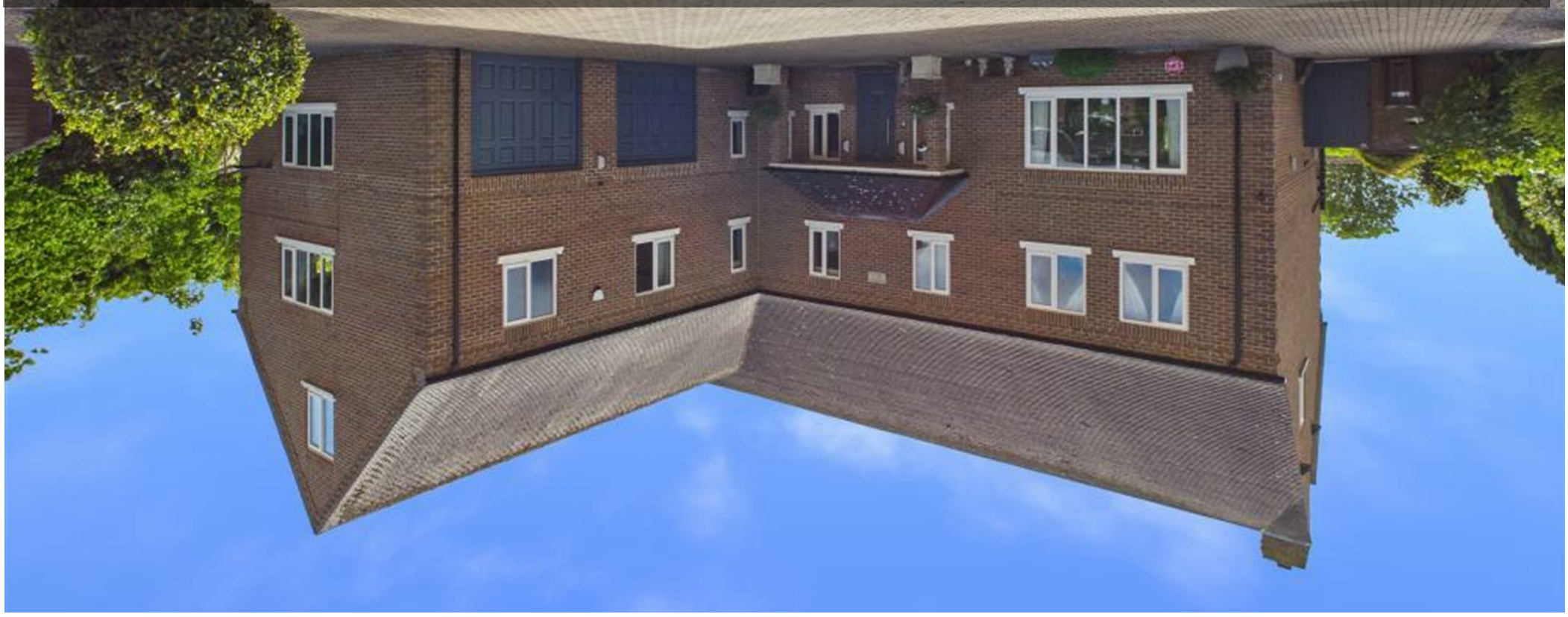


Daniels Gate

Long Sutton, Spalding, PE12 9DT

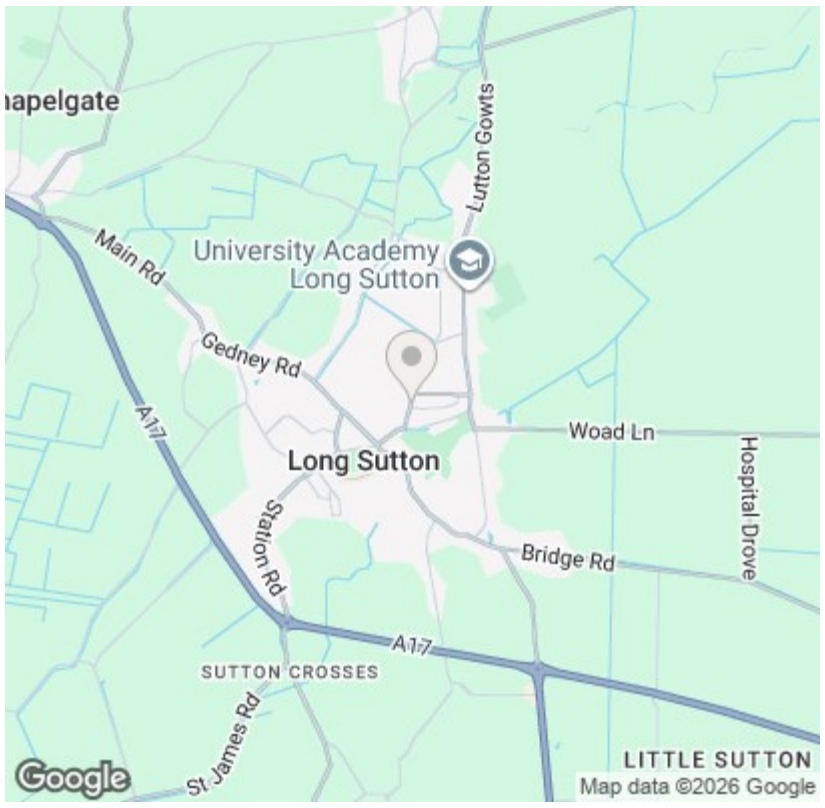
£795,000 - Freehold , Tax Band - G

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Floor Plan



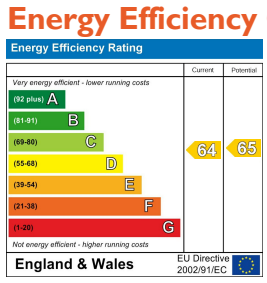
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Daniels Gate

Long Sutton, Spalding, PE12 9DT

Occupying a prestigious position within the historic Lincolnshire market town of Long Sutton, Delamore Lodge is an exceptional individually designed executive detached residence extending to almost 6,500ft² of versatile accommodation across three impressive floors. Originally commissioned and built circa 1991 by a local businessman, this truly unique home combines grand proportions with outstanding flexibility, making it perfectly suited to modern family life, multi-generational living, or those seeking substantial living and entertaining space.

Over the past 15 years, the current owners have undertaken an extensive programme of modernisation and improvement, sympathetically enhancing the property throughout while maintaining its impressive character and scale. Recent upgrades include a stunning high-specification fitted kitchen, a luxurious new en-suite to the principal bedroom, along with replacement windows, external doors, gutters, soffits and fascias, ensuring the home is beautifully presented and ready for immediate occupation. Set behind an attractive brick boundary wall with wrought iron gates, the property immediately creates a striking first impression. A substantial block paved driveway provides extensive parking for numerous vehicles and leads to the integral oversized double garage, while the mature and beautifully landscaped grounds further enhance the home's sense of privacy and exclusivity.

Entering through the entrance porch, you are welcomed into a vast central entrance hallway and dining area which immediately highlights the remarkable proportions found throughout the home. The ground floor offers an incredibly adaptable layout, centred around a series of expansive reception spaces ideal for both family living and entertaining. There are three substantial reception rooms, each offering flexibility for different lifestyles and requirements, whether utilised as formal sitting rooms, family lounges, home offices, playrooms or hobby spaces. A further living room sits adjacent to the kitchen area, creating a more informal everyday living environment. The recently refitted kitchen diner has been thoughtfully designed with both style and practicality in mind, featuring contemporary high-quality fittings and generous space for dining and socialising. A separate utility room provides additional functionality, while the ground floor also benefits from a cloakroom/WC and internal access to the oversized double garage.

The first floor continues to impress with its expansive landing areas and superb bedroom accommodation. The principal suite is particularly impressive, comprising a substantial bedroom, dressing area and newly installed luxury en-suite bathroom. Five further generously proportioned bedrooms provide excellent family accommodation, with one also benefitting from en-suite facilities, alongside the main family bathroom. Every room within the property is notably spacious, further emphasising the home's remarkable scale and flexibility.

The second floor offers yet more adaptable accommodation, centred around a vast landing area which could easily serve as an additional living, study or recreational space. Two further attic rooms, previously used as bedrooms six and seven, provide enormous versatility and could equally suit a range of alternative uses including guest accommodation, home offices, gym space, studio rooms or games rooms. Subject to requirements, the overall layout of the property also offers excellent potential to create additional rooms or reconfigure the accommodation if desired.

Externally, Delamore Lodge enjoys a generous and beautifully maintained plot. The rear gardens are a particular highlight, featuring mature lawns, established trees and planting which combine to provide an exceptional degree of privacy. A large paved patio creates the perfect entertaining area and incorporates a luxurious hot tub, which is included within the sale. Beyond the main garden lies a charming separate "secret garden", while a detached pavilion-style summer house offers further outdoor entertaining or relaxation space. We would also like to note that the property had a central Vacuum system, heat recovery system, underfloor heating throughout, as well as solar panels that are owned outright.

Perfectly positioned for access to nearby centres including Spalding, King's Lynn, Peterborough and Wisbech, this remarkable residence offers the ideal blend of space, privacy, versatility and accessibility.

Delamore Lodge is a truly outstanding home of rare scale and individuality, and internal viewing is highly recommended to fully appreciate the immense accommodation and lifestyle opportunity on offer.



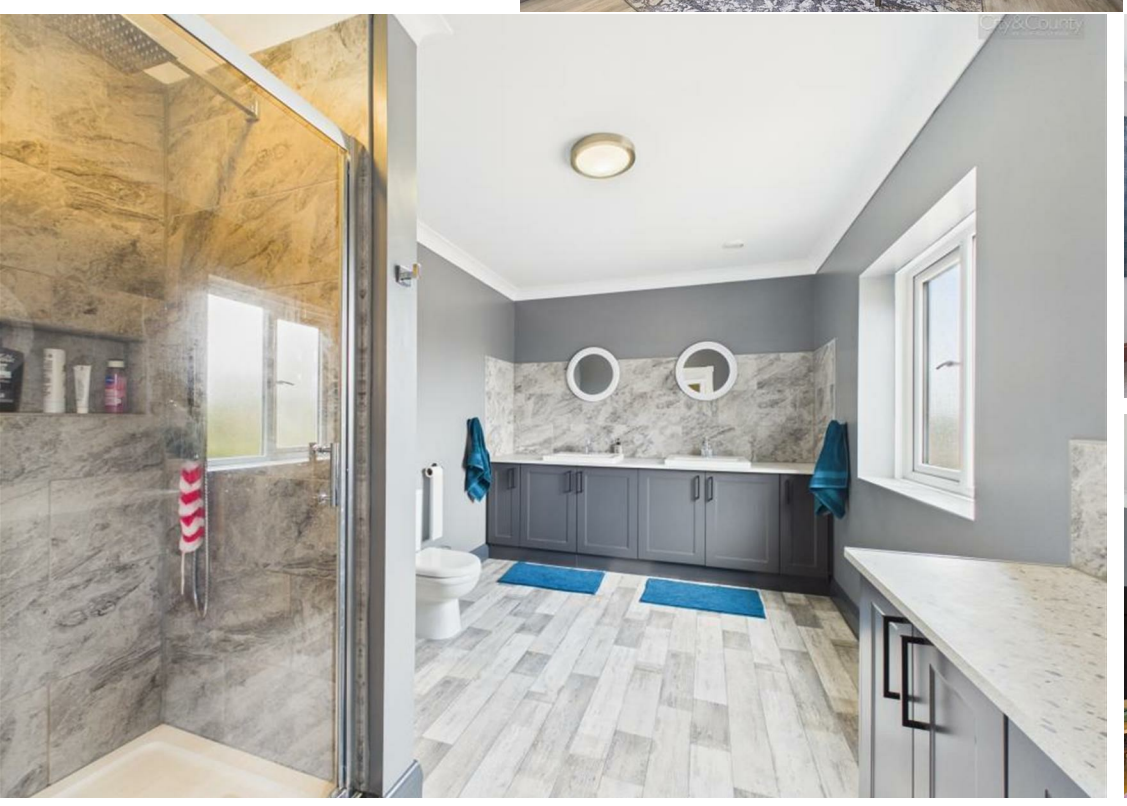




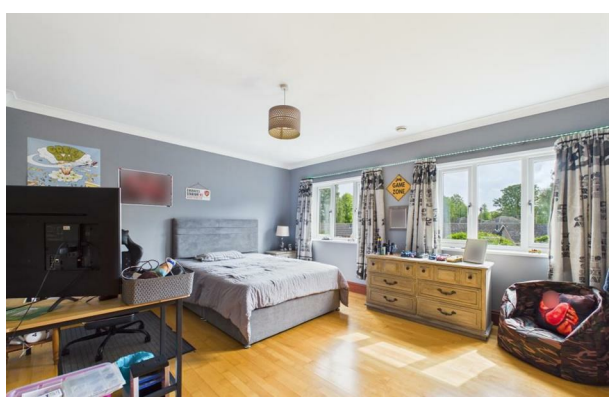


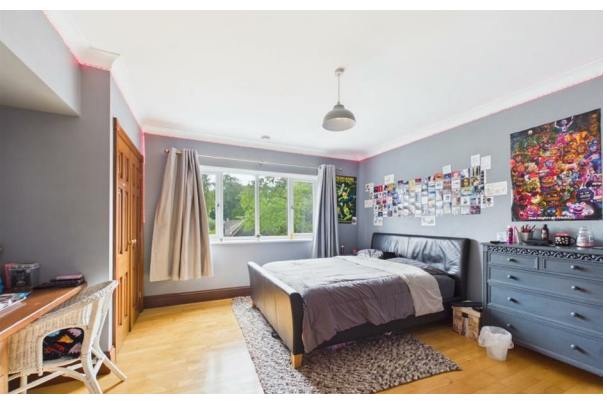
















Entrance Porch
1.53 x 4.19 (5'0" x 13'8")

Entrance Hall/Dining Room
3.69 x 8.08 (12'1" x 26'6")

Reception Room One
8.62 x 5.26 (28'3" x 17'3")

Reception Room Two
4.27 x 5.25 (14'0" x 17'2")

Kitchen Diner
4.26 x 7.77 (13'11" x 25'5")

Kitchen Diner
1.58 x 2.30 (5'2" x 7'6")

Utility Room
1.96 x 1.73 (6'5" x 5'8")

Living Room
2.15 x 4.97 (7'0" x 16'3")

Reception Room Three
3.30 x 4.30 (10'9" x 14'1")

Coat Room
3.31 x 2.18 (10'10" x 7'1")

WC
1.50 x 2.08 (4'11" x 6'9")

First Floor Landing
3.72 x 4/38 (12'2" x 13'1"/124'8")

First Floor Landing
5.36 x 8.64 (17'7" x 28'4")

Entrance To Master Bedroom
2.68 x 2.14 (8'9" x 7'0")

Master Bedroom
6.04 x 4.40 (19'9" x 14'5")

En-Suite To Master Bedroom
3.98 x 2.71 (13'0" x 8'10")

Bedroom Two
4.19 x 5.28 (13'8" x 17'3")

En-Suite To Bedroom Two
3.45 x 2.70 (11'3" x 8'10")

Bedroom Three
4.28 x 4.53 (14'0" x 14'10")

Bathroom
3.11 x 3.27 (10'2" x 10'8")

Bedroom Four
4.31 x 3.65 (14'1" x 11'11")

Bedroom Five
3.35 x 4.32 (10'11" x 14'2")

Hallway
4.29 x 2.38 (14'0" x 7'9")

Second Floor Landing
5.21 x 11.51 (17'1" x 37'9")

Hallway
1.28 x 4/13 (4'2" x 13'1"/42'7")

Bedroom Six/Games Room
3.82 x 6.82 (12'6" x 22'4")

Storage Room
2.50 x 1.30 (8'2" x 4'3")

Bedroom Seven/Attic Room
10.85 x 4.65 (35'7" x 15'3")

Garage
6.86 x 7.20 (22'6" x 23'7")

EPC - D
64/65

Tenure - Freehold