



Washway Road, Saracen's Head £499,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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This executive detached family home boasts four double bedrooms and four main reception rooms, complemented by a re-fitted kitchen, utility room, and ground floor cloakroom. The main bedroom features an en-suite shower room, and there is also a family bathroom. Situated on a non-estate location, the property offers ample off-road parking and includes a detached double garage with EV charging point at the rear, along with a generously sized garden overlooking open fields. For viewing arrangements, please call 01406 4244412 anytime!

Accommodation Comprises:

PVCu double glazed entrance door with matching side panels to:

Entrance Hall 3.97m x 2.42m (13' x 7'11)

Cove to ceiling with feature ceiling rose, staircase to first floor landing with recess under, radiator, door to:

Snug 4.12m x 3.90m (13'6" x 12'10")

Cove to ceiling with feature ceiling rose, telephone point, broadband point, USB sockets, radiator, PVCu double glazed window to front aspect, door to:

Storage cupboard, storage space, 2 x wall mounted Tesla energy storage batteries (from Solar Panels), door to built in airing cupboard housing pressurised hot water tank, air source controls and wall mounted consumer unit.

Study 3.98m x 3.21m (13'1" x 10'6")

Cove to ceiling with feature ceiling rose, radiator, PVCu double glazed window to front aspect, Glazed French doors with matching side panels to:

Lounge 4.96m x 3.96m (16'3" x 13")

Cove to ceiling with feature ceiling rose, TV point, radiator, wall light points, further radiator, PVCu double glazed window to rear aspect, door to:

Separate Dining Room 4.95m x 3.03m (16'3" x 9'11)

Cove to ceiling with feature ceiling rose, Amtico flooring, radiator, PVCu double glazed French doors to rear aspect, door to:

Re-Fitted Magnet Kitchen 2.99m x 2.71m (9'10" x 8'11")

Fitted with a matching range of wall mounted units with underlighting and floor standing units with corner carousel units with worktop space over, one and a half bowl single drainer with swan neck mixer tap with tiled splashback, integrated AEG multi-function, AEG induction hob with extractor canopy over, integrated tall standing AEG fridge and freezer, integrated AEG dishwasher, Amtico flooring, recessed spotlights to coved ceiling, PVCu double glazed window to rear aspect, door to:

Utility Room 1.81m x 1.72m (5'11" x 5'8")

Fitted with a matching range of base units, stainless steel sink unit with mixer tap, plumbing for washing machine with space for tumble dryer over, extractor fan, cove to ceiling with recessed spotlights, Amtico flooring, PVCu double glazed door to side exit, door to:

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled dual flush WC, tiled surround, vanity wash hand basin with mixer tap, storage cupboard under, extractor fan, wall mounted vertical towel radiator.

First Floor Landing

Cove to ceiling with feature ceiling rose, smoke detector, radiator, double opening doors to built in airing cupboard with linen shelving, PVCu double glazed window to front aspect, door to:

Bedroom 1 5.03m x 3.21m (16'6" x 10'7")

Cove to ceiling, TV point, radiator, PVCu double glazed window to rear aspect, door to:

En-Suite shower room

Fitted with a three-piece suite comprising: Oversize tiled shower enclosure with fitted rainfall shower with hand shower attachment, extractor fan, close coupled dual flush WC, vanity wash hand basin with mixer tap, storage cupboard under, ceramic tiled flooring, wall mounted vanity mirror with light, radiator, PVCu opaque double glazed window to rear aspect.

Bedroom 2 4.07m x 3.97m (13'4" x 13')

Cove to ceiling, dado rail, TV point, radiator, PVCu double glazed window to front aspect.

Bedroom 3 3.97m x 3.22m (13' x 10'7")

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

Bedroom 4 4.98m x 2.73m (16'4 x 8'11)

Cove to ceiling with access to part boarded loft space with pull down ladder, light point connected, radiator, TV point, PVCu double glazed window to rear aspect.

Family Bathroom 3.94m max x 2.08m (12'11" x 6'10")

Fitted with a four-piece suite comprising: Deep panelled twin ended free standing bath with central high level mixer tap with hand shower attachment, tiled surround, corner entry shower enclosed with fitted Aqualisa shower, concealed cistern dual flush WC, vanity wash hand basin with mixer tap, storage cupboard under, vanity mirror with light, room mood lighting, vertical mounted towel radiator, recessed spotlights to ceiling, extractor fan, PVCu opaque double glazed window to rear aspect.

Outside:

The front garden is partly enclosed with low level hedging and wooden panel fencing with granite chipped driveway providing ample off-road parking which continues to the side and leads to the rear of the property. Detached double garage with electric roller door, power, light and water connect, EV charging point, Block paved parking area for several vehicles, outside courtesy lighting. The rear garden is laid to lawn which extends beyond the garden and is mainly laid to lawn with inset shrubs and overlooks open farmland. Viewing of this property is highly recommended – call us ANYTIME – 01406 424441.

Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout head straight over onto Boston Road North. At the T junction turn left onto The Washway Road, once entering the village the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 8AL.

Council Tax banding:

D - £2097.06 – South Holland District Council 2024/25

EPC: C

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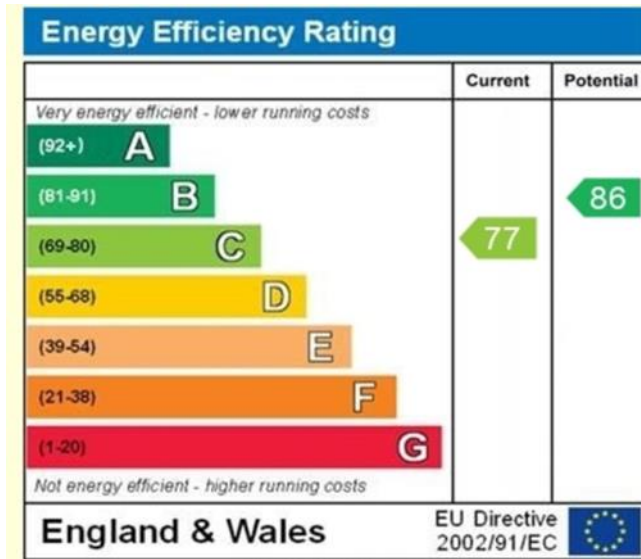
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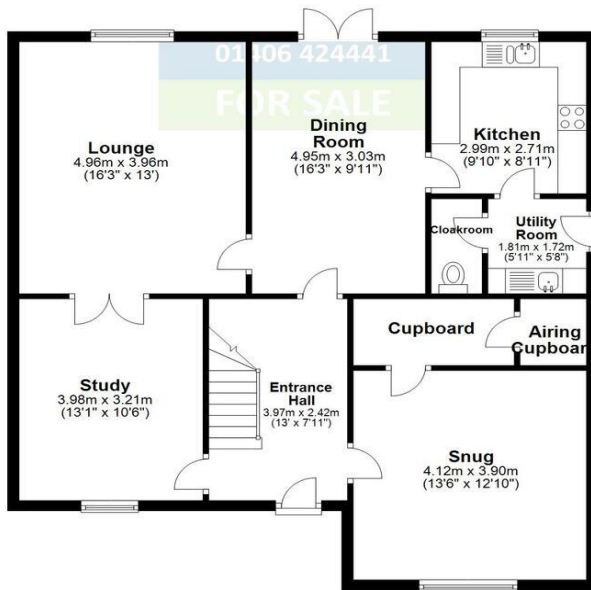
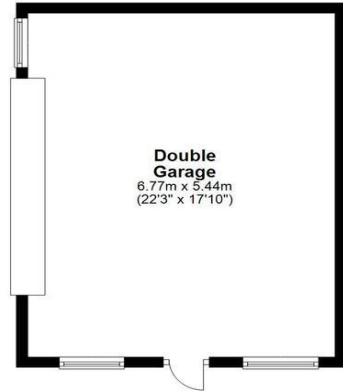




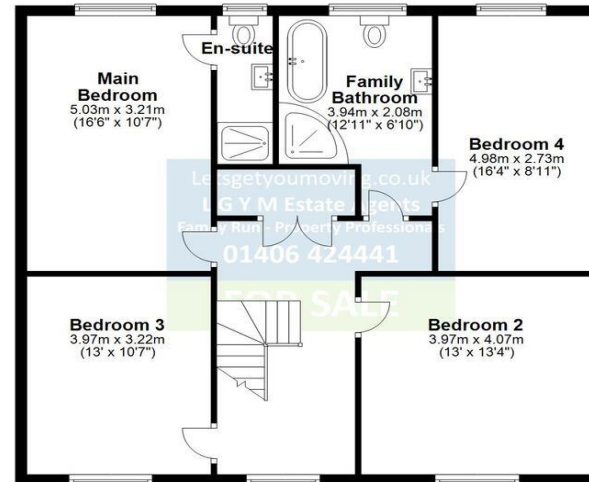




Ground Floor
 Approx. 131.8 sq. metres (1418.4 sq. feet)



First Floor
 Approx. 87.6 sq. metres (942.4 sq. feet)



Total area: approx. 219.3 sq. metres (2360.8 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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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.