



## **10 Elizabeth Gate, Long Suttom, PE12 9HG**

**£1,100 Per Calendar Month**

A beautifully presented new-build home offering two double bedrooms, master with en-suite, plus a separate study. Ideally located in the heart of the town centre, the property features well-designed living space, a contemporary kitchen with integrated appliances, and the added benefit of a single garage. Perfect for professionals or small families seeking a modern, convenient lifestyle close to local amenities and transport links. Council Tax to be confirmed, £1269.23 deposit.

**Entrance Hall 17'7" x 8'5" (5.37 x 2.58)**

A light and airy entrance hall providing a welcoming first impression, with ample space for coats and footwear and access to the principal reception rooms.

**Kitchen/Diner 17'7" x 9'3" (5.37 x 2.83)**

A brand new kitchen/diner fitted with a range of contemporary units and integrated high-end appliances, providing an excellent space for both everyday living and entertaining.

**Lounge 9'10" x 18'2" (3.01 x 5.56)**

A generous lounge offering a comfortable living space, enhanced by patio doors that open directly onto the garden, creating a bright room ideal for both relaxing and entertaining.

**WC**

Cloakroom comprising WC and wash hand basin.

**First Floor Landing 13'7" x 6'10" (4.15 x 2.10)****Bedroom One 12'7" x 9'10" (3.84 x 3.00)**

Master bedroom is a good-sized, rear-facing room with an en-suite bathroom, offering a comfortable and well-proportioned space.

**En-Suite 3'11" x 8'2" (1.21 x 2.50)**



En-suite featuring a walk-in shower, WC and wash hand basin, with modern tiling and fittings.

**Bedroom Two 10'9" x 11'0" (3.30 x 3.36)**



Bedroom Two is a well-proportioned, front-facing double bedroom offering a comfortable and versatile sleeping space.

**Bathroom 6'6" x 8'2" (2.00 x 2.50)**



Modern bathroom fitted with a bath, WC and wash hand basin, complemented by contemporary tiling.

**Study 7'1" x 8'1" (2.18 x 2.48)**



A bright and functional study/home office, perfect for remote working or as a dedicated workspace. The room offers a practical setting, with good natural light and flexibility.

**Exterior**



Generous rear garden laid to turf with a patio area, seamlessly connecting to the garage and extending the living space outdoors.

**Garage 19'2" x 9'4" (5.85 x 2.85)**

**Property Postcode**

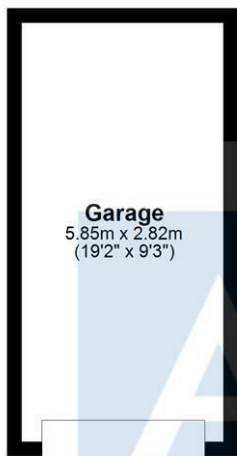
For location purposes the postcode of this property is: PE12 9HG

**Viewing Arrangements**

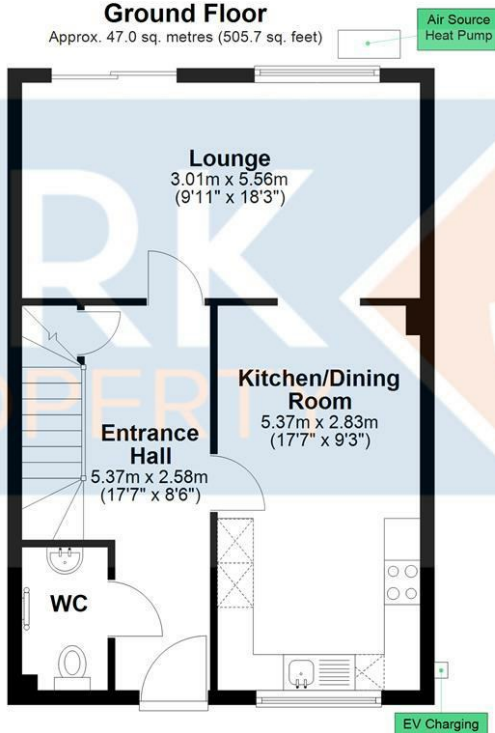
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## Floor Plan

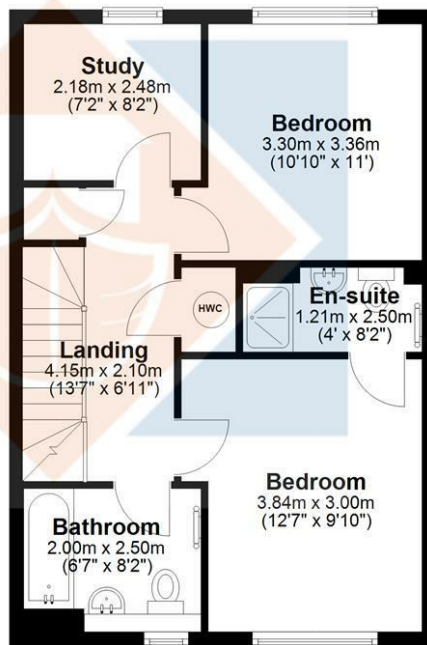
**Garage**  
Approx. 16.5 sq. metres (177.5 sq. feet)



**Ground Floor**  
Approx. 47.0 sq. metres (505.7 sq. feet)



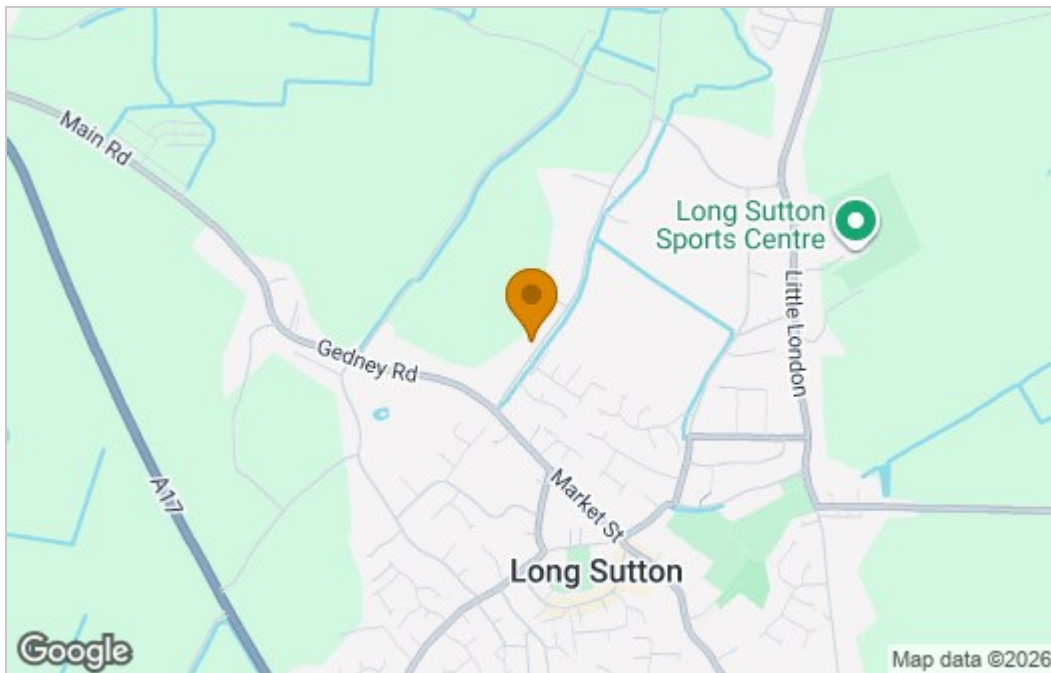
**First Floor**  
Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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