BRADLEY JAMES

ESTATE AGENTS

The Cottage Roman Bank, Saracens Head, Holbeach, Spalding, PE12 8BB

Asking price £132,500

- No Chain
- Three reception rooms
- Refitted kitchen
- Lounge with log burner
- 1-2 bedrooms
- Stunning views over the Lincolnshire countryside
- Conservatory
- Bathroom
- Snug with log burner
- Great road links to A17 connecting Norfolk, Lincoln and Spalding

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The Cottage Roman Bank, Spalding PE12 8BB

Bradley James welcomes you to Roman Bank, Saracens Head. The property is realistically priced for the work needed to renovate.

THREE OF THE PICTURES ARE COMPUTER GENERATED IMAGES TO STAGE THE PROPERTY AND SHOW YOU WHAT THE COTTAGE COULD LOOK LIKE

This charming one-two bedroom NO CHAIN semi-rural detached cottage offers a delightful escape into the stunning Lincolnshire countryside. With breath-taking views that can be enjoyed from various rooms, this property is perfect for those seeking a tranquil lifestyle.

The cottage boasts three inviting reception rooms, including a cosy snug complete with a log burner, ideal for those chilly evenings. The lounge, also featuring a log burner, provides a warm and welcoming space to relax while taking in the scenic fields from the comfort of your sofa. The re-fitted kitchen is both functional and stylish, leading seamlessly to a utility room or a second conservatory, enhancing the living space. Completing the ground floor is a convenient bathroom.

On the first floor, you will find a versatile dressing room that can easily serve as a second bedroom for guests, leading into the generous master bedroom, which offers ample space and comfort.

Set on a good-sized plot, the property includes off-road parking for up to four vehicles, with the potential for further extension if desired. The location provides excellent road links to the A17, connecting you to Spalding, Lincoln, Norfolk, and Holbeach. The vibrant village of Holbeach is just a five-minute drive away, offering essential amenities such as secondary and primary schools, as well as Tesco and Aldi.

This cottage is a must-see to truly appreciate the space and stunning views on offer. While the property is in need of some modernisation, it has been priced accordingly, making it an excellent opportunity for those looking to create their dream home in a beautiful setting.

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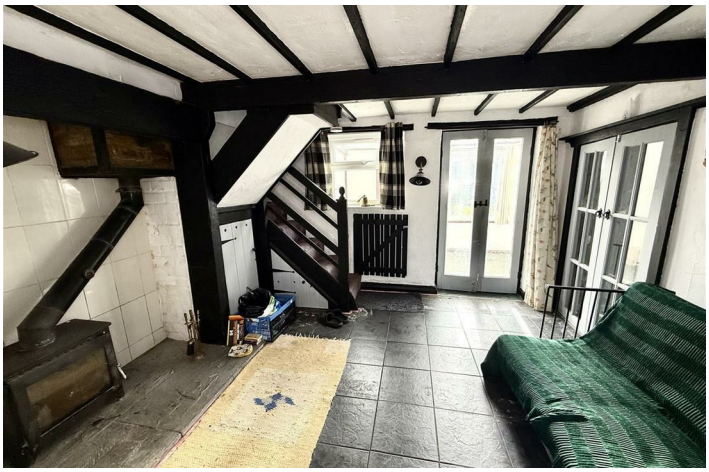
Council Tax Band: A



Conservatory
23'1 x 6'7
UPVC double glazed window and patio door to the front, UPVC double glazed window to the side enjoying the open field views and internal French doors leading through to the snug.

Snug
11'8 x 10'5
UPVC double glazed window onto the conservatory, internal French doors leading through to the lounge, stairs leading off to the first floor accommodation, tiled floor, storage cupboard, power points, wall lights, exposed beans and a multi fuel burner.

Lounge
12'6 x 10'5
Double aspect with UPVC double glazed window going onto the conservatory, UPVC double glazed window to the side overlooking the uninterrupted field views from the comfort of your sofa, window seat, multi burner, power points, exposed brick wall and exposed beams.

Kitchen
15'3 x 4'8
UPVC double glazed window to the rear, base units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, tiled splashback, power points, a door to the bathroom and a door to the utility room.

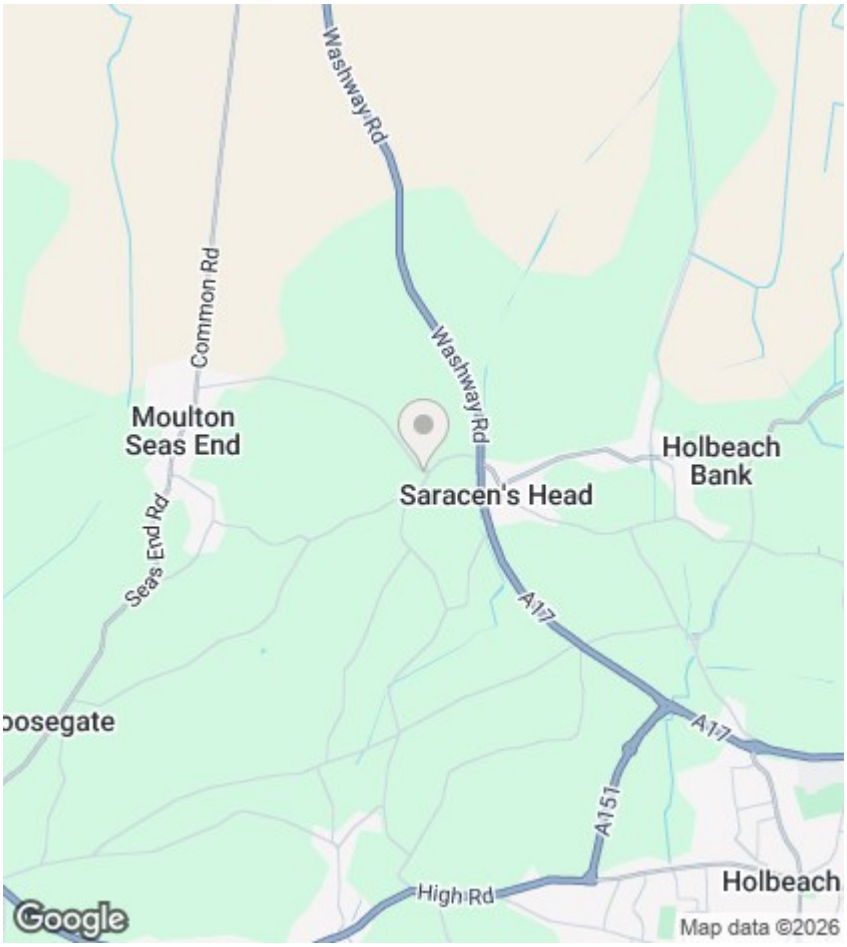
Bathroom
UPVC obscured double glazed window to the rear, panel bath with telephone style mixer taps over, a handheld shower with glass shower screen, WC, pedestal wash hand basin with taps over, fully tiled walls and an electric wall mounted heated towel rail.

Utility Room
11'3 x 6'1
Brick and UPVC construction with UPVC double glazed door to the side, power points, space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge freezer and electric storage heater.

Study/Dressing Room
11'0 x 10'5
UPVC double glazed window to the front, power points, storage shelving, loft hatch and a door to bedroom one.

Bedroom One
12'7 x 10'5
UPVC double glazed window to the front, decorative fireplace, power points, loft hatch, exposed beams and electric storage heater.

Outside
The property has grass off-road parking, a picket fence that leads to the garden which is enclosed by hedging and picket fence, it is laid to lawn, enjoys open field views and continues to the other side where there’s an outbuilding.



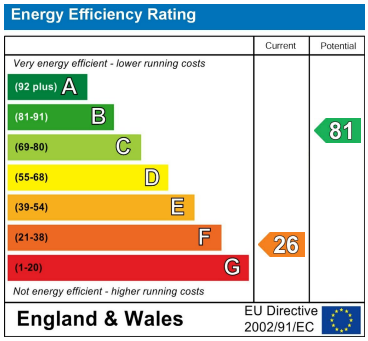
Directions

Viewings

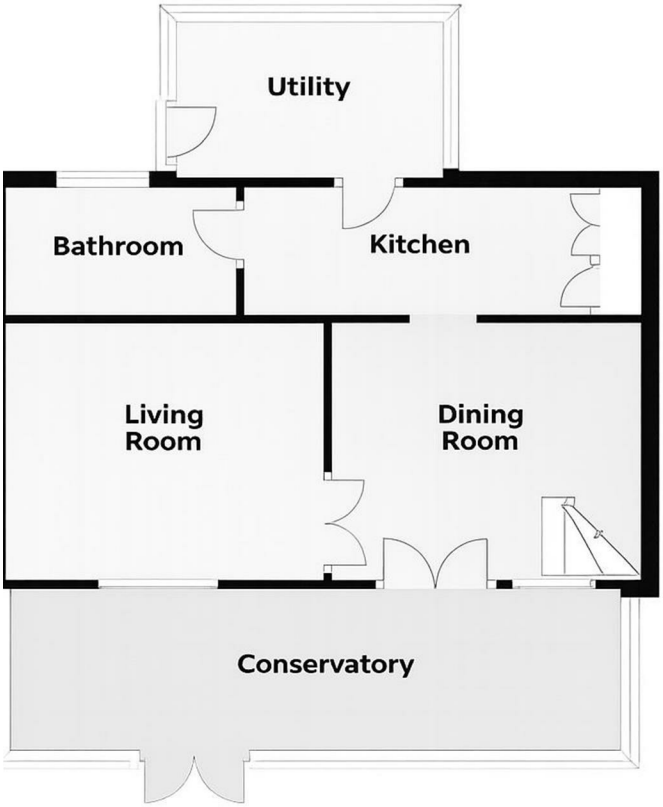
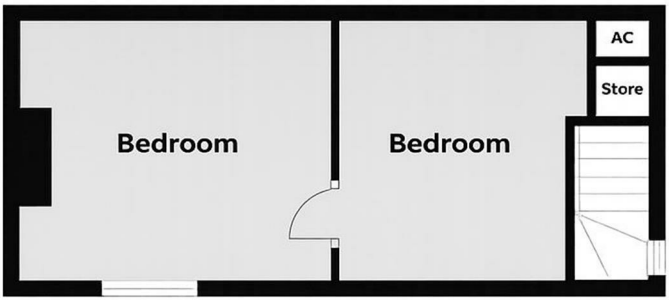
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

F



Ground Floor



First Floor