



Washway Road, Saracen's Head £274,995

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.

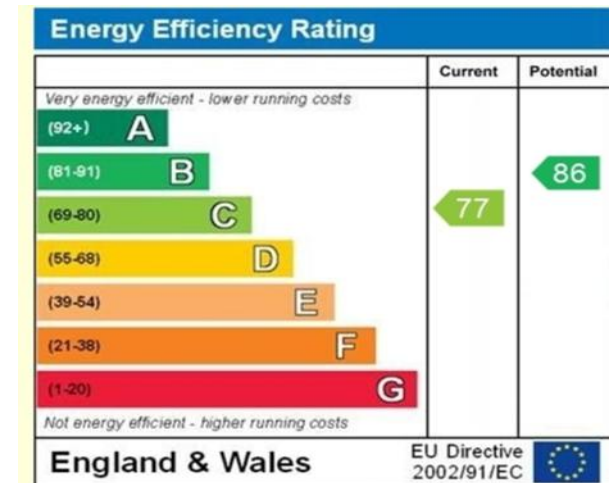
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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.

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**

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

44 High Street, Holbeach
Spalding PE12 7ED

www.dervensure.co.uk

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

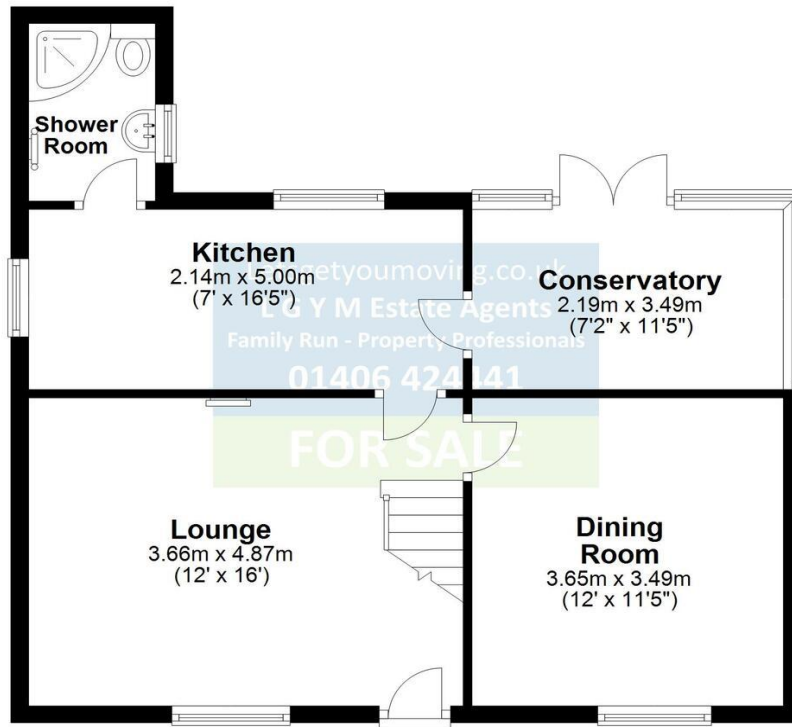
**INSURANCE THAT'S
ON YOUR DOORSTEP**

We can assist you with:

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

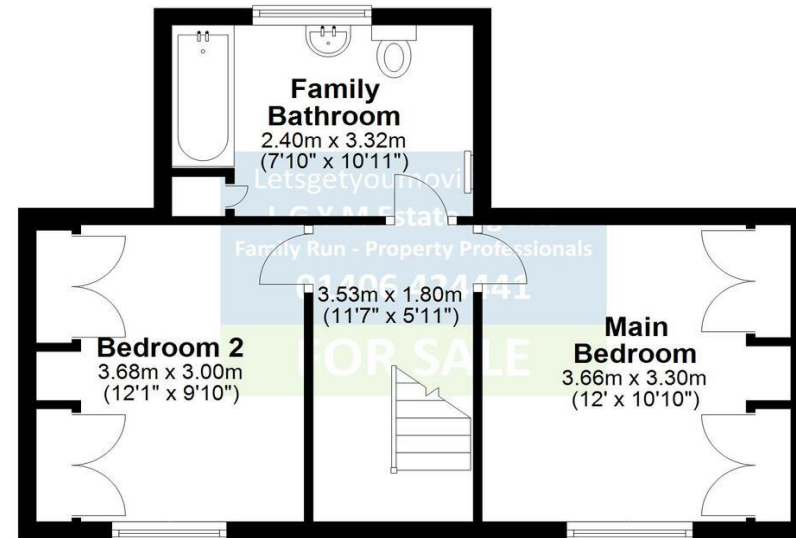
Ground Floor

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!

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 warm, golden-hour scene of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. To her left, a stack of several cardboard boxes is piled up. In the background, a woman and a man are walking towards the camera, each carrying a cardboard box. They are standing in a doorway, looking out onto a bright, sunny day. The overall atmosphere is one of excitement and a fresh start.