

Pygott & Crone

Guildway, Washway Road, Saracens Head

Holbeach, Spalding, Lincolnshire, PE12 8AL

£300,000

3 Bedroom Detached Bungalow

- Freehold
- Open Views
- Detached Three Bedroom Bungalow
- Kitchen & Separate Utility Room
- Bathroom & Separate WC
- Generous Driveway, Single & Double Garage
- Enclosed Gardens & Summer House
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for Guildway, Washway Road, Saracens Head, Holbeach, Spalding, Lincolnshire, PE12 8AL





Overview

Set in a peaceful semi rural location, on the edge of the popular market town of Holbeach, is this spacious three bedroom detached bungalow in good decorative order and well maintained with a generous driveway leading to a single and double garage. The bungalow offers spacious single storey living, perfect for families, downsizers, or anyone seeking a relaxed countryside lifestyle. This property combines space, comfort and privacy.





Offering flexible accommodation, the bungalow comprises; Entrance porch opening to the entrance hallway, at the heart of the home is the spacious bay fronted lounge, a standout feature is the large conservatory with doors opening to the rear garden ideal for relaxing or entertaining. There is a bespoke solid oak kitchen with an integral fridge and there is a also separate utility room with a cloakroom. Further rooms off the hallway include the family bathroom with bath, separate shower, WC and wash hand basin, three good size bedrooms, one of which is currently being used as a dining room.

Externally there is a gated driveway to the front with adequate parking for numerous vehicles and giving access to both the single and double garage. Set against the calm backdrop of the Lincolnshire countryside, the rear is designed for ease of maintenance having a patio area, a vegetable patch, raised planters and some plants and shrubs. There is also a summer house creating a private retreat perfect for entertaining or unwinding after a long day.

Agent Note: The property is serviced by a septic tank; the vendor is 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.







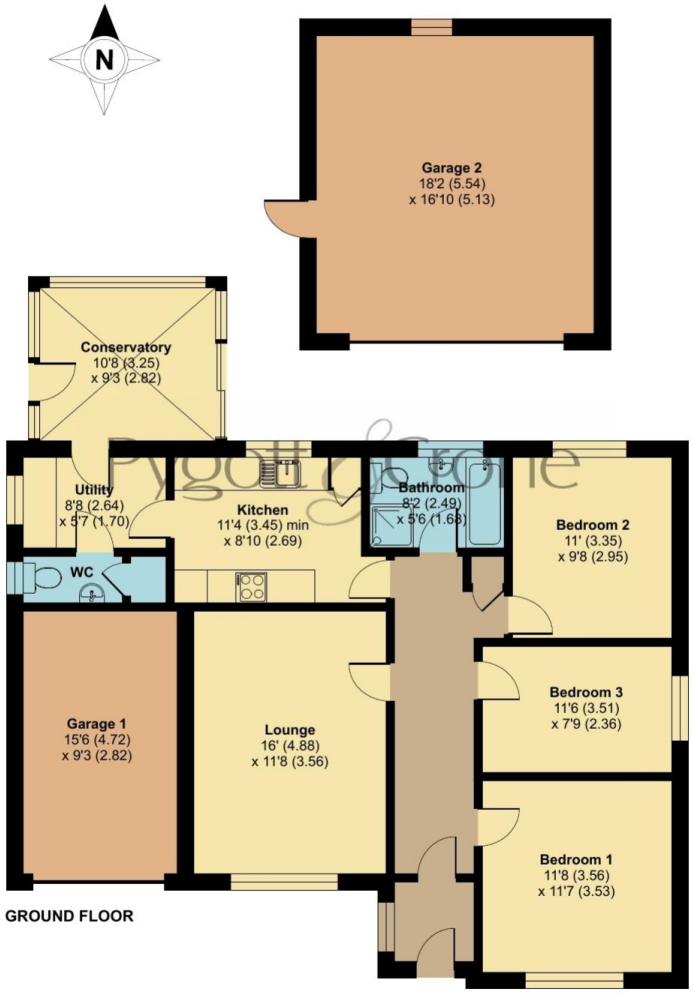






Washway Road, Saracens Head, Holbeach, Spalding, PE12

Approximate Area = 1063 sq ft / 98.8 sq m
Garages = 454 sq ft / 42.1 sq m
Total = 1517 sq ft / 140.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Pygott & Crone. REF: 1523051









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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is on the market with our Spalding branch

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