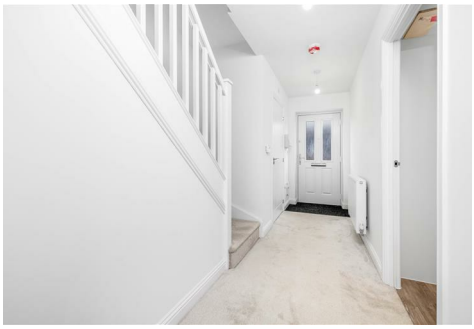
ARK PROPERTY









5 Kensington Close, Long Sutton, PE12 9ZD

£1,100 Per Month

ZERO DEPOSIT OPTION AVAILABLE

Situated in the popular market town of Long Sutton, this brand-new three-storey townhouse offers spacious, modern accommodation throughout.

The property comprises a contemporary kitchen/diner and a separate lounge, providing practical and comfortable living space. Arranged over three floors, the accommodation includes three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room. There is also a modern family bathroom serving the remaining bedrooms.

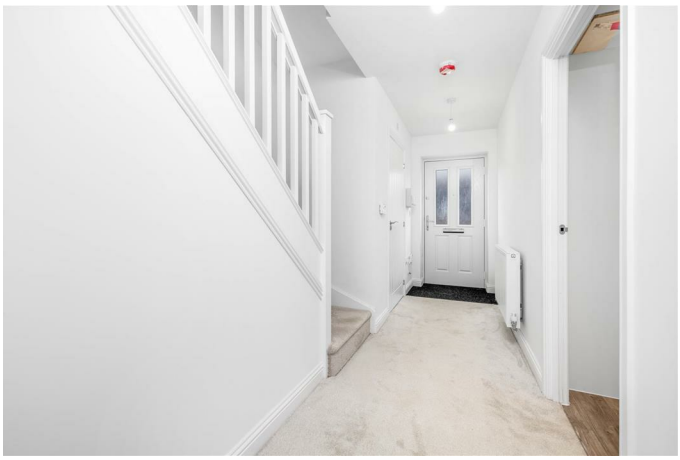
Externally, the property benefits from an enclosed rear garden, off-road parking and a single garage, providing additional storage and secure parking.

Conveniently located close to local amenities, schools and transport links, this beautifully presented new-build home offers an excellent opportunity for modern family living. DEPOSIT £1269.23

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Entrance Hall



Accessed via a UPVC entrance door to the front, the entrance hall provides a welcoming first impression, with stairs leading to the first floor and access to the main ground floor accommodation. The hallway benefits from carpeted flooring and a radiator, with doors leading to the kitchen/diner, separate lounge and downstairs cloakroom.

Kitchen 12'2" x 7'10" (3.72 x 2.40)





The modern kitchen/diner is fitted with a range of contemporary wall and base units, offering ample storage and worktop space. Integrated appliances are included, providing added convenience for everyday living. The room is finished with vinyl flooring and benefits from a UPVC window to the front aspect, allowing plenty of natural light to flow through.

Lounge/Dining Room 14'4" x 15'5" (4.39 x 4.70)





The separate lounge offers a comfortable and spacious living area, finished with carpeted flooring and benefiting from a radiator. A UPVC window to the rear aspect provides plenty of natural light, while sliding patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Cloakroom



Located off the entrance hall, the downstairs cloakroom is fitted with a WC and wash hand basin. The room is finished with vinyl flooring and further benefits from a heated towel rail.

Stairs/Landing 11'1" x 7'3" (3.40 x 2.22)



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

Bedroom Two 8'7" x 15'5" (2.63 x 4.70)



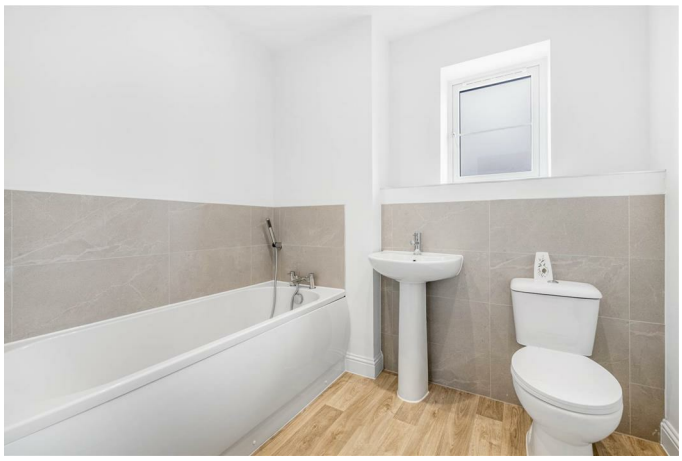

A spacious double bedroom featuring two UPVC windows to the rear aspect, allowing plenty of natural light to fill the room. The bedroom is finished with carpeted flooring and benefits from a radiator, offering a comfortable and well-proportioned space.

Bedroom Three 15'9" x 7'9" (4.81 x 2.37)



A further well-proportioned bedroom featuring a UPVC window to the front aspect, allowing natural light into the room. Finished with carpeted flooring and benefiting from a radiator, this versatile space would make an ideal bedroom, home office or study.

Bathroom 6'5" x 7'6" (1.96 x 2.30)



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

Stairs/Landing

A further carpeted staircase leads to the second-floor landing, providing access to the master bedroom and en-suite shower room. The separate upper-floor layout offers added privacy, creating a private principal bedroom suite away from the remaining bedrooms.

Master Bedroom 13'5" x 11'9" (4.10 x 3.59)




The spacious master bedroom occupies the second floor and benefits from a UPVC window to the front aspect, allowing plenty of natural light into the room. The bedroom is finished with carpeted flooring and includes a useful built-in wardrobe, providing additional storage space. Access to the loft is also available from the room.

En-Suite 4'6" x 10'1" (1.39 x 3.08)



The en-suite shower room is fitted with a shower cubicle, WC and wash hand basin. A rear-facing skylight allows natural light into the space, while vinyl flooring provides a practical finish.

Exterior





To the rear, the property benefits from an enclosed garden, offering a private outdoor space ideal for relaxing, entertaining or family use. The garden also provides access to the property's single garage, which can also be accessed directly from the garden, along with convenient off-road parking located close to the home.

Additional Information

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

Images

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

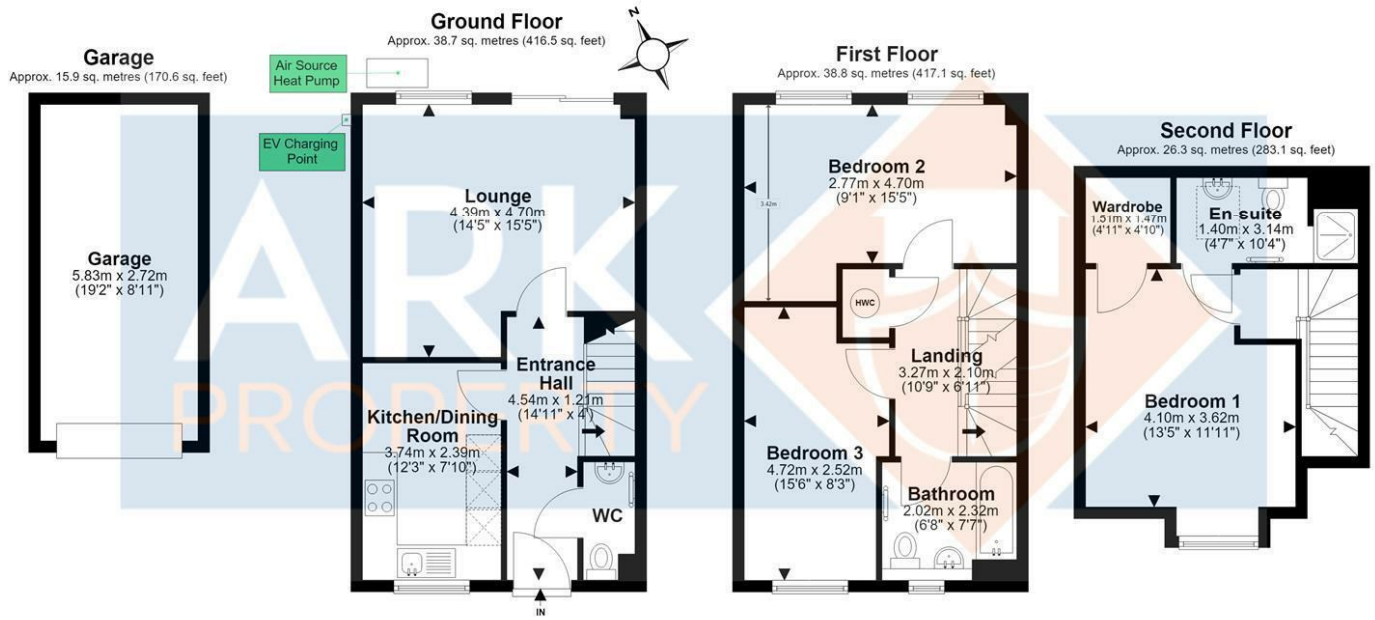
Property Postcode

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

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 & 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



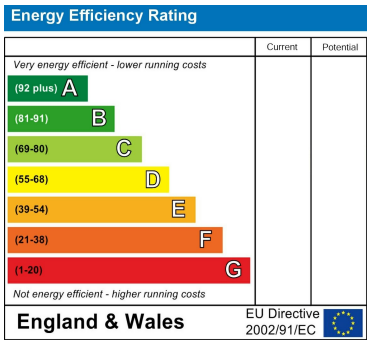
Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

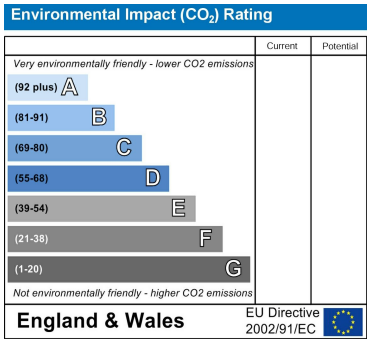
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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