



Washway Road, Saracen's Head £229,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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**** WOW ** MUST VIEW ** This 4-bed detached bungalow is situated on the A17 corridor with access to all major routes and easy reach of Holbeach which benefits PVCu double glazing and oil fired central heating and is being offered with NO ONWARD CHAIN. In brief; Entrance hall, lounge, kitchen breakfast, utility room, main bedroom with En-suite shower room, three further bedrooms some of which could be used as a separate dining room or work from home office, and the family bathroom. Ample parking. CALL US ANYTIME – 01406 424441.**

Accommodation Comprises:

PVCu double glazed entrance door with stained glass insert and side panel to:

Entrance Hall

Cove to textured ceiling with recessed spotlights, access to loft space, wooden laminate flooring, wall mounted central heating thermostat, 2 x radiators, door to airing cupboard housing hot water tank with linen shelving, door to:

Lounge 4.80m Max x 3.62m (15'1" x 11'11")

Feature chimney breast with recess stove, flagged hearth, wooden laminate flooring, 2 x radiators, TV point, satellite TV point, telephone point, cove to ceiling with recessed spotlights, PVCu double glazed window to rear garden, PVCu double glazed French doors to rear exit.

Kitchen Breakfast 4.63m x 2.89m (15'2" x 9'6")

Fitted with a matching range of wall mounted units with pelmet lighting and floor standing units with worktop space over, circular stainless steel sink unit with matching drainer with mixer tap, tiled splashbacks, Diplomat fitted 4 ring hob with extractor canopy over, fitted eye level AEG fan assisted double oven, space for low level fridge, cove to ceiling, TV point, tiled flooring, double radiator, wall mounted oil fired central heating boiler servicing heating and domestic hot water, PVCu double glazed windows to rear and side aspect, door to:

Utility Room 2.90m x 2.07m (9'6" x 6'9")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, plumbing for washing machine, space for tumble dryer, cove to textured ceiling, extractor fan, radiator, tiled flooring, PVCu double glazed window to side aspect, PVCu double glazed door to side aspect.

Bedroom 1 4.53m Max x 3.57m (14'10" x 11'9")

Fitted with a range of fitted wardrobes with hanging space and storage shelving to side, matching chest of draws, TV point, telephone point x 2, USB charging points, cove to textured ceiling with recessed spotlights, wall light points, PVCu double glazed bow window to front aspect with marble windowsill, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Tiled walk-in shower enclosure with fitted shower, tiled surrounds and bi-folding door, vanity wash hand basin with mixer tap and storage cupboard under, close coupled dual flush WC, cove to ceiling with recessed spotlights, extractor fan, tiled flooring, radiator, PVCu opaque double glazed window to side aspect.

Bedroom 2 4.36m x 2.99m (14'4" x 9'10")

Cove to ceiling, wooden laminate flooring, TV point, double radiator, PVCu double glazed window to front aspect.

Bedroom 3/Separate Dining Room 4.47m x 2.99m (14'8" x 9'10")

Cove to textured ceiling, wooden laminate flooring, radiator, TV point, PVCu double glazed window to side aspect.

Bedroom 4/Office 3.59m x 2.49m (11'9" x 8'2")

Cove to textured ceiling, radiator, wooden laminate flooring, telephone point, TV point, PVCu double glazed window to side aspect.

Family Bathroom

Fitted with a four-piece suite comprising: Deep panel bath with tiled splashback, tiled shower cubicle with fitted shower, extractor fan, close coupled dual flush WC, pedestal wash hand basin, double radiator, cove to textured ceiling with recessed spotlights, PVCu opaque double-glazed window to side aspect.

Outside:

The front garden is enclosed with wooden panel fencing with area laid to lawn, granite chipped driveway provides ample off-road parking with pathway leading to the main entrance door, outside courtesy lighting, outside power point. Gate access to each side leads to areas laid to lawn which leads to the rear garden which is enclosed with wooden panel fencing and mature conifer hedging to one side, paved patio area x 2, area laid to lawn, area for cultivation, outside store and greenhouse.

Directions:

Leave our Church Street office and head over the traffic lights on to Boston Road South, at the roundabout turn left on to the A17. On the approach to Saracen's Head take the right-hand turn onto Washway Road where the property is immediately on your right-hand side, take the immediate right turn and head onto the private driveway.

Alternatively, you can leave Holbeach and head over the roundabout on to Boston Road North, at the junction turn left on to Washway Road and continue through Saracen's Head, before the road re-joins the A17, the property can be located on the left-hand side. For satellite navigation the property postal code is: PE12 8AY.

Agents Notes:

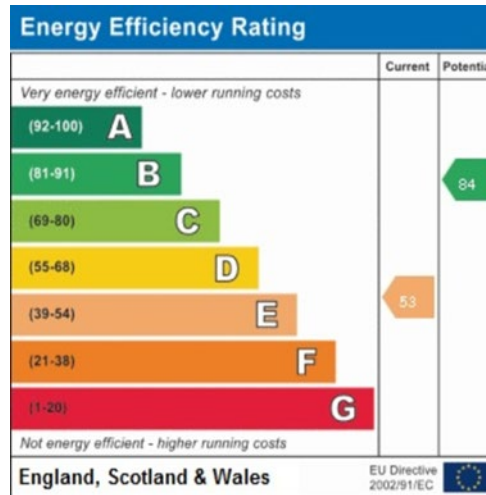
This property is on private drainage (biogester plant, which was rebuilt 2 years ago).

Council Tax - Band C - £1,780.12 (Use PE12 8AL)

EPC - E



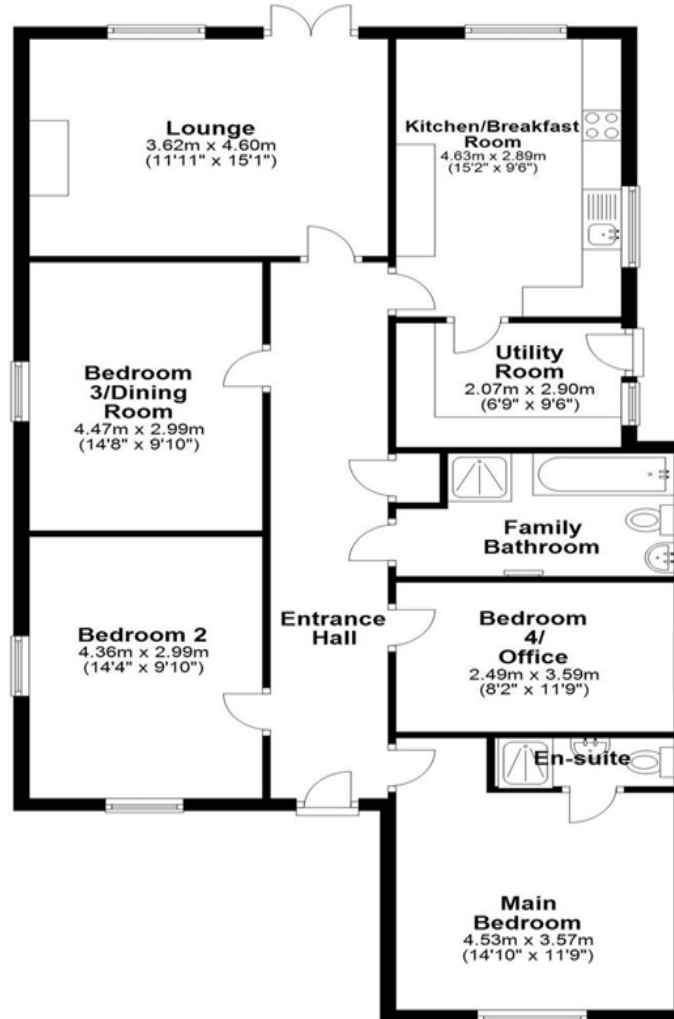




Reference:
Chapel Hill, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100

Ground Floor

Approx. 112.6 sq. metres (1211.8 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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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.

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