



3  3  2 

6 Orchard Close, Saracens Head PE12 8AR

£269,950

**BELVOIR!**



### Key Features

- > THREE BEDROOM DETACHED
- > TWO RECEPTION ROOMS
- > LARGE CONSERVATORY
- > BATH AND SEPARATE SHOWER ROOM
- > DOUBLE GARAGE
- > GENEROUS GARDENS
- > Tenure: Freehold
- > EPC rating E



Belvoir incorporating Muntion and Russell are pleased to offer for sale this three bedroom detached property situated in the popular village of Saracens Head. The property has the added benefit of a purpose built detached double garage, off road parking and generous gardens. The accommodation in brief comprises of entrance hall, lounge, dining room, large conservatory, fitted kitchen, utility and downstairs bathroom. Upstairs, three bedrooms and shower room.



### ENTRANCE HALL

UPVC double glazed door with side panel, stairs to first floor landing, radiator, tiled floor.

### LOUNGE

14'2" x 11'5" (4.31m x 3.48m)

UPVC double glazed window to the front elevation, radiator, wall mounted feature fire. Arch to:

### DINING ROOM

9'10" x 8'2" (2.99m x 2.50m)

Opening to conservatory, tall radiator, serving hatch to kitchen.

### CONSERVATORY

16'3" x 13'9" (4.96m x 4.19m)

UPVC construction on low brick base, french doors to the rear elevation, tall and traditional radiator, power points.

### KITCHEN

9'3" x 8'11" (2.82m x 2.72m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, 1 1/2 bowl sink unit with mixer taps over, space for range style cooker and hood over, radiator, door to pantry, tiled floor.

### UTILITY

7'10" x 7'1" (2.39m x 2.16m)

UPVC double glazed window to the rear and side elevation, UPVC double glazed door to the side elevation, base unit, space for washing machine, tiled floor, wall mounted LPG boiler. (maximum measurements)

### BATHROOM

Two UPVC double glazed windows to the side elevation, three piece suite comprising of WC, vanity wash hand basin, panelled bath, heated towel rail, extractor. Door to: former garage - store.





### LANDING

UPVC double glazed window to the side elevation, access to loft space.

### BEDROOM 1

13'3" x 9'8" (4.03m x 2.92m)

UPVC double glazed window to the front elevation, radiator.

### BEDROOM 2

10'4" x 9'7" (3.16m x 2.92m)

UPVC double glazed window to the rear elevation, radiator.

### BEDROOM 3

9'8" x 7'8" (2.94m x 2.34m)

UPVC double glazed window to the front elevation, radiator, storage cupboard.

### SHOWER ROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, oversize shower cubicle with mixer shower, heated towel rail. Airing cupboard.

### EXTERNALLY

FRONT GARDEN: Enclosed by hedge, gravel drive providing ample off road parking, access to former garage 8'5" x 7'9" (2.59m x 2.40m) now proving storage with access to bathroom and hot water cylinder.

REAR GARDEN, enclose with a mix of traditional and low fencing, feature gravel areas with shrub borders, rural views to the immediate rear, brick built outhouse 8'2" x 5'3" (2.49m x 1.61m) with power connected and plumbing for washing machine, double garage, additional gated access to drive.

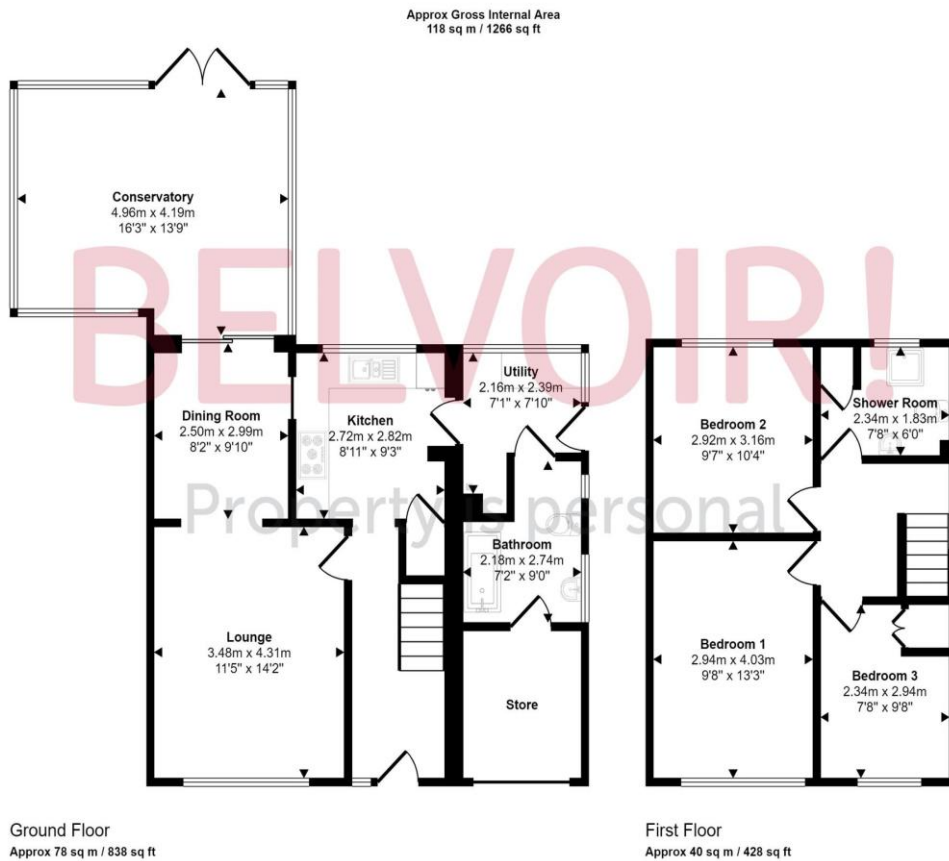
### DOUBLE GARAGE

18'6" x 16'6" (5.64m x 5.06m)

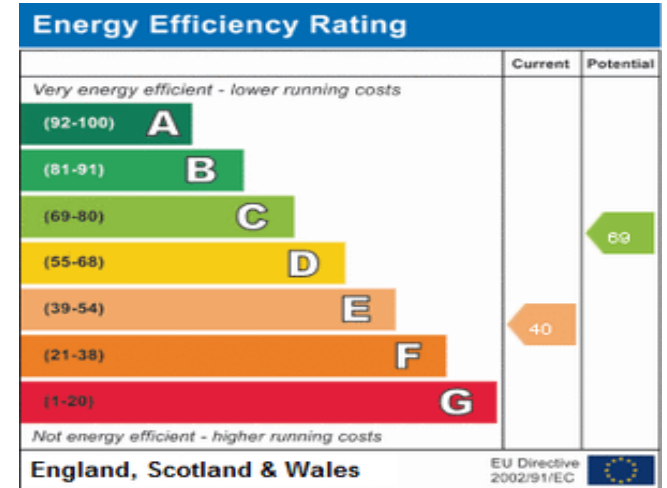
Brick built, twin wooden doors, light and power connected, staircase for easy access to loft storage area.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

# BELVOIR!

01775 722475