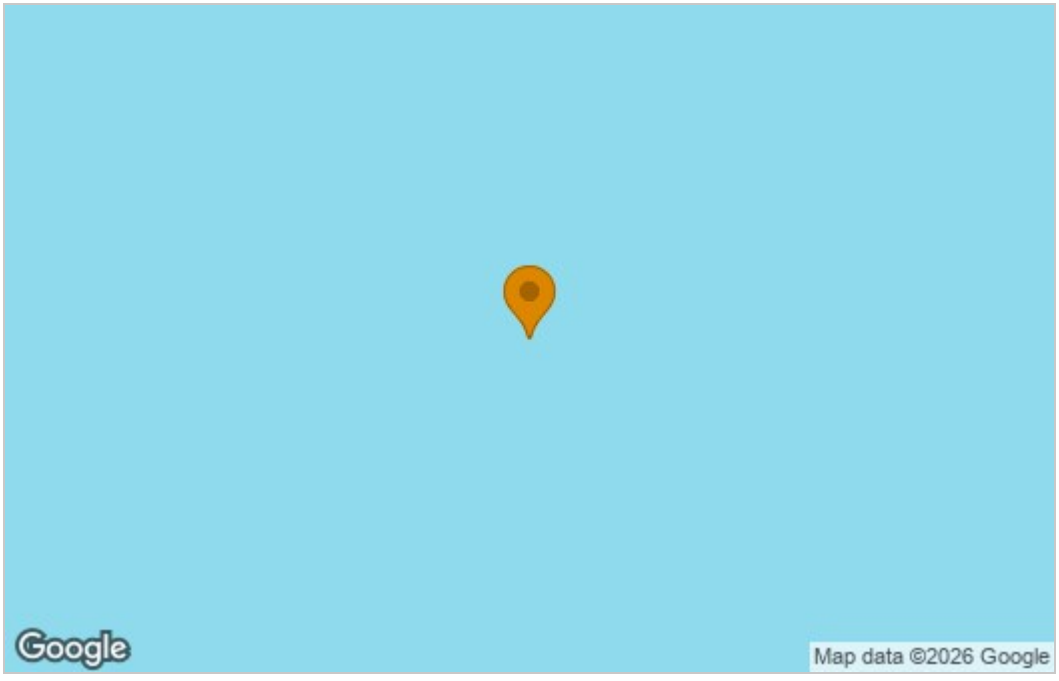
Floor Plan



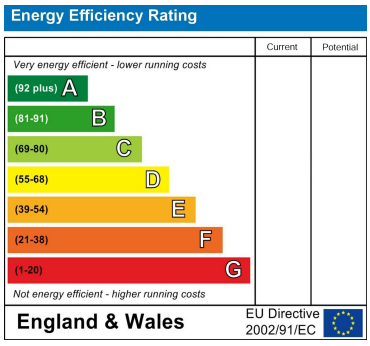
Total area: approx. 107.8 sq. metres (1159.9 sq. feet)

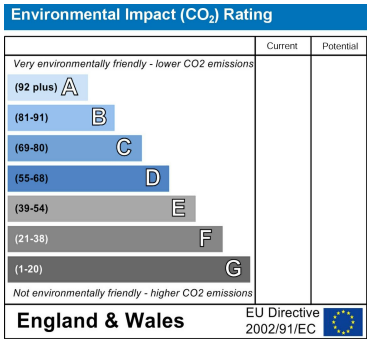
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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