letsgetyoumoving.co.uk
Sales & Letting Agents









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

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

Washway Road, Saracen's Head £249,995

Charming period detached home in peaceful Saracen’s Head with open fire, two double bedrooms, enclosed garden and workshop. No onward chain. Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!

🏡 **Charming Period Detached Home – Saracen’s Head** 🌿🔥 Packed with character and set in the peaceful village of Saracen’s Head, this attractive detached home offers space, privacy and convenience just minutes from Holbeach town and its amenities. ✨ **Character & Comfort Combined**

- PVCu double glazing
- Original open fire – perfect for cosy evenings 🔥
- Generous, well-balanced accommodation throughout

The ground floor features a welcoming **lounge**, separate **dining room**, fitted **kitchen**, bright **conservatory**, and a handy **shower room**. Upstairs you’ll find **two spacious double bedrooms** and a **family bathroom** – ideal for couples, downsizers or small families.

🌳 **Outside Space That Delivers**Set back from the road behind mature hedging, the property enjoys a sweeping gravel driveway and lawned frontage. The fully enclosed rear garden offers:

- Lawned area
- Wooden panel fencing for privacy
- Workshop – ideal for storage, hobbies or projects 🛠️

🚪 **No onward chain** – ready for immediate occupancy.

A genuine period home with presence, privacy and practicality.

Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends! 📞

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

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.

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.













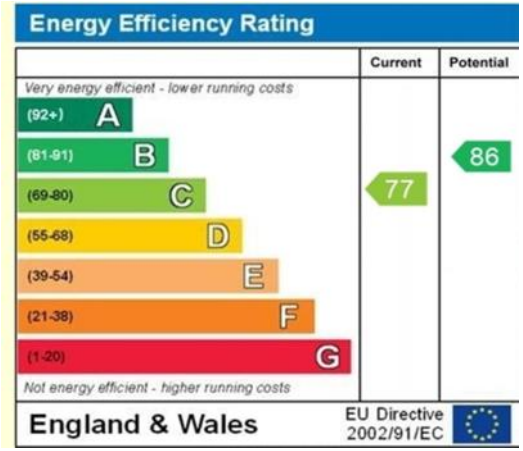



letsgetyoumoving.co.uk
Sales & Letting Agents
20
2006-2026
YEARS OF
GETTING IT RIGHT
CUSTOMER FOCUSED SINCE 2006
Call us today ☎ 01406 424441


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
RICS

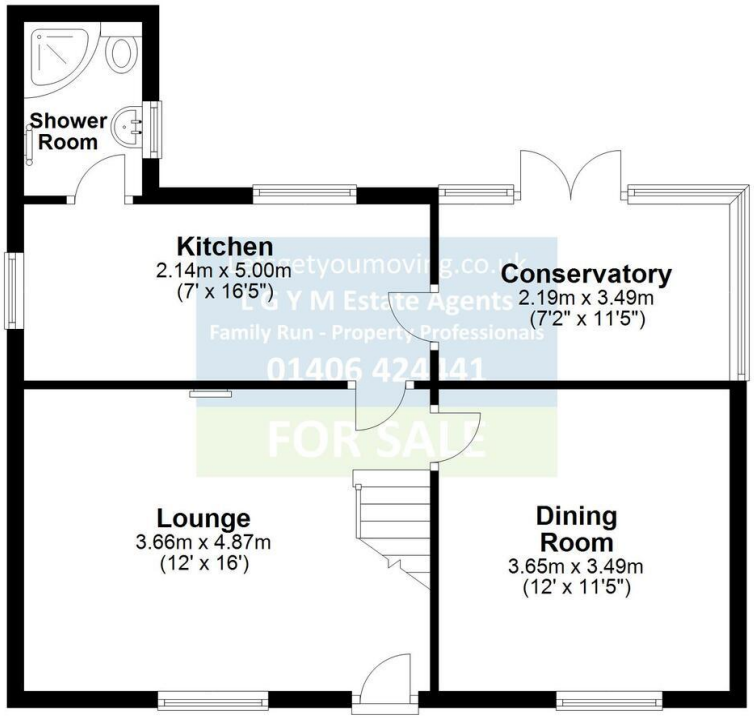

20 years of trust.
Thank you, Holbeach.
From everyone at LetsGetYouMoving
We wouldn't be here without you.
01406 424441


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
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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
77
86
England & Wales
EU Directive 2002/91/EC

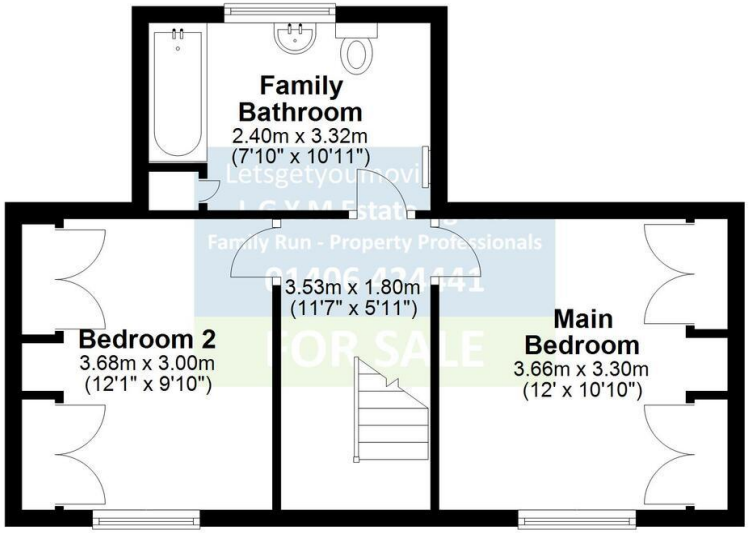
Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Letsgetyoumoving.co.uk
L G Y M Estate Agents
Family Run - Property Professionals
01406 424141
FOR SALE

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 LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 30 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.....

