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Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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



Washway Road, Saracen's Head £474,995

Executive four-bedroom detached home in a sought-after non-estate location in Saracen's Head, offering four reception rooms, re-fitted kitchen, en-suite to main bedroom, detached double garage with EV charging, solar panels with battery storage, ample parking and a generous garden backing onto open countryside. Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!

  Executive Four-Bedroom Detached Home – Non-Estate Setting, Saracen's Head  

Set within a desirable non-estate location, this substantial detached residence offers impressive, well-balanced accommodation designed for modern family life . With four generous double bedrooms and four versatile reception rooms, the layout provides genuine flexibility — whether you need formal entertaining space, a home office, playroom, or additional snug .

The property has been thoughtfully upgraded, featuring a stylish re-fitted kitchen that sits at the heart of the home , complemented by a separate utility room and a convenient ground floor cloakroom. Upstairs, the main bedroom benefits from a private en-suite , while the remaining bedrooms are all well-proportioned doubles, served by a contemporary family bathroom .

Externally, the home continues to impress. There is ample off-road parking  to the front, along with a detached cavity wall insulated double garage that presents clear potential for annex conversion (subject to any necessary planning consent) . The rear garden is generously sized and backs directly onto open countryside , creating a peaceful and scenic setting that enhances the sense of privacy.

Eco-conscious buyers will appreciate the forward-thinking additions, including:

 Solar panel system

 Battery storage

 EV charging point

 Impressively low electricity costs

This is a home that combines rural outlooks with modern efficiency and genuine space — a rare balance in today's market

 Book your viewing anytime – 01406 4244412.

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 cavity wall insulated garage (potential for conversion subject to relevant planning permissions) 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

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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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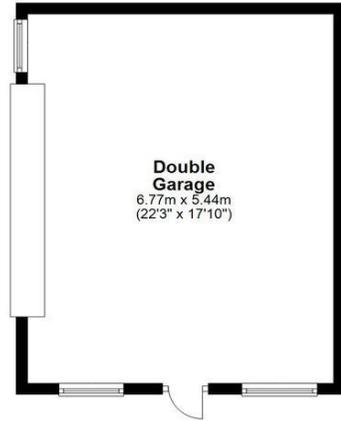
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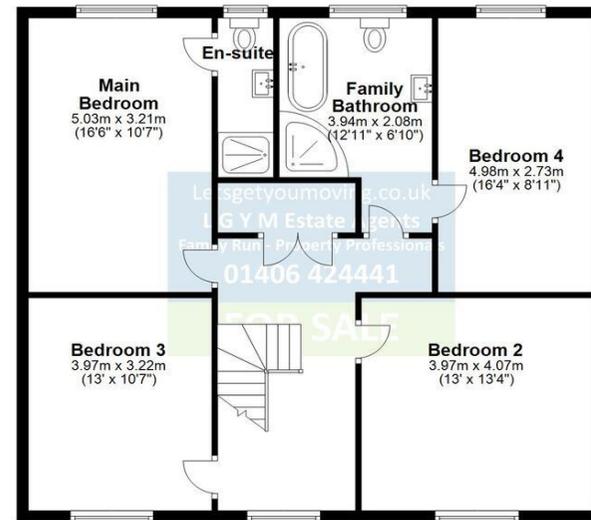
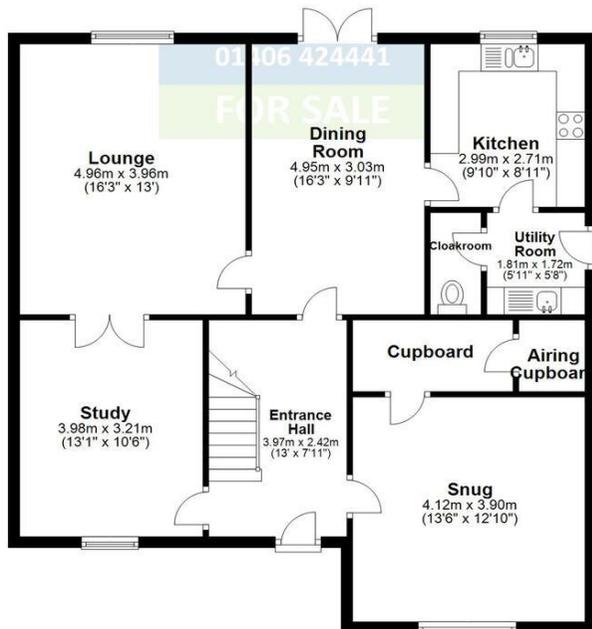
Call us today ☎ **01406 424441**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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 banner features a large '20' with '2006-2026' below it, set against a blue background with confetti. The text is in white and green, with a green button containing the phone number.