



Auld Rayne, Washway Road, Saracens Head
Holbeach, Spalding, Lincolnshire, PE12 8AY

£230,000

2 Bedroom Detached Bungalow

- Freehold
- No onward chain
- Detached bungalow
- Two bedrooms
- Lounge/Diner & Conservatory
- Ample off road parking & Garage
- Log Cabin/Workhop & Insulated shed
- Well maintained enclosed rear garden
- EPC Rating - E, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for Auld Rayne, Washway Road, Saracens Head, Holbeach, Spalding, Lincolnshire, PE12 8AY



Overview

Situated in the village of Saracens Head, this well presented detached bungalow offers spacious and versatile accommodation, ideal for those seeking village living with outdoor workspace. The property benefits from generous living accommodation, well proportioned bedrooms and attractive enclosed gardens, providing a comfortable and practical home environment. A particular feature of the property is the substantial detached workshop, offering excellent potential for a variety of uses including a home business, vehicle storage, hobbies, or trade use, subject to any necessary consents. In addition, the property boasts a fully insulated shed, complete with power and lighting, creating an ideal space for a home office, studio, gym or year round hobby room.



The spacious and versatile accommodation comprises entrance hallway, open plan lounge/diner with multi fuel burner, kitchen opening to the conservatory which overlook the rear garden making it ideal for relaxing or entertaining, two bedrooms and a family shower room completes the accommodation. Externally, there is ample off road parking and well maintained gardens with paved patio seating areas. The outbuildings enhance the property's versatility and appeal. The combination of residential comfort and workspace makes this a rare opportunity for buyers requiring both a home and practical working facilities.

Agent Note: The property is serviced by a septic tank; the vendor has confirmed that they are unsure as to whether the septic tank meets the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules". Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.





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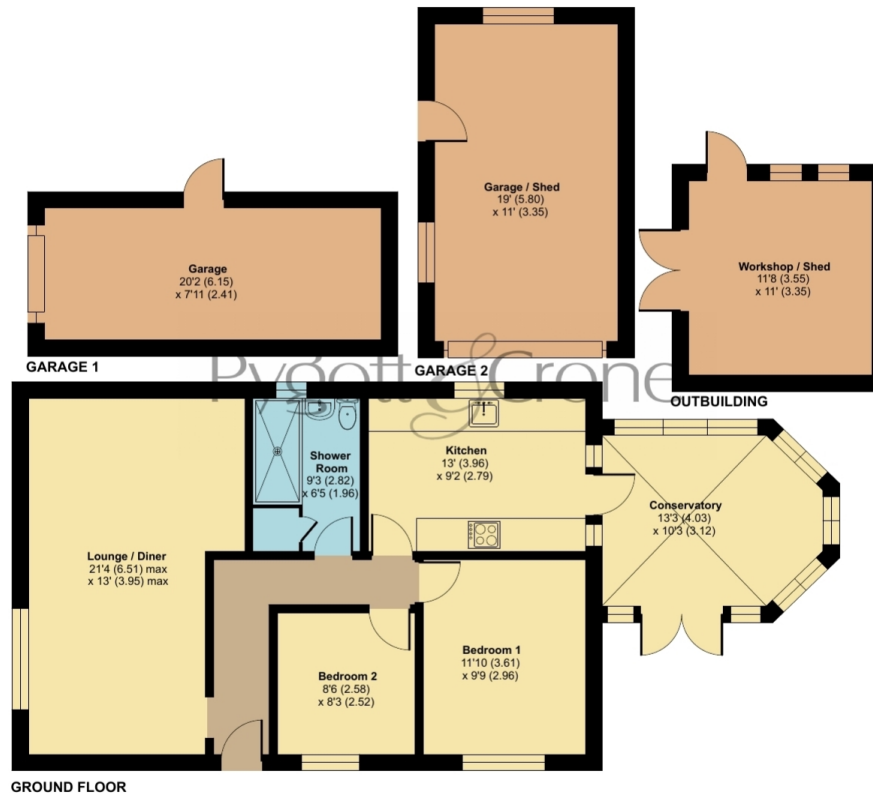
Approximate Area = 847 sq ft / 78.6 sq m

Garage = 369 sq ft / 34.2 sq m

Outbuilding = 128 sq ft / 11.8 sq m

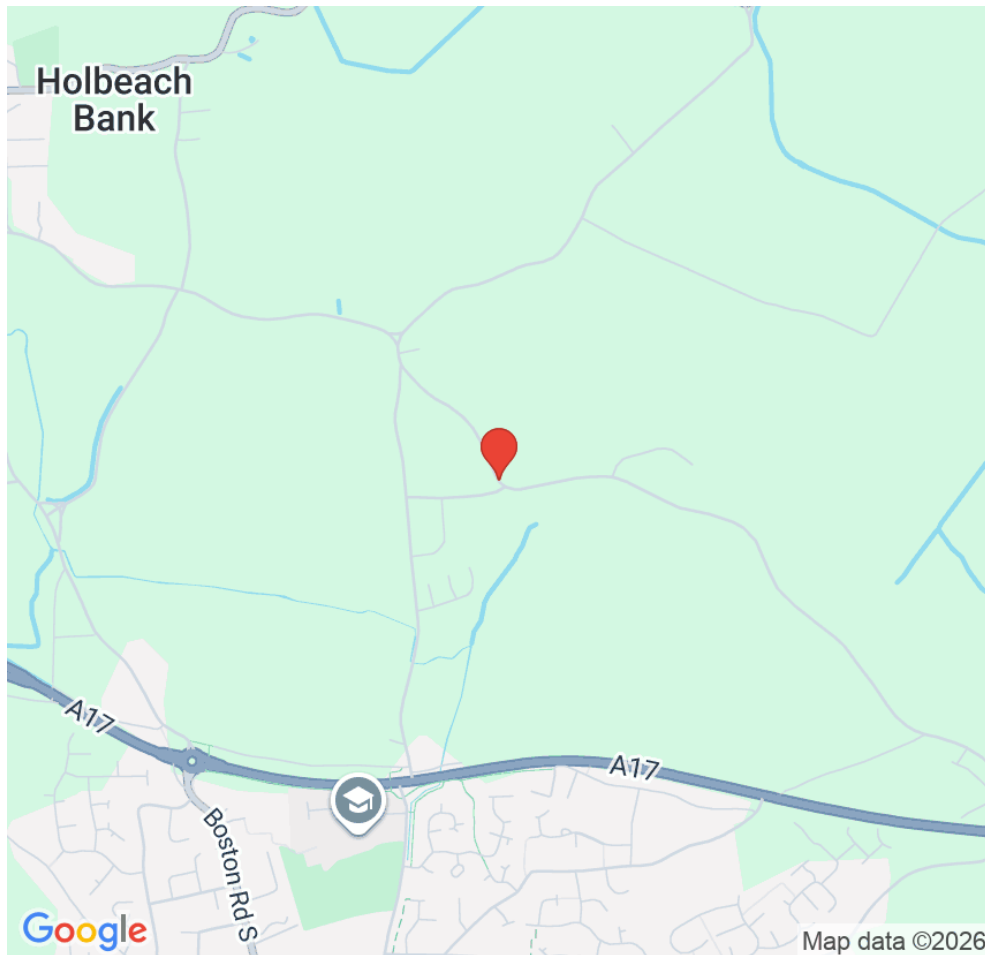
Total = 1344 sq ft / 124.6 sq m

For identification only - Not to scale





Location



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