



AULD RAYNE WASHWAY ROAD

SPALDING, PE12 8AY

£245,000
FREEHOLD

This chain-free, two-bedroom bungalow in the desirable Saracens Head area of Holbeach offers a perfect blend of comfort, style, and versatility. Boasting a spacious lounge/diner with log burner, modern kitchen, and a bright conservatory, the property flows seamlessly onto a stunning, fully enclosed rear garden. Outside, a single garage, ample off-road parking, a large shed, and an additional electric outbuilding provide practical and flexible spaces. Ideal for families, downsizers, or those seeking a home with home-office potential, this bungalow is a rare opportunity in a peaceful yet well-connected location.

AULD RAYNE WASHWAY ROAD

- Chain-free, ready to move in
- Well-laid-out two-bedroom bungalow
- Spacious lounge/diner with cozy log burner
- Modern kitchen with ample workspace
- Bright conservatory overlooking the rear garden
- Stunning, fully enclosed, and well-maintained rear garden
- Single garage with ample off-road parking
- Log cabin/workshop with electricity, large well insulated shed
- Ample Off Road Parking
- Sought-after Saracens Head location in Holbeach with easy access to Spalding and local amenities



Summary

Charming Chain-Free Two-Bedroom Bungalow with Stunning Garden and Versatile Outbuildings – Auld Rayne, Washway Road, Saracens Head, Holbeach, Spalding, PE12 8AY

This beautifully presented, chain-free two-bedroom bungalow offers a well-laid-out and comfortable living space, perfect for relaxing or entertaining. The spacious lounge/diner features a cozy log burner and an open-plan layout, creating a warm and inviting atmosphere. The modern newly fitted kitchen provides ample space for cooking and dining, while the conservatory at the rear floods the home with natural light and offers a wonderful view of the garden. Both bedrooms are well-proportioned, complemented by a family shower room with newly fitted vinyl flooring with convenient storage cupboard.

The rear garden is a true highlight of this property—fully enclosed private and not overlooked, well-maintained, and ideal for outdoor living or entertaining. To the front, there is ample off-road parking and a single garage with electric. Additionally, a large well insulated shed and a log cabin/workshop with electricity provide versatile space for a home office, workshop, or studio.

Local Area

Situated in the sought-after Saracens Head area of Holbeach, this property benefits from a peaceful residential setting while still being close to local amenities. Holbeach offers a range of shops, schools, and leisure facilities, with easy access to Spalding for further shopping, dining, and transport links. The surrounding Lincolnshire countryside provides excellent opportunities for walking, cycling, and enjoying the outdoors, making this location ideal for families, professionals, or those looking for a tranquil yet well-connected home.

Key Features:

Chain-free and ready to move in
Spacious lounge/diner with log burner
Modern kitchen
Stunning, fully enclosed rear garden
Conservatory overlooking the garden
Two bedrooms and family shower room
Single garage and ample off-road parking
Large shed and versatile outbuilding with electric

Dimensions:

Lounge/Diner: 3.96m x 6.50m
Hallway: 2.00m x 3.58m
Bedroom 1: 3.10m x 3.61m
Bedroom 2: 2.57m x 2.59m
Kitchen: 4.45m x 2.79m

A rare opportunity to purchase a chain-free bungalow in a desirable location, offering flexible living spaces, beautiful gardens, and excellent local amenities.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

AULD RAYNE WASHWAY ROAD





AULD RAYNE WASHWAY ROAD

ADDITIONAL INFORMATION

Local Authority – South Holland

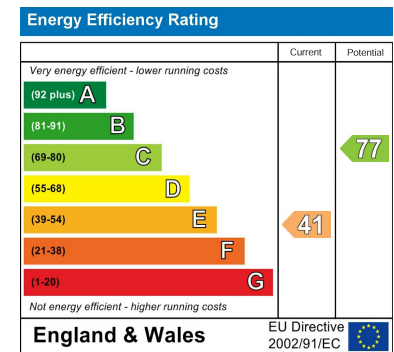
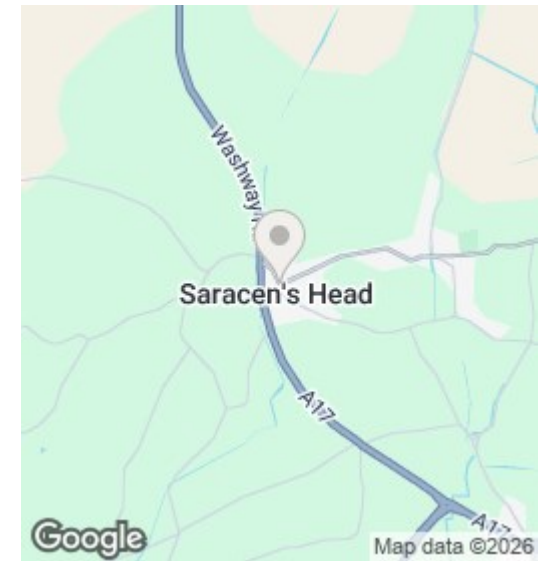
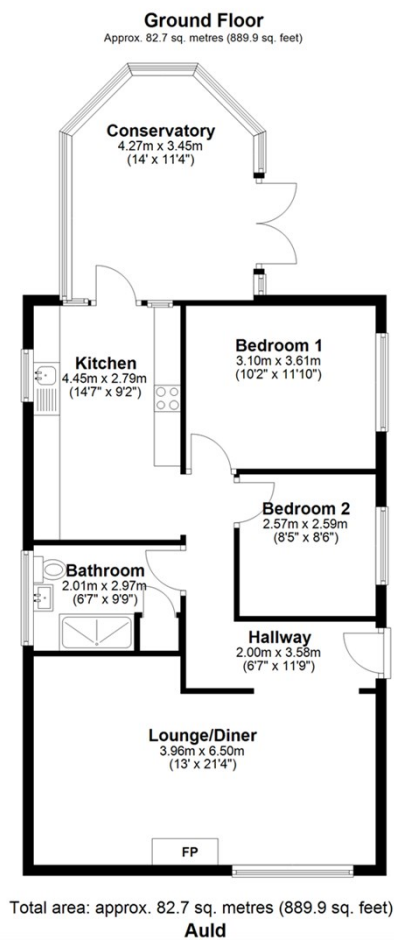
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

