



## Orchard Close, Saracens Head - £360,000

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



**A RATED ENERGY EFFICIENCY \* 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. 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")

Fitted with 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 Bosch electric fan assisted oven, Bosch built-in five ring induction hob with extractor hood, built-in Bosch microwave, two PVCu double glazed windows to rear, part carpet part vinyl floor covering, telephone point, TV point, central heating thermostat, USB ports, recessed ceiling spotlights, smoke detector, PVCu double glazed tri-fold door to garden, door to:

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

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, vinyl floor covering, 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

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

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 for 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 where the property can be located on the right hand side. For satellite navigation the property postcode is: PE12 8AR.

Council Tax:

TBC: Band D - £2,097.06. South Holland District Council

EPC: A

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.

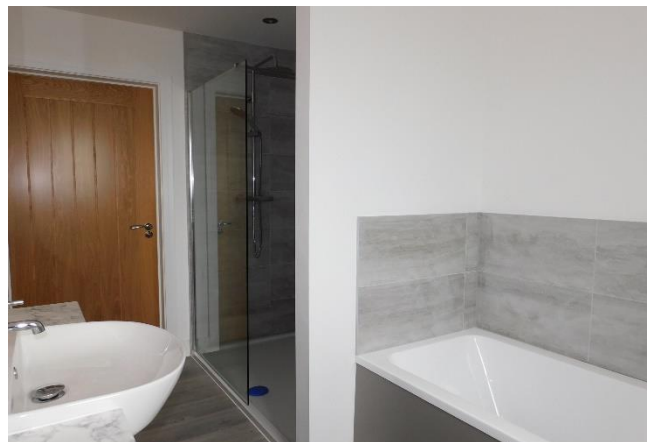
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

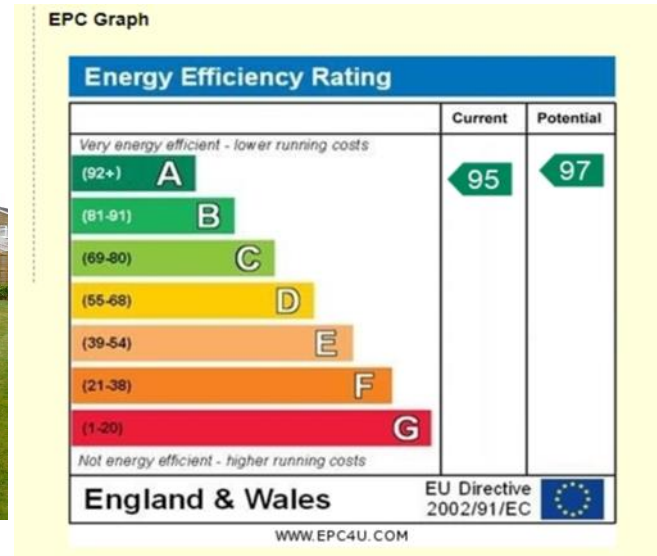
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







**SOUTH LINCS  
SURVEYORS**

Your local, independent  
building surveyors

01775 422211

info@southlincssurveyors.com

www.southlincssurveyors.com

Level 2 RICS  
Homebuyer Surveys

New Build Snagging  
Surveys

Energy Performance  
Certificates (EPC)

RICS Valuations



**DERVENSURE  
INSURANCE BROKERS LTD**

**INSURANCE THAT'S  
ON YOUR DOORSTEP**

To discuss your needs call **01406 423340**  
or pop in to our office:

44 High Street, Holbeach  
Spalding PE12 7ED

[www.dervensure.co.uk](http://www.dervensure.co.uk)

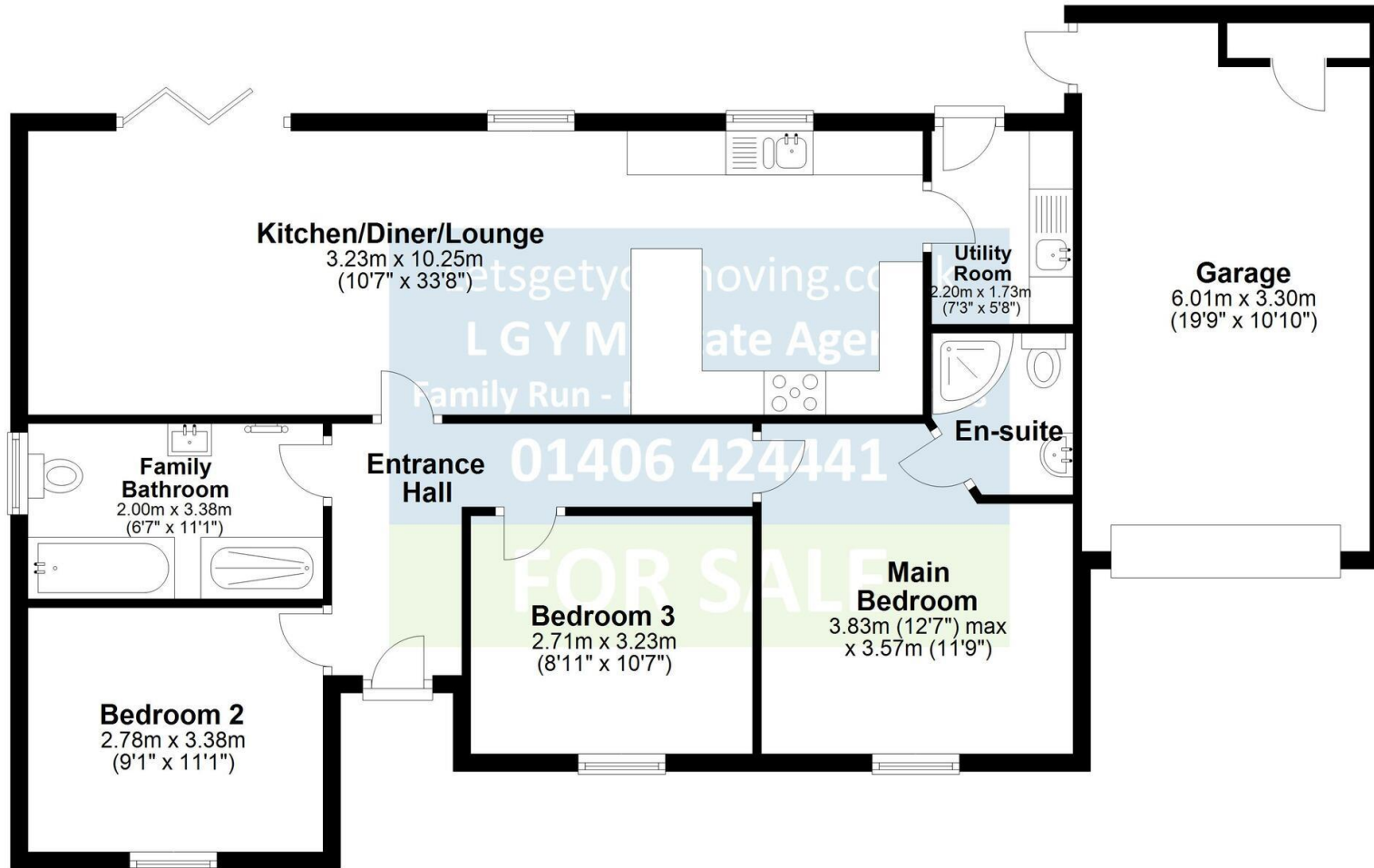
We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

## 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.



The  
**Mortgage**  
People.com

House Purchase  
Remortgage  
Buy-to-Let  
Capital Raising  
Debt Consolidation  
Commercial  
Bad Credit History  
Shared Ownership

[www.themortgagepeople.com](http://www.themortgagepeople.com)

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

Whole of market mortgage and protection advice with a local experienced adviser.  
Your home may be repossessed if you do not keep up repayments on your mortgage.  
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.

### **Disclaimer**

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best“ 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003



Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Letsgetyoumoving Estate Agents**

# Let our family move yours...

FREE VALUATIONS | 7 DAYS A WEEK [➔](#)

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, suggesting a bright, sunny day.