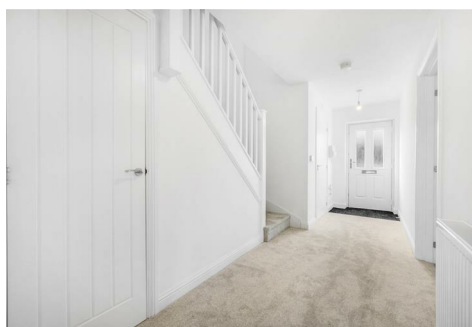




## **9 Elizabeth Gate, Long Sutton, PE12 9HG**

**£1,200 Per Calendar Month**

\*\*\*ZERO DEPOSIT OPTION AVAILABLE\*\*\* A brand-new three-bedroom semi-detached home available to rent in the popular market town of Long Sutton. Finished to a high standard throughout, the property offers a modern kitchen/diner, a spacious lounge with access to the rear garden, and a convenient ground floor WC. Upstairs comprises three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden, a single garage, and off-road parking. Ideally located within easy reach of Long Sutton's local amenities, schools, and transport links, this fantastic home is

**Entrance Hall 17'7" x 5'11" (5.36 x 1.82)**



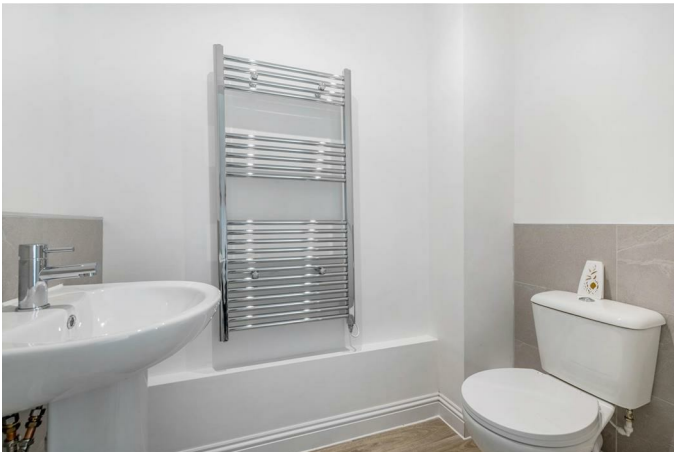
A light and airy entrance hall providing a welcoming first impression, with ample space for coats and footwear and access to the principal reception rooms.

**Kitchen/Diner 17'7" x 9'1" (5.38 x 2.77)**



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.

**W/C**



W/C comprising WC and wash hand basin.

**Lounge 9'10" x 18'2" (3.01 x 5.55)**



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.

**First Floor Landing 14'2" x 7'6" (4.33 x 2.30)**



**Bedroom One 12'3" x 9'6" (3.75 x 2.90)**



A well-proportioned rear-facing double bedroom featuring a window that provides excellent natural light and ample space for bedroom furniture.

**Bedroom Two 10'10" x 8'5" (3.31 x 2.57)**

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

**Bathroom 6'6" x 8'1" (1.99 x 2.48)**

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

**Bedroom Three 6'4" x 9'3" (1.95 x 2.83)**

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

**En-Suite 3'10" x 7'1" (1.19 x 2.16)**

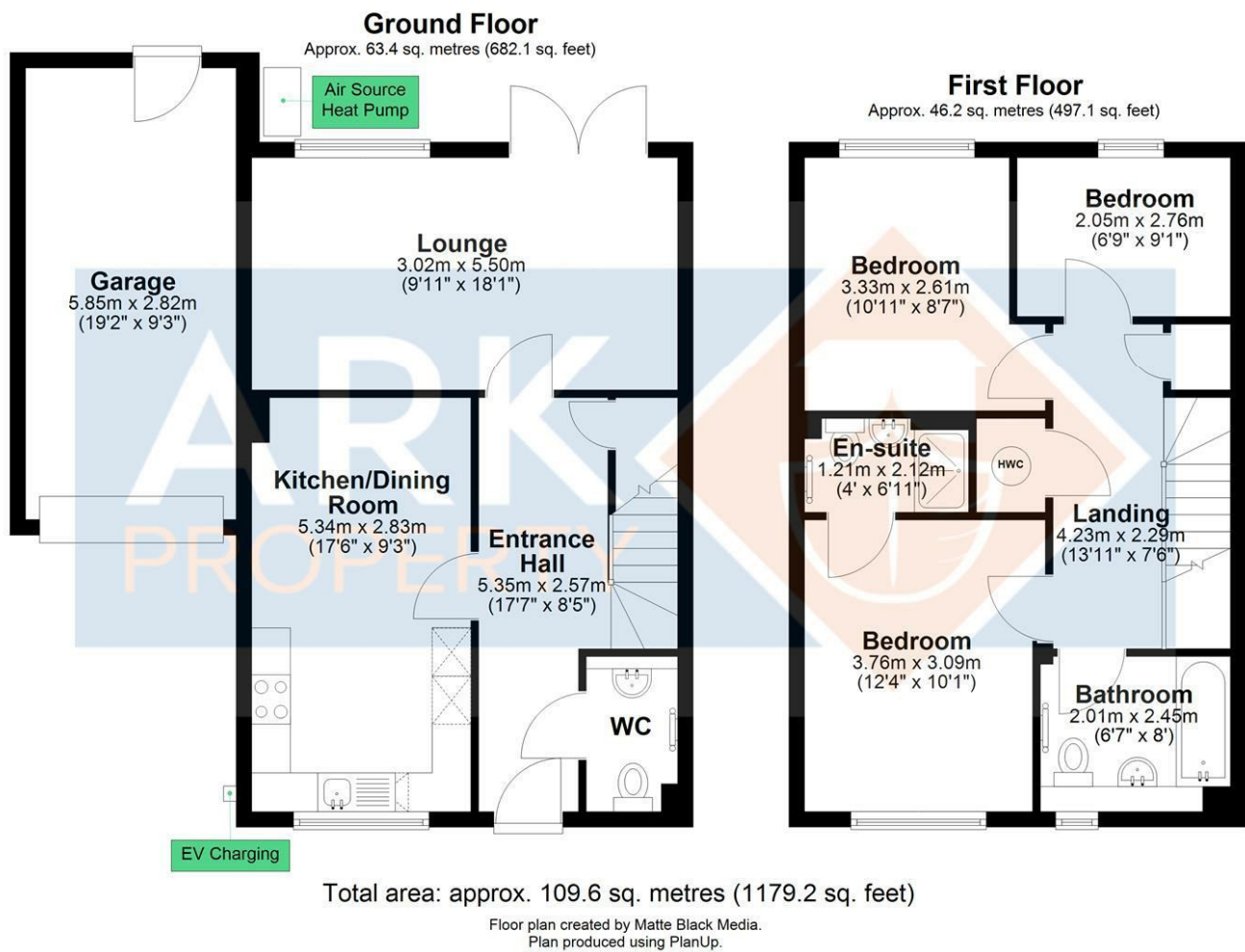
En-suite featuring a walk-in shower, WC and wash hand basin, with modern tiling and fittings.

**Exterior**

Generous rear garden, seamlessly connecting to the garage and extending the living space outdoors.



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

