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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



10 Sluice Road, Saracens Head PE12 8BH

**GUIDE PRICE - £229,950 Freehold**

- 3 Bedrooms
- Field Views
- Oil Central Heating
- Refitted Bathroom
- Multiple Off-Road Parking

3 bedroom semi-detached property situated in a semi-rural location on a good sized plot of approximately 0.25 of an acre. Accommodation comprising entrance/utility, kitchen, lounge, dining room, refitted shower room and lobby to the ground floor; 3 double bedrooms to the first floor. Multiple off-road parking. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



**ACCOMMODATION**

Side entrance door with UPVC obscure leaded double glazed door leading into:

**ENTRANCE/UTILITY ROOM**

6' 9" x 7' 9" (2.08m x 2.37m) Skimmed and coved ceiling, centre light point, access to loft space, tiled flooring, worktop, plumbing and space for washing machine, space for fridge freezer, extractor fan, eye level units, tiled flooring. Square arch into:

**KITCHEN**

8' 6" x 13' 1" (2.61m x 3.99m) UPVC double glazed window to the side and rear elevations, UPVC double glazed door to the side elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, inset enamel sink with mixer tap, tiled splashbacks, display cabinet, control for the underfloor heating, integrated fridge freezer, freestanding Gourmet Classic gas propane oven, gas 4 ring hob with stainless steel canopy extractor hood over. Part glazed door leading into:

**DINING ROOM**

16' 5" x 12' 0" (5.01m x 3.68m) UPVC double glazed window to the rear



elevation, skimmed and coved ceiling, centre light point, understairs storage area, TV point, inset multi fuel burner with tiled hearth, square arch into:

#### **LOUNGE**

11' 2" x 11' 2" (3.42m x 3.42m) UPVC double glazed window to the front elevation, radiator, TV point, telephone point.

From the Dining Room into:

#### **ENTRANCE LOBBY**

5' 2" x 7' 1" (1.60m x 2.17m) Ideal work from home office area. Wooden obscure glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, recently fitted electric consumer unit, door into:

#### **RECENTLY REFITTED SHOWER ROOM**

7' 1" x 9' 3" (2.16m x 2.84m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, vinyl floor covering, radiator, extractor fan, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and matching co-ordinated tiled splashbacks, fully tiled walk-in double sized shower enclosure with fitted Triton powershower over.

From the Dining Room the staircase rises to:

#### **FIRST FLOOR LANDING**

UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, door into:

#### **MASTER BEDROOM**

8' 9" x 13' 3" (2.68m x 4.06m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitment, radiator, central heating controls, walk-in wardrobe with hanging rail and shelving.

#### **BEDROOM 2**

8' 1" x 13' 11" (2.48m x 4.25m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, feature wrought iron ornate fireplace.

#### **BEDROOM 3**

7' 11" x 10' 8" (2.42m x 3.26m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

#### **EXTERIOR**

There is a lawned garden to the front of the property with fenced boundaries and a pedestrian gate to the front. Five bar gate leading on to the driveway which provides multiple off-road parking for vehicles. External lighting, cold water tap.

#### **WOODEN BUILT GARAGE/WORKSHOP**

With power and lighting.

#### **REAR GARDEN**

Patio area, further paved area, oil fired boiler.

#### **DIRECTIONS/AMENITIES**

From Spalding proceed in an easterly direction along the A151 to Holbeach proceed into the town centre and turn left into Boston Road South to the roundabout and continue straight across (second exit) onto Boston Road North. At the T-junction turn right onto Washway Road. Take a left hand turning into Cough Road and slight right on to Sluice Road. Holbeach is a popular town with a range of facilities including supermarkets, various shops, public houses/restaurants, doctors surgeries, large park etc. The larger market town of Spalding is 8 miles distant and offers a further range of facilities along with bus and railway stations. Peterborough is 22 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.





These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements.  
Plan produced using PlanUp.

**TENURE**

Freehold

**SERVICES**

Mains water and electricity. Oil central heating. Private drainage.

**COUNCIL TAX BAND**

Band A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: S11379**

**ADDRESS**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		