



8 Orchard Close Saracens Head
Holbeach, Spalding, Lincolnshire, PE12 8AR

£250,000

3 Bedroom Detached House

- Freehold
- Spacious three-bedroom detached family home in the semi-rural village of Saracens Head, close to Holbeach and its local amenities.
- Spacious lounge with a feature wood burner, opening into the dining area with patio doors to the rear garden.
- Bright kitchen with ample storage, separate utility room, downstairs cloakroom and a partially converted garage offering additional versatile space.
- Three good-sized bedrooms and a family bathroom to the first floor.
- Enclosed rear garden with a patio seating area, mature trees and shrubs, and plenty of space for the whole family to enjoy.
- Ample off-road parking, garage and a quiet cul-de-sac position on a generous plot.
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 8 Orchard Close Saracens Head, Holbeach, Spalding, Lincolnshire, PE12 8AR](#)



Overview

Situated within the popular semi-rural village of Saracens Head, just a short distance from the market town of Holbeach with its excellent range of shops, restaurants and everyday amenities, this spacious three-bedroom detached family home occupies a generous plot at the end of a quiet cul-de-sac, offering both privacy and a peaceful setting.



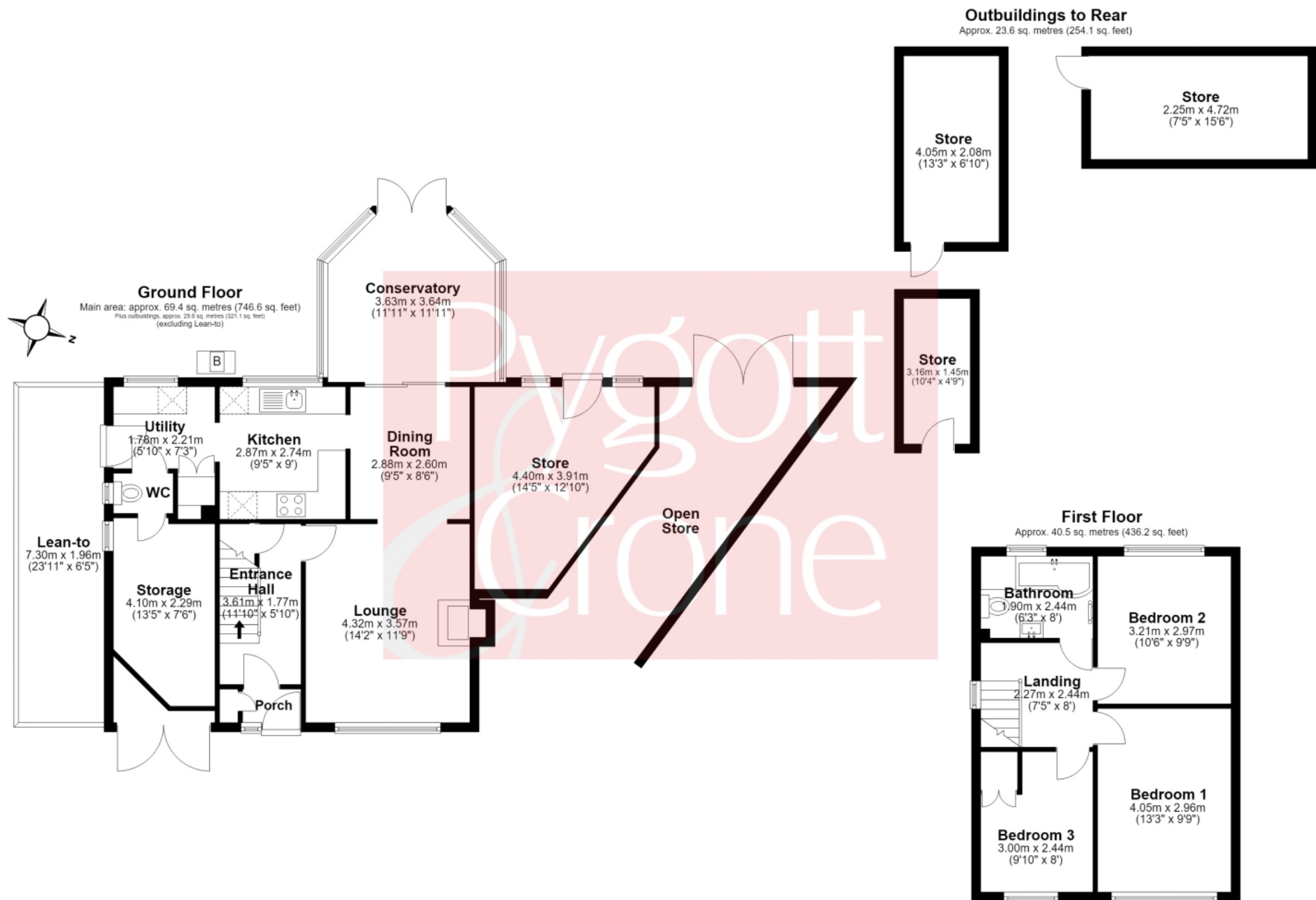
The accommodation is well presented throughout and begins with a welcoming entrance hallway. The generous family lounge features a charming wood-burning stove, creating a warm and inviting focal point, and flows seamlessly into the dining area, where patio doors open into the conservatory then onto the rear garden, making it ideal for both everyday family living and entertaining. The light and airy kitchen offers an excellent range of fitted units and ample worktop space, complemented by a practical utility room, a convenient downstairs cloakroom, and internal personnel access to the garage. The garage has been partially converted to provide an additional versatile room, perfect for use as a home office, hobby room, gym or additional storage, whilst retaining useful garage space. To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom.

Outside, the enclosed rear garden provides a wonderful space for families to enjoy, with a variety of mature plants, trees and shrubs creating an attractive backdrop. A paved patio offers the perfect setting for outdoor dining and entertaining, while the remainder of the garden presents excellent versatility and further potential to personalise. To the front, a generous driveway provides ample off-road parking and leads to the garage.

Offering spacious accommodation, a desirable village setting and excellent access to Holbeach, this delightful detached home is an ideal choice for growing families seeking both comfort and convenience.







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



Location



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