



## Orchard Close, Saracens Head - £325,000 - £350,000 GUIDE PRICE

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**\* SOLAR PANELS \* BRAND NEW BUILD \* OPEN PLAN LIVING \* EV CHARGING POINT \* Welcome to Orchard Close, a brand new detached bungalow situated in the village of Saracen's Head with easy access to the A17 commuter link and Holbeach for local amenities. In brief: Entrance hall, open plan lounge/diner/kitchen, utility room, main bedroom with En-suite, two further bedrooms and family bathroom. Ample parking and detached garage. An allowance of £15,000 is included for your design of kitchen and appliances along with floor coverings and tiling. Jump on board and design your dream kitchen and living space and add the fine details to the bathroom and en-suite. Solar panels and air source underfloor heating throughout along with electric vehicle charging point. Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

Composite entrance door to:

Entrance Hall

Two separate wall mounted central heating thermostats, recessed ceiling spotlights, smoke detector, access to insulated loft space, door to:

Kitchen/Diner/Lounge 10.25m (33'8") x 3.23m (10'7")

To be Fitted with (buyer can choose kitchen style and appliances with a budget of £15,000) a matching range of base and eye level units with worktop space over, breakfast bar, 1 1/4 bowl ceramic sink unit with single drainer and mixer tap, Bin unit, integrated fridge/freezer, dishwasher, fitted eye level electric fan assisted oven, built-in five ring induction hob with extractor hood over, built-in microwave, two PVCu double glazed windows to rear, telephone point, TV point, central heating thermostat, USB ports, recessed ceiling spotlights, smoke detector, PVCu double glazed tri-fold door to garden, (reference to fitted kitchen is for illustration/example only) door to:

Utility Room 2.20m (7'3") x 1.73m (5'8")

To be fitted with a base unit, 1 1/4 bowl ceramic sink unit with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble dryer, USB ports, central heating thermostat, recessed ceiling spotlights, PVCu double glazed entrance door to the garden.

Main Bedroom 3.83m (12'7") max x 3.57m (11'9")

PVCu double glazed window to front, telephone point, TV point, central heating thermostat, USB ports, Broadband connection. door to:

En-suite

To be Fitted with three-piece suite comprising vanity wash hand basin with base cupboard and tiled surround, tiled corner shower enclosure with fitted mains shower and glass sliding doors, close coupled WC, mirror with light. extractor fan. laminate flooring, recessed ceiling spotlights.

Bedroom 2 3.38m (11'1") x 2.78m (9'1")

PVCu double glazed window to front, telephone point, TV point, central heating thermostat, USB ports.

Bedroom 3 3.23m (10'7") x 2.71m (8'11")

PVCu double glazed window to front, telephone point, TV point, central heating thermostat, USB ports.

Family Bathroom

To be Fitted with four-piece suite comprising deep panelled bath, vanity wash hand basin with base cupboard, tiled surround, mirror with light, double shower enclosure with fitted mains shower and glass screen, close coupled WC, extractor fan, PVCu opaque double-glazed window to side, heated towel rail, laminate flooring, recessed ceiling spotlights.

Garage 6.01m (19'9") x 3.30m (10'10")

Attached brick built single garage with side personal door, power and light connected, cupboard, remote-controlled electric roller door, external EV charging point.

Outside:

The front garden is partly enclosed with mature hedging and wooden panel fencing with area laid to lawn, gravel driveway with generous off road parking leading to the garage with EV charging point, pathway leads to the main entrance door, downlighting. The rear garden has post and rail fencing overlooking farmland with area laid to lawn, paved patio, downlighting, outside power points, outside water tap.

Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout head over onto Boston Road North, at the T junction turn left and head into Saracen's Head, take the right turn onto Roman bank and first left into Orchard Close, head to the bottom of the cul de sac following the road round where the property can be located on the right hand side. For satellite navigation the property postcode is: PE12 8AR.

Council Tax:

TBC: Still to be banded. South Holland District Council

EPC: TBC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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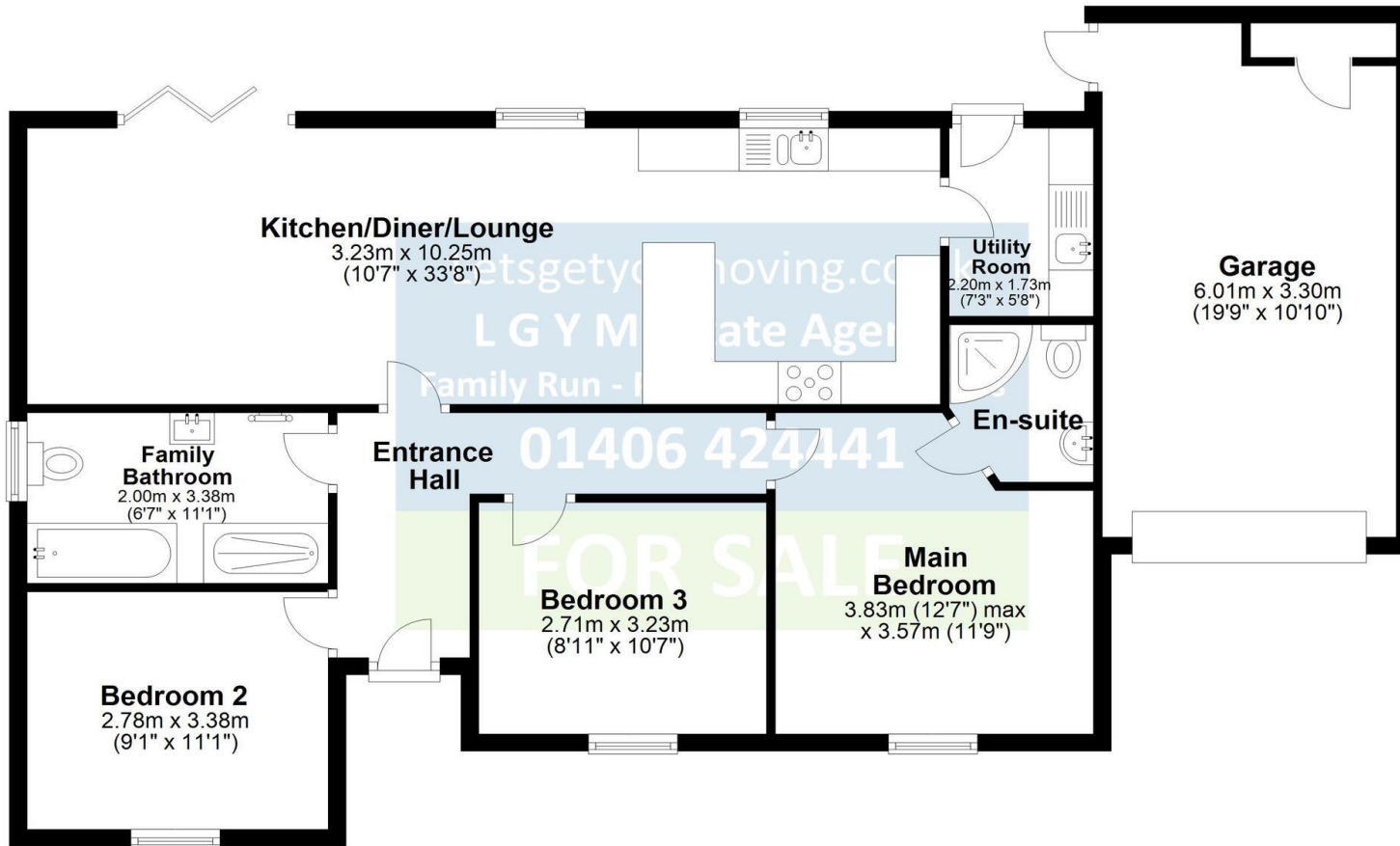
Energy Performance  
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RICS Valuations



## Ground Floor

Approx. 107.7 sq. metres (1159.2 sq. feet)



Total area: approx. 107.7 sq. metres (1159.2 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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