ARK PROPERTY









New Saracens Head Washway Road, Saracens Head, PE12 8AY

£560,000

- Exceptional five-bedroom detached family home
- Approximately 359m² (3,869 sq ft) of versatile accommodation
- Impressive open-plan kitchen with quartz worktops & bi-fold doors
- Principal suite with dressing room & en-suite, plus further en-suite bedroom
- Landscaped rear garden, porcelain patio & concrete-built double garage
- Desirable Saracen's Head location, approximately two miles from Holbeach
- Sold With No Chain!

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6 New Road, Spalding, Lincolnshire PE11 1DQ

This exceptional five-bedroom detached home offers approximately 359m² (3,869 sq ft) of beautifully appointed and versatile accommodation, combining generous proportions with high-quality finishes throughout.

The impressive open-plan kitchen is the heart of the home, featuring extensive cabinetry, quartz worktops, integrated appliances and bi-fold doors opening onto the landscaped rear garden. Multiple reception rooms provide excellent flexibility, including a substantial lounge and study/snug, both with log burners.

Upstairs are five double bedrooms, including a superb principal suite with dressing room and en-suite, plus a further bedroom with its own en-suite. A stylish family bathroom completes the first floor.

Externally, the property offers a landscaped rear garden with porcelain patio, newly turfed lawn and ample off-road parking, together with a recently constructed concrete-built double garage.

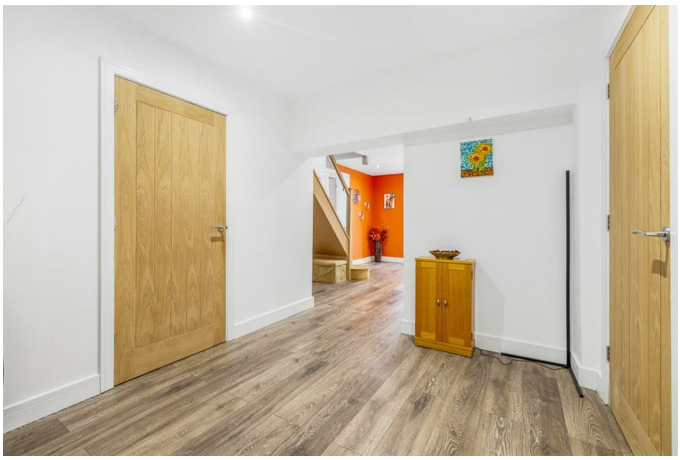
Situated in the desirable village of Saracen's Head, approximately two miles from Holbeach and its range of schools, shops and amenities, this outstanding family home has been carefully maintained and enhanced by the current owners. A truly impressive property that warrants an early viewing.

Entrance Hall 8'5" x 15'7" (2.59m x 4.76m)



Entrance door to side. Two radiators. Stairs to first floor landing.

Hallway 8'8" x 9'0" (2.65m x 2.76m)



Walk in storage cupboard. Plant room housing hot water cylinder. Alarm control panel.

Office 9'11" x 15'10" (3.04m x 4.84m)



Window to side. Radiator. Brick fireplace housing wood burning stove.



Lounge 12'8" x 31'5" (3.87m x 9.59m)



Door to front. Two windows to front. Feature brick wall with a brick fireplace housing a wood burning stove.



Family/Games Room 27'10" x 12'3" (8.50m x 3.75m)



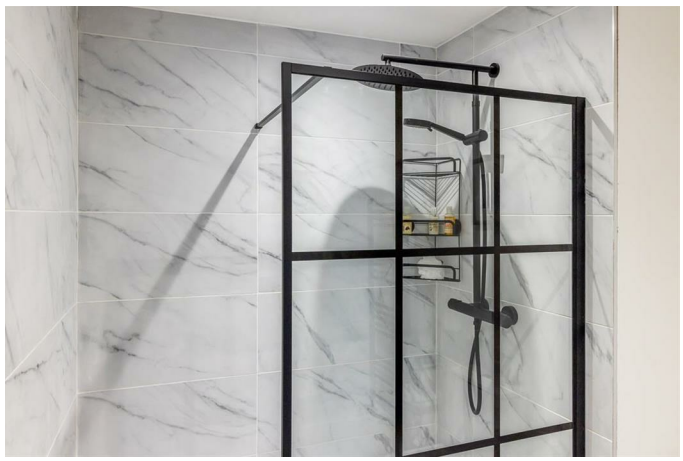
Window to front. Two radiators. Partially panelled walls.



Downstairs Shower Room 9'3" x 5'7" (2.83m x 1.72m)



Shower cubicle with rainfall head and hand held attachment. Toilet. Wash hand basin. Heated towel rail. Tiled splashbacks. Tiled flooring. Extractor fan.



Kitchen 12'4" x 25'7" (3.77m x 7.80m)



Bi-folding doors to rear. Two windows to rear. Radiator. Matching range of base and eye level units with Quartz work surfaces over. Range style oven with extractor hood over. Integrated fridge. Integrated freezer. Centre island breakfast bar with storage under and quartz worktop with 1 1/2 sink unit with drainer and mixer/boiling hot water tap. Integrated dishwasher.



Rear Hallway 12'7" x 5'4" (3.84m x 1.64m)



Door to rear. Radiator.

Utility Room 13'7" x 12'3" (4.15m x 3.75m)



Window to rear. Radiator. Matching range of base units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan.

Pantry 4'4" x 12'0" (1.33m x 3.67m)

Fitted with a range of shelving.

First Floor Landing 10'2" x 21'10" (3.10m x 6.67m)

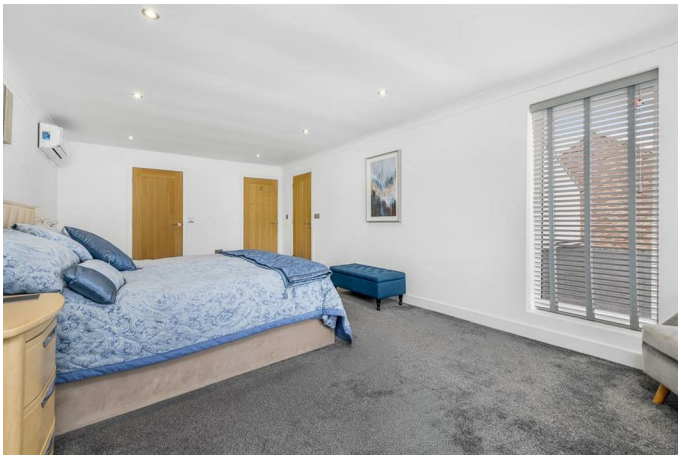


Skylight window. Radiator. Built in storage cupboard. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 21'7" x 12'0" (6.58m x 3.68m)



Window to rear and side. Radiator. Air conditioning unit.



Dressing Room 8'10" x 8'7" (2.70m x 2.63m)



Radiator. Fitted with a range of shelving and hanging rails.

En-suite 9'5" x 5'10" (2.88m x 1.80m)



Window to rear. Heated towel rail. Shower cubicle with rainfall head and hand held attachment. Toilet. Wash hand basin with storage below. Tiled splashback. Extractor fan.



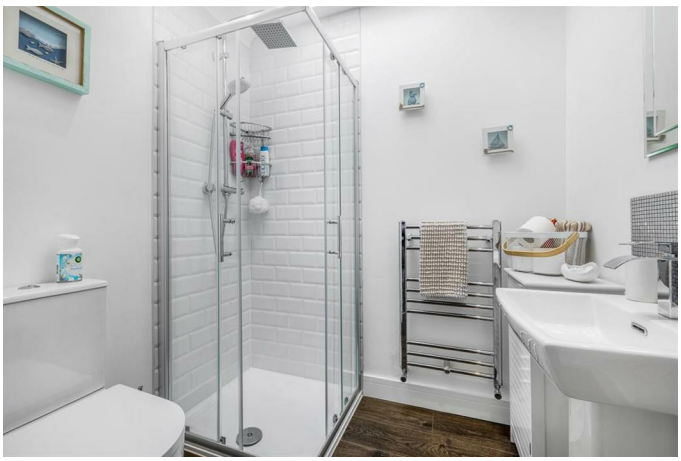
Bedroom 2 13'3" x 15'7" (4.06m x 4.75m)



Window to front. Radiator.



En-suite 5'0" x 6'0" (1.53m x 1.85m)



Skylight window. Heated towel rail. Shower cubicle with rainfall head and hand held attachment. Toilet. Wash hand basin. Tiled splashbacks. Extractor fan.

Bedroom 3 15'6" x 12'3" (4.73m x 3.75m)



Window to front. Radiator.

Bedroom 4 13'2" x 14'7" (4.03m x 4.45m)



Window to front. Radiator.



Bedroom 5 12'4" x 13'7" (3.76m x 4.16m)



Window to side. Radiator.



Bathroom 8'11" x 11'5" (2.72m x 3.48m)



Window to rear. Heated towel rail. Free standing bath with wall mounted taps and shower attachment. Shower cubicle with rainfall head and hand held attachment. Toilet. Feature wash hand basin with storage below. Tiled splashbacks. Wall mounted illuminated mirror. Extractor fan. Loft access with pull down ladder and light.



Outside



The front of the property has a gravelled driveway offering off road parking with double wooden gates leading to the rear driveway offering additional parking.
The rear garden is fully enclosed by timber fence and side gate. Feature paved patio area. Oil storage tank. Double garage.



Garage 13'11" x 20'4" (4.25m x 6.21m)



Twin up and over vehicular doors. Two windows to side. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 8AY

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission. AI has been used in the editing of these images.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: No
Property construction: Brick built
Electricity supply: EDF
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Oil central heating
Heating features: Wood/multi fuel burner
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Conversion from a business to a residential 5 bed detached dwelling. Erection of

double garage. Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D62

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.













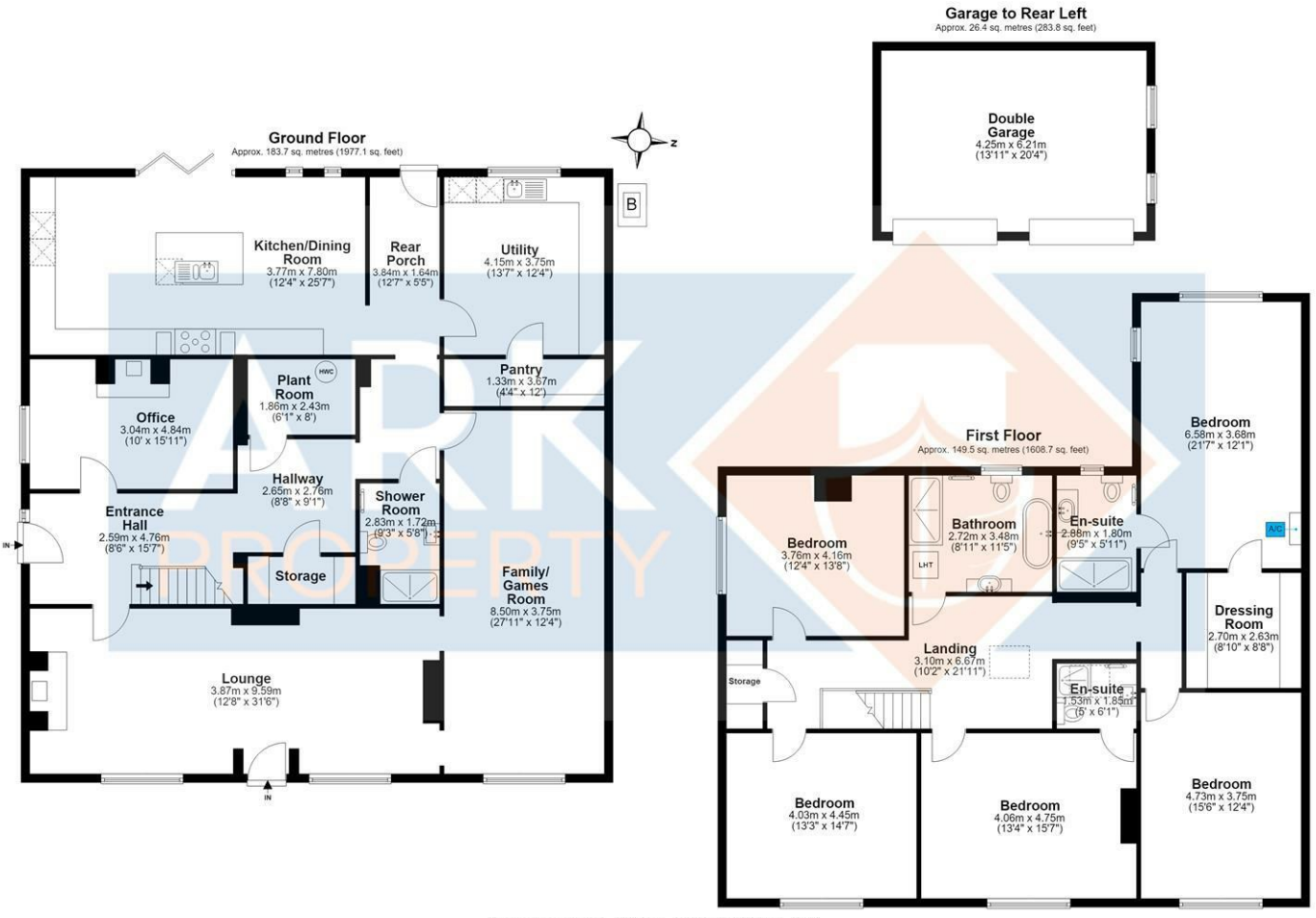








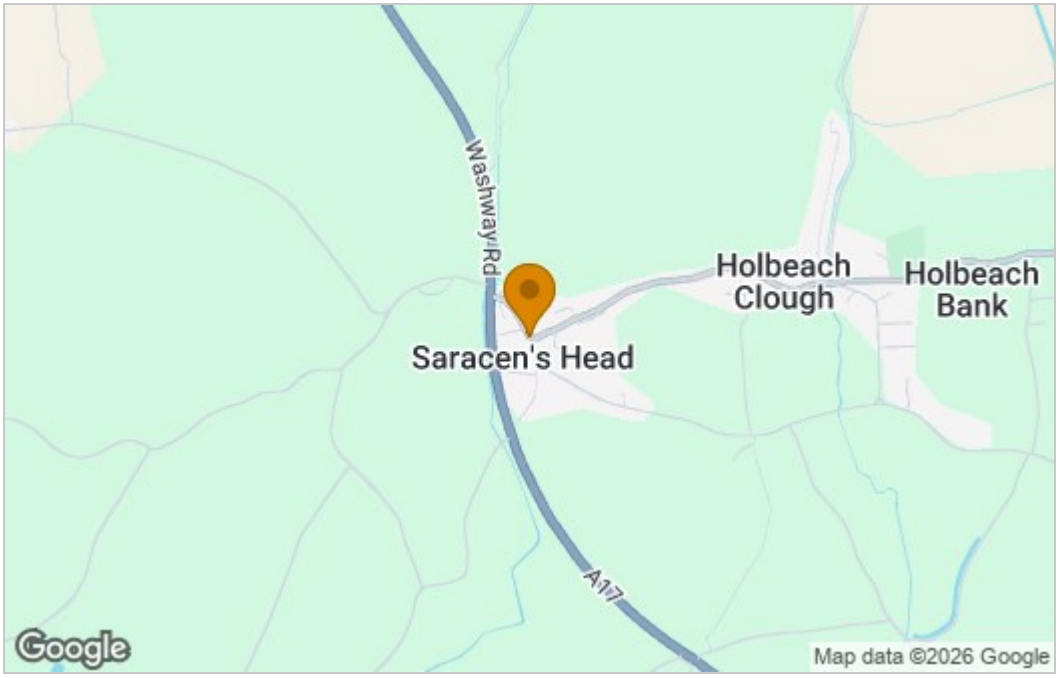
Floor Plan



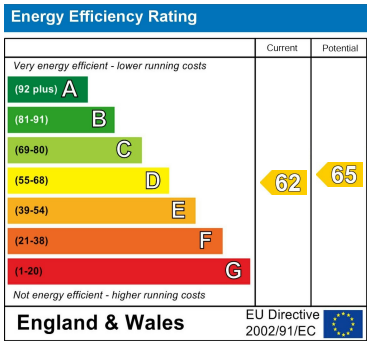
Total area: approx. 359.5 sq. metres (3869.5 sq. feet)

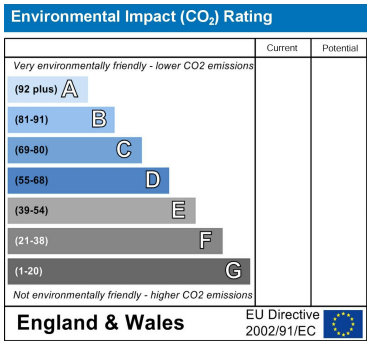
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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