



AULD RAYNE WASHWAY ROAD

SPALDING, PE12 8AY

£245,000
FREEHOLD

This chain-free, two-bedroom bungalow in the desirable Saracens Head area of Holbeach offers a perfect blend of comfort, style, and versatility. Boasting a spacious lounge/diner with log burner, modern kitchen, and a bright conservatory, the property flows seamlessly onto a stunning, fully enclosed rear garden. Outside, a single garage, ample off-road parking, a large shed, and an additional electric outbuilding provide practical and flexible spaces. Ideal for families, downsizers, or those seeking a home with home-office potential, this bungalow is a rare opportunity in a peaceful yet well-connected location.

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- Chain-free, ready to move in
- Well-laid-out two-bedroom bungalow
- Spacious lounge/diner with cozy log burner
- Modern kitchen with ample workspace
- Bright conservatory overlooking the rear garden
- Stunning, fully enclosed, and well-maintained rear garden
- Single garage with ample off-road parking
- Log cabin/workshop with electricity, large well insulated shed
- Ample Off Road Parking
- Sought-after Saracens Head location in Holbeach with easy access to Spalding and local amenities



Summary

Charming Chain-Free Two-Bedroom Bungalow with Stunning Garden and Versatile Outbuildings – Auld Rayne, Washway Road, Saracens Head, Holbeach, Spalding, PE12 8AY

This beautifully presented, chain-free two-bedroom bungalow offers a well-laid-out and comfortable living space, perfect for relaxing or entertaining. The spacious lounge/diner features a cozy log burner and an open-plan layout, creating a warm and inviting atmosphere. The modern newly fitted kitchen provides ample space for cooking and dining, while the conservatory at the rear floods the home with natural light and offers a wonderful view of the garden. Both bedrooms are well-proportioned, complemented by a family shower room with newly fitted vinyl flooring with convenient storage cupboard.

The rear garden is a true highlight of this property—fully enclosed private and not overlooked, well-maintained, and ideal for outdoor living or entertaining. To the front, there is ample off-road parking and a single garage with electric. Additionally, a large well insulated shed and a log cabin/workshop with electricity provide versatile space for a home office, workshop, or studio.

Local Area

Situated in the sought-after Saracens Head area of Holbeach, this property benefits from a peaceful residential setting while still being close to local

amenities. Holbeach offers a range of shops, schools, and leisure facilities, with easy access to Spalding for further shopping, dining, and transport links. The surrounding Lincolnshire countryside provides excellent opportunities for walking, cycling, and enjoying the outdoors, making this location ideal for families, professionals, or those looking for a tranquil yet well-connected home.

Key Features:

- Chain-free and ready to move in
- Spacious lounge/diner with log burner
- Modern kitchen
- Stunning, fully enclosed rear garden
- Conservatory overlooking the garden
- Two bedrooms and family shower room
- Single garage and ample off-road parking
- Large shed and versatile outbuilding with electric

Dimensions:

- Lounge/Diner: 3.96m x 6.50m
- Hallway: 2.00m x 3.58m
- Bedroom 1: 3.10m x 3.61m
- Bedroom 2: 2.57m x 2.59m
- Kitchen: 4.45m x 2.79m

A rare opportunity to purchase a chain-free bungalow in a desirable location, offering flexible living spaces, beautiful gardens, and excellent local amenities.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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