



## Washway Road, Saracen's Head £294,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**This period detached home is located in Saracen's Head within easy reach of Holbeach Town and its amenities. The property benefits from PVCu double glazing and an original open fire. Accommodation comprises: Lounge, separate dining room, fitted kitchen, conservatory, ground floor shower room. First floor to two double bedrooms and the family bathroom. Outside: The property sits back on its plot and partly enclosed with mature hedging with sweeping gravel driveway that leads to the side of the property, area laid to lawn. The rear garden is enclosed with wooden panel fencing with area laid to lawn and a workshop. Offered with NO CHAIN, viewing of this property is highly recommended – Call us ANYTIME on 01406 424441.**

### Accommodation Comprises:

Wooden entrance door with glazed fanlight window over to:

Lounge 4.87m x 3.66m (16' x 12')

Original open fireplace with insert and hearth with mantle over, radiator x 2, TV point, staircase to first floor landing, PVCu double glazed window to front aspect, door to:

Dining Room 3.65m x 3.49m (12' x 11'5")

Open fireplace with tiled insert and hearth, radiator, PVCu double glazed window to front aspect.

Kitchen 5.0m x 2.14m (16'5" x 7")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, stainless steel sink unit mixer tap, tiled splashback, fitted electric oven, 4 ring halogen hob with extractor canopy over, plumbing for washing machine, space for low level fridge, space for low level freezer, radiator, PVCu double glazed window to rear and side aspect, door to:

Conservatory 3.49m x 2.19m (11'5" x 7'2")

Of part brick to PVCu double glazed construction with polycarbonate roofing, vent windows, ceramic tiled flooring, radiator, PVCu double glazed patio doors to dining room, double glazed French doors to rear garden.

Ground Floor Shower Room

Fitted with a three-piece suite comprising: Tiled corner entry shower enclosure with fitted shower, close coupled dual flush WC, pedestal wash hand basin, extractor fan, wall mounted towel radiator, PVCu opaque double-glazed window to side aspect.

First Floor Landing

Access to loft space, PVCu double glazed window to front aspect, door to:

Bedroom 1 3.66m x 3.30m (12' x 10'10")

2 x Built in wardrobes with overhead storage cupboards, feature cast fireplace, radiator, PVCu double glazed window to front aspect.

Bedroom 2 3.68m x 3.00 (12'1" x 9'10")

2 x built in wardrobes with overhead storage cupboards, feature case fireplace, radiator, PVCu double glazed window to front aspect.

Family Bathroom 3.32m x 2.40m (10'11 x 7'10) restricted head height.

Fitted with a three-piece suite comprising: Deep panelled bath, close coupled dual flush WC, pedestal wash hand basin, vertical wall mounted towel radiator, built in storage cupboard with overhead storage, PVCu double glazed opaque window to rear aspect.

Outside:

The front garden is partly enclosed with mature hedging with area laid to lawn, good off-road parking with turning point, external oil-fired central heating boiler servicing heating and domestic combination hot water, outside tap. The rear garden is enclosed with wooden panel fencing with area laid to lawn, timber garden store. Viewing of this property is highly recommended – call us ANYTIME on 01406 424441.

Direction:

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 onto Washway Road. Once in Saracen's Head the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 8AL.

Council Tax Banding:

B - £1,631.02 – 2024/25 – South Holland District Council

EPC: D

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.

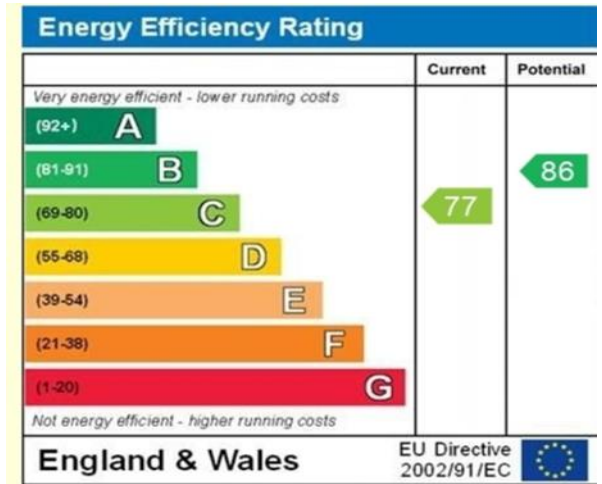
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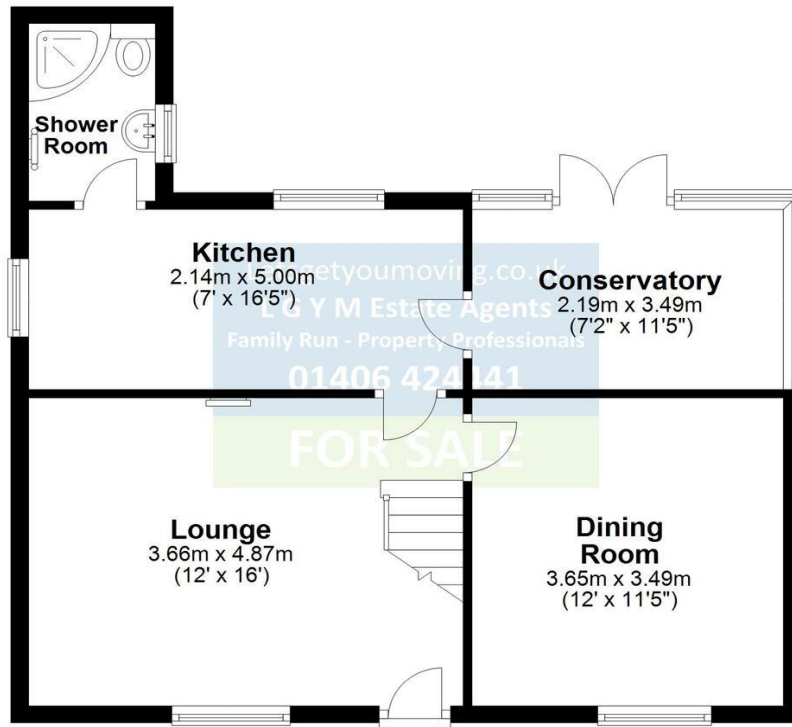
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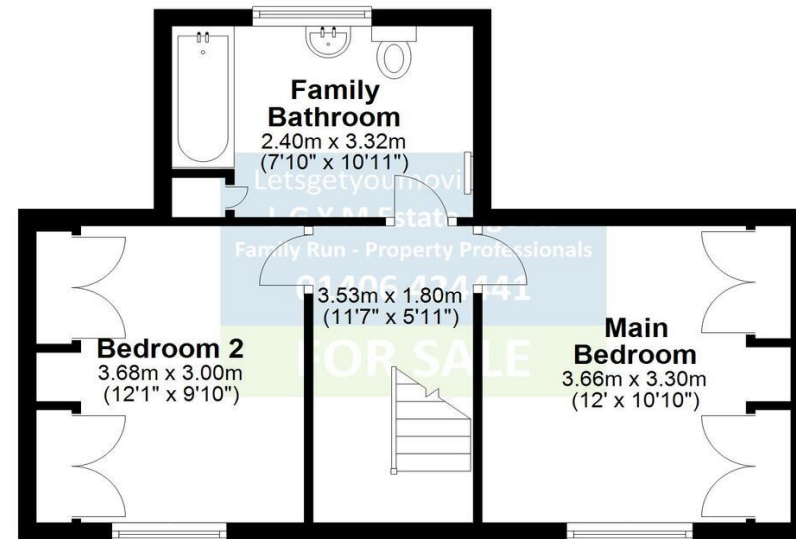
## Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 91.9 sq. metres (989.7 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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