



## NEW SARACEN'S HEAD WASHWAY ROAD SPALDING, PE12 8AY

**£575,000**  
**FREEHOLD**

This exceptional five-bedroom detached property has been immaculately maintained and is now beautifully presented throughout. Offering approximately 347m<sup>2</sup> (3,740 sq ft) of versatile accommodation, the home features a stunning open-plan kitchen with quartz worktops, multiple reception rooms, five double bedrooms including a principal suite with dressing room and en-suite, and high-quality finishes throughout. Externally, the property benefits from a landscaped rear garden with porcelain patio, off-road parking, and the recent addition of a concrete-built double garage to the rear. Located in the desirable village of Saracen's Head, this outstanding family home is offered for sale by Sedge Estate Agents and must be viewed to be fully appreciated.

# NEW SARACEN'S HEAD WASHWAY ROAD

- Immaculately presented Fully Renovated • Substantial accommodation extending to approx. 347m<sup>2</sup> (3,740 sq ft) • Five double bedrooms • Principal bedroom with dressing room and en-suite • Additional en-suite bedroom • Impressive open-plan kitchen with quartz worktops • 3 spacious reception rooms • Utility room, pantry and further storage • Enclosed rear garden with porcelain patio • Concrete-built double garage to the rear with power and light



## The Property

The current owners have maintained and enhanced the property to an exceptional standard, resulting in an immaculate and ready-to-move-into family home.

The property is located in the small village of Saracens Head, approximately 2 miles from Holbeach: There you will find primary & secondary schools, supermarkets, post office, doctors and all other amenities.

Externally, the property benefits from a modern finish, with contemporary windows and doors, a high-quality exterior, and well-defined boundaries with fencing. To the rear, there is a landscaped garden featuring a newly turfed lawn, porcelain patio area and ample parking. A newly constructed concrete double garage further enhances the practicality of this superb home.

Internally, the property offers generous and flexible living space. The welcoming entrance hallway provides access to a study/snug and a substantial lounge both are fitted with log burners. There is also a second large reception room, ideal as a dining room, family room or games room.

The impressive kitchen measures approximately 29m<sup>2</sup> and features extensive cabinetry, quartz worktops, integrated appliances and bi-folding doors opening onto the rear patio, creating a fantastic indoor-outdoor living space. With integrated appliances including range cooker, dishwasher, large fridge freezer, boiling hot water tap.

Additional ground floor accommodation includes a utility/laundry room with storage/pantry, a plant room, and a modern shower room.

Upstairs, the property continues to impress with

five well-proportioned double bedrooms. The principal bedroom with fitted air conditioning and it benefits from a dressing room and en-suite shower room, while a further bedroom also enjoys its own en-suite. A contemporary family bathroom serves the remaining bedrooms and features both a freestanding bath and separate shower. The landing is spacious and includes useful storage.

The property is finished with high-quality flooring and carpets throughout, all of which are included in the sale.

## Accommodation & Room Sizes

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#### Ground Floor

Lounge: 3.99m x 9.57m

Office / Study: 3.18m x 4.83m

Downstairs Showroom / Flexible Room: 3.14m x 1.75m

Dining Room / Reception Room: 8.51m x 3.78m

Kitchen: 4.45m x 8.13m

Utility Room: 4.45m x 3.63m

Pantry: 1.50m x 3.78m

Store Room

Coat Room

Hallway & Rear Hallway

#### First Floor

Bedroom 1: 6.58m x 3.66m

En-suite Shower Room: 2.77m x 1.93m

Bedroom 2: 4.04m x 5.17m

En-suite Shower Room: 1.86m x 1.93m

Bedroom 3: 5.03m x 4.03m

Bedroom 4: 4.06m x 4.45m

Bedroom 5: 3.94m x 4.22m

Dressing Room: 2.84m x 2.62m

Family Bathroom

Landing & Airing Cupboard

Outside

To the rear, the property features a fully enclosed garden with a newly turfed lawn, porcelain patio and external lighting. A concrete-built double garage provides excellent secure parking and additional storage. The property also benefits from ample off-road parking.

This is a rare opportunity to acquire a beautifully presented, modern family home in a desirable village location, offering space, flexibility and exceptional finish throughout.

Early viewing is highly recommended via Sedge Estate Agents.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# NEW SARACEN'S HEAD WASHWAY ROAD





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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

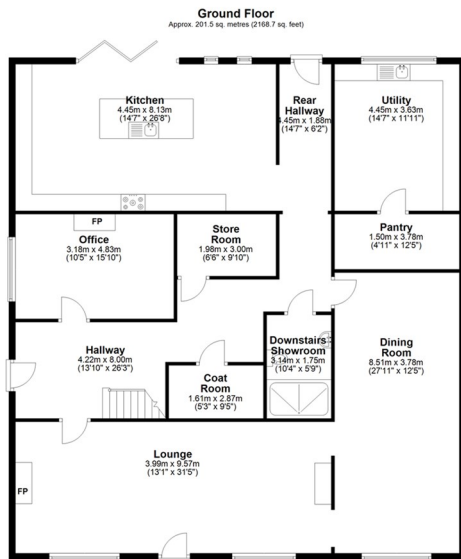
**Council Tax** – Band E

**Viewings** – By Appointment Only

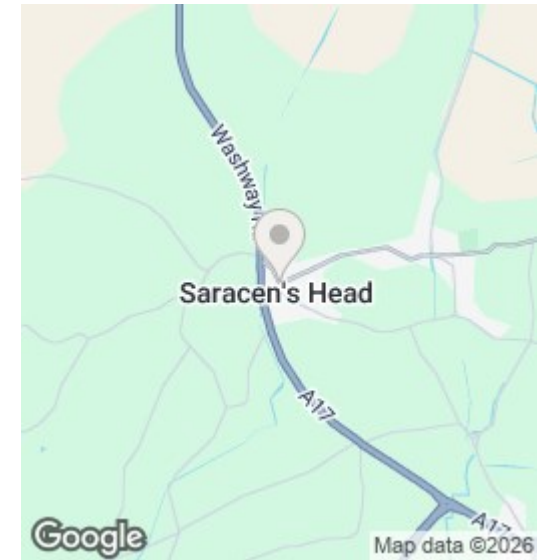
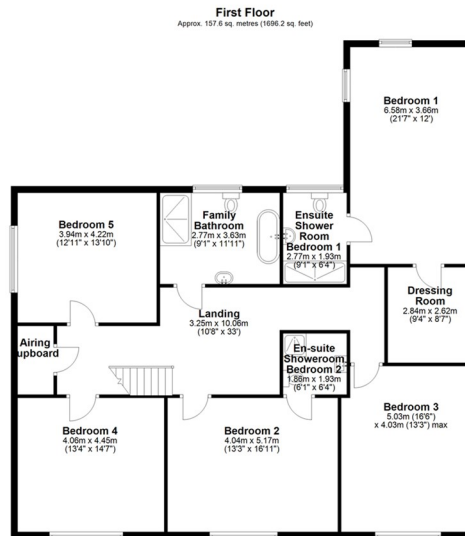
**Floor Area** – 3860.00 sq ft

**Tenure** – Freehold





Total area: approx. 359.1 sq. metres (3864.8 sq. feet)  
**New Sara Ens Head**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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