



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

Delamore Way, Long Sutton £320,000

 ****NO ONWARD CHAIN! **** A spacious ****THREE-BEDROOM DETACHED BUNGALOW**** with so much more than meets the eye!  Offering a generous lounge/diner, kitchen/breakfast room and conservatory, plus fantastic outside space with ****extensive parking for several cars, a CAMPER VAN & CARAVAN****.   Add an attached garage, ****separate workshop****, low-maintenance enclosed garden, summer house and ****OWNED SOLAR PANELS****  and you have a bungalow that really does tick the boxes. ****Early viewing recommend.**

 **NO ONWARD CHAIN!** Looking for a spacious detached bungalow with room for the cars, camper van AND caravan? This impressive three-bedroom home could be just what you've been waiting for!  Offering generous and versatile accommodation, there's a large lounge/diner, kitchen/breakfast room and bright conservatory, together with three bedrooms and a family bathroom.  Outside is just as impressive, with an extensive block-paved driveway, attached garage, separate workshop and useful storage shed.  The enclosed rear garden is designed for easy maintenance and offers established planting, paved areas, a covered seating area perfect for outdoor dining and a timber summer house, while owned solar panels add another attractive benefit.  With no onward chain, this one deserves an early viewing!

 **NO ONWARD CHAIN**

 **Spacious three-bedroom detached bungalow with conservatory**

 **Extensive parking for several cars, camper van & caravan**

 **Attached garage, separate workshop & useful storage**

 **Owned solar panels & low-maintenance enclosed rear garden**

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Accommodation Comprises:

Entrance Hall 7.86m (25'9") x 0.85m (2'9")

PVCu double glazed window to front, storage cupboard, column radiator, part vinyl floor covering part fitted carpet, coving to ceiling, access to insulated loft space, door to:

Kitchen/Breakfast Room 5.23m (17'2") x 3.51m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, carousel corner unit, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, waste disposal unit, water softener, under-unit lighting, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring hob with extractor hood, PVCu double glazed windows to front and side, column radiator, vinyl floor covering, TV point, coving to ceiling with recessed ceiling spotlights.

Main Bedroom 3.86m (12'8") x 3.53m (11'7")

PVCu double glazed window to front, fitted wardrobes with hanging rails and shelving, drawers, column radiator, coving to ceiling with light with ceiling fan, door to:

Lounge/Diner 6.95m (22'10") x 6.82m (22'5")

PVCu double glazed window to side rear, wood burner with stone hearth, two column vertical radiators, TV point, coving to ceiling with recessed ceiling spotlights light with ceiling fan, door to:

Conservatory 3.29m (10'10") x 2.37m (7'9")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power connected, PVCu double glazed entrance door to garden.

Main Bedroom 3.86m (12'8") x 3.53m (11'7")

PVCu double glazed window to front, fitted wardrobes with hanging rails and shelving, drawers, column radiator, coving to ceiling with light with ceiling fan, door to:

Bedroom 2 4.01m (13'2") x 2.95m (9'8")

PVCu double glazed window to side, built-in double wardrobe with sliding doors, hanging rail and shelving, column radiator, coving to ceiling, light with ceiling fan.

Bedroom 3 2.82m (9'3") x 2.31m (7'7")

PVCu double glazed window to side, single radiator, broadband connection point, coving to ceiling, light with ceiling fan.

Family Bathroom

Fitted with four piece suite with comprising, deep panelled bath with hand shower attachment over, vanity wash hand basin with cupboards, drawers, tiled surround double shower enclosure with aqua boarding, fitted mains shower with glass sliding door, WC with hidden cistern, heated towel rail, extractor fan, heated wall mounted mirror with light, PVCu double glazed window to side, vinyl floor covering, coving to ceiling with recessed ceiling spotlights, wall mounted gas combination boiler serving heating and hot water. Airing cupboard with linen shelving.

Garage 7.28m (23'10") max x 3.71m (12'2")

Attached brick-built garage with rear door, power and lighting connected, remote-controlled electric roller shutter door, access to part boarded loft space.

Workshop 3.00m (9'10") x 3.00m (9'10")

With power and lighting connected, double doors.

Outside & Garden 🌿

Set well back from the road, the property enjoys an extensive block-paved driveway providing excellent off-road parking for several vehicles, with ample space for a camper van and caravan. 🚐 🚗 The driveway leads to the attached garage, while a separate workshop provides valuable additional storage or hobby space. 🛠️ The property also benefits from owned solar panels. ☀️

To the rear is a fully enclosed garden designed with easy, low-maintenance living in mind, featuring decorative gravel, established planting and paved areas. 🌳 A covered paved seating area creates an excellent spot for alfresco dining, entertaining or simply relaxing outdoors, while the timber summer house provides an attractive finishing touch to this practical and inviting garden. 🌿 🍷

Directions

Leave our Church Street office and head over the traffic lights to Boston Road South, at the roundabout turn right onto the A17 signposted to Kings Lynn. At the next roundabout take the 2nd exit onto Gedney Road. Stay on this road and proceed into Long Sutton turn left onto Lime Walk turn right onto Daniels Gate then your next right, then right onto Delamore Way, where the property can be located on the right-hand side. For satellite navigation, the property postcode is PE12 9DX.

Council Tax

Band B ~ £1,822.20 from April 2026 to March 2027, South Holland District Council.

EPC ~ B

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.

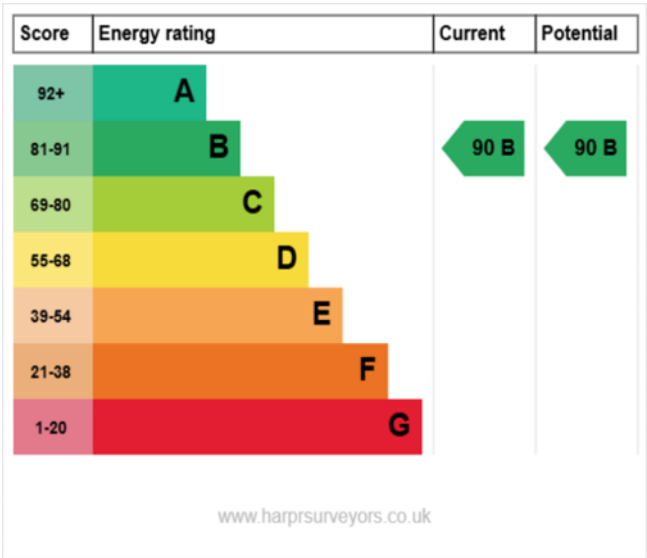
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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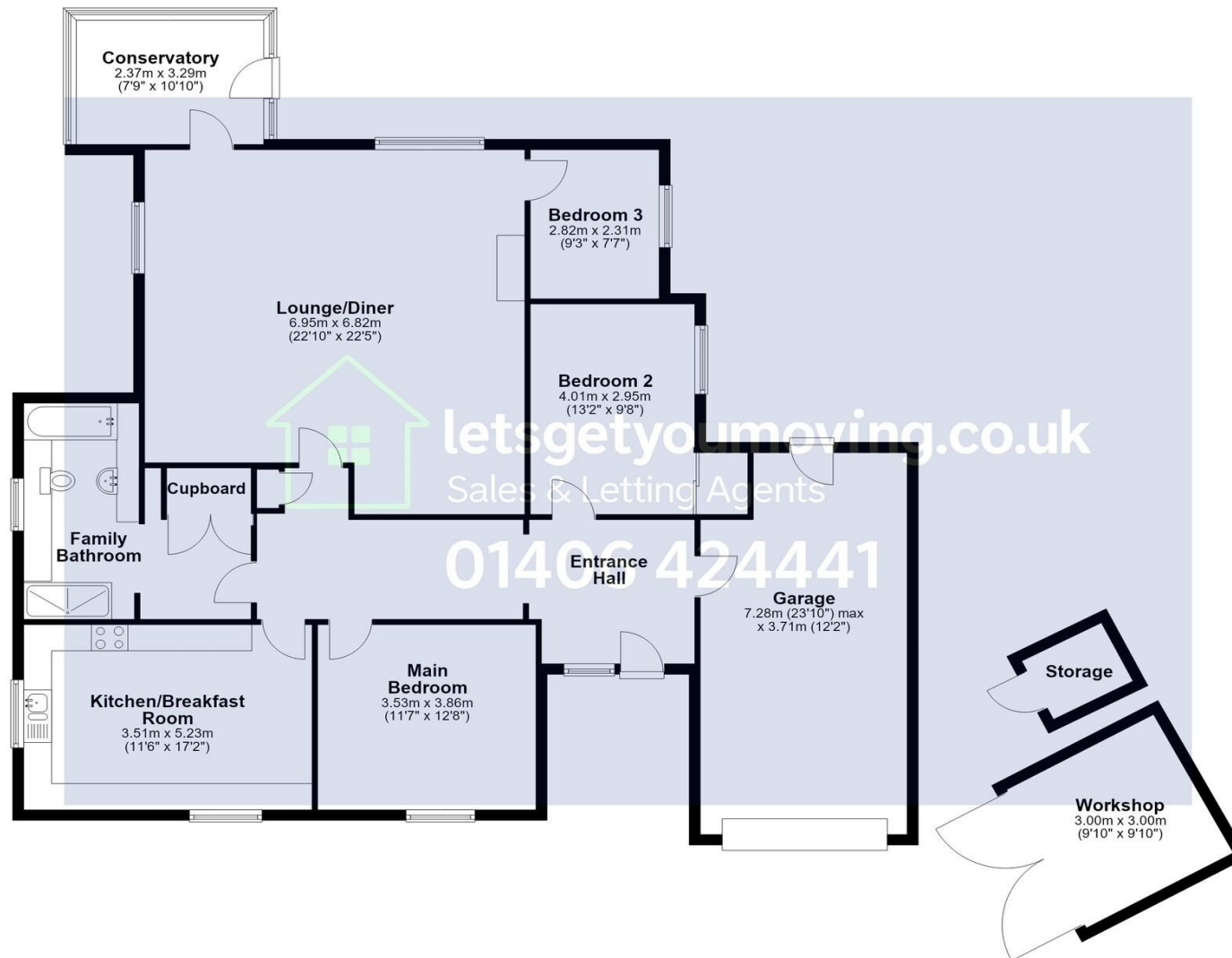
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Ground Floor
Approx. 177.9 sq. metres (1915.2 sq. feet)



Total area: approx. 177.9 sq. metres (1915.2 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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A blue banner celebrating 20 years of business. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. The background is filled with blue and green confetti. To the right of the '20', the website 'letsgetyoumoving.co.uk' is written in white. Below this, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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