



New Avondale Roman Bank, PE12 8BB

£285,000

- Stunning countryside views
- Open plan living
- Modern kitchen
- Neutral decor throughout
- Ample off road parking and garage
- Great size plot
- Well presented throughout
- Perfect space to side for caravan or motorhome
- Front to back 32ft living kitchen area
- Must view to be really appreciated

Located in the peaceful area of Saracens Head, this stunning detached three bedroom bungalow has been beautifully modernised throughout, offering stylish open-plan living at its finest. The spacious kitchen, dining, and lounge area measuring over 32ft, creates the perfect space for modern family life, featuring neutral décor, wooden flooring, and a cosy log burner, ideal for both entertaining and relaxing.

There are three generous bedrooms, a modern family bathroom, and a handy utility area, all flowing seamlessly to create a practical and inviting home.

Outside, the property offers ample off-road parking to the front, a single garage, and an additional side space perfect for a caravan or motorhome. To the rear, a generous garden enjoys beautiful countryside views, a tranquil setting to unwind and enjoy the outdoors.

Entrance Porch

UPVC double glazed door to front. Two wooden doors leading to the entrance hall.

Entrance Hall 19'11" x 7'6" (6.08m x 2.31m)



Wooden flooring. Radiator. Loft access. Storage cupboard with shelving.

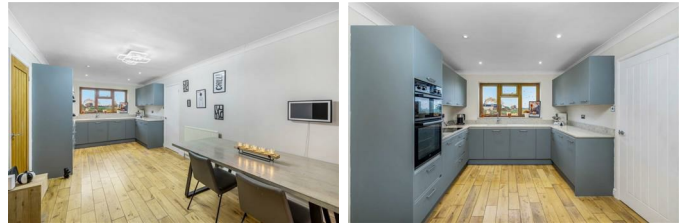
Open Plan Living 32'5" x 12'9" (9.90m x 3.90m)



UPVC double glazed window to the front. UPVC double glazed window to the rear. Matching base and eye level units with quartz worksurface over. Sink and drainer with mixer taps over. Integrated

dishwasher. Electric oven and grill with a half sized electric oven grill above. Induction hob with extractor over. Wooden flooring. Radiator. Log burner.

Kitchen



Utility Room 8'11" x 8'10" (2.74m x 2.71m)



UPVC double glazed window to rear and UPVC double glazed door to side. Pedestrian door to garage. Space and point for American fridge freezer. Space and plumbing for washing machine. Space and point for dryer. Floor mounted oil boiler. Radiator. Tiled flooring. Storage cupboard.

Bedroom 1 11'10" x 10'0" (3.62m x 3.06m)



UPVC double glazed window to rear. Radiator. Wooden flooring.

Bedroom 2 10'0" x 10'0" (3.07m x 3.06m)



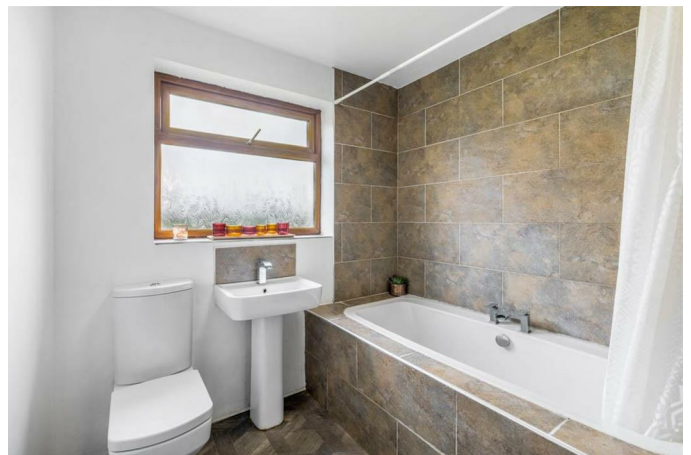
UPVC double glazed window to front. Radiator. Wooden flooring.

Bedroom 3 7'9" x 10'0" (2.38m x 3.06m)



UPVC double glazed window to side. Radiator. Wooden flooring.

Bathroom 8'5" x 7'6" (2.59m x 2.31m)



UPVC double glazed window to rear. Bath with mixer taps over and electric shower over. Pedestal wash hand basin with mixer taps over. Toilet with push button flush. Wall mounted heated towel rail. Airing cupboard. Tiled flooring.

Outside

The front of the property has a picket fence to the front and side along with hedging. Lawn area. Gravel off road parking and space for a caravan or motorhome to the side.

The rear garden is enclosed by fencing and shrubs to the side. Low level picket fencing to the rear with open field views. Lawn area. Patio seating area and the oil tank.

Garage 17'10" x 8'3" (5.44m x 2.54m)

Up and over vehicular door to front. Double glazed

window to side. Internal wooden door leading to utility room. Power and light connected. Fuse box and cold water tap.

Property Postcode

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

Location

Saracens Head is a small and peaceful hamlet situated just off the A17, offering excellent transport links to nearby towns and cities. The popular market town of Holbeach is only a short drive away, providing a range of local amenities including supermarkets, shops, cafés, restaurants, doctors' surgeries, and leisure facilities.

Families will appreciate the proximity to well regarded schools, with the local primary school only a couple of minutes' drive from the property. The surrounding area is known for its friendly community, open countryside, and easy access to both Spalding and King's Lynn, making it an ideal location for those seeking a balance of rural charm and convenience.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Yes

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil central heating

Heating features: No

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 Single 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: 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: D58

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.

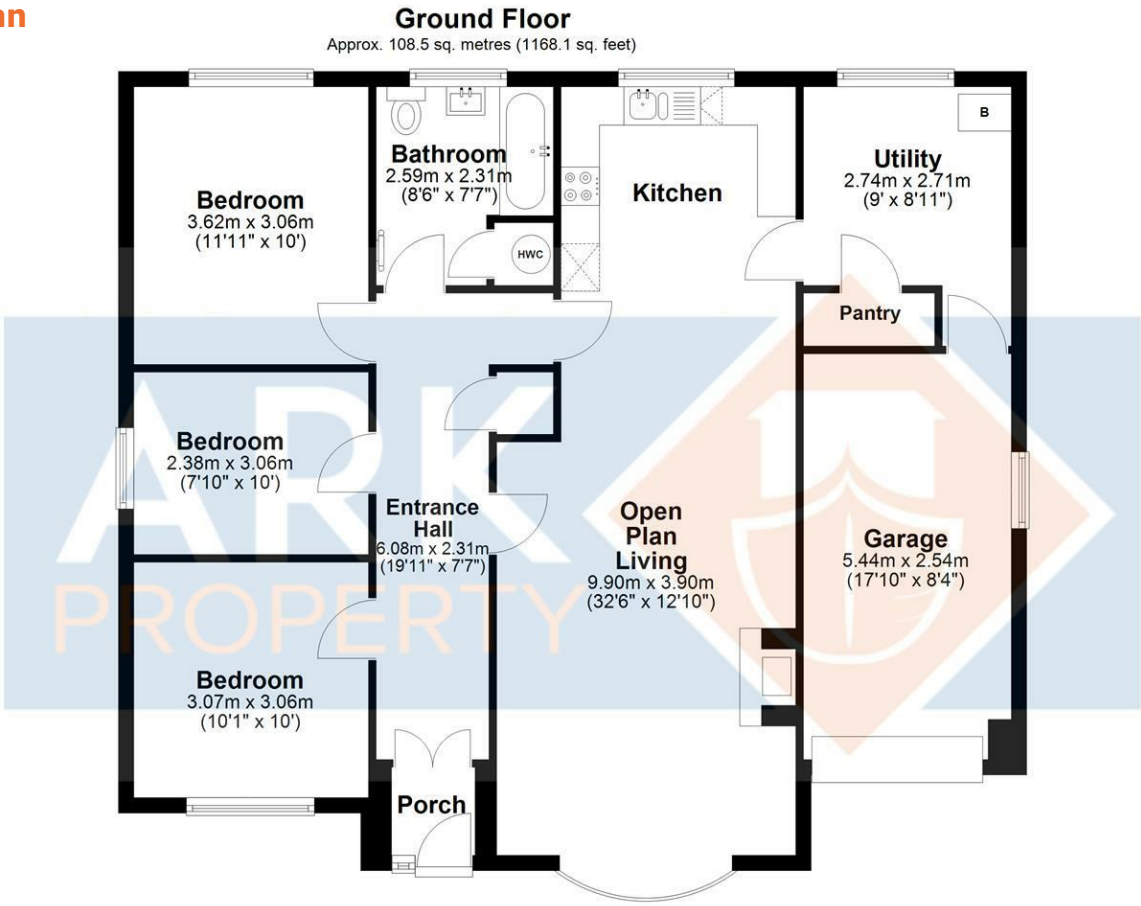
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Disclaimer

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Floor Plan



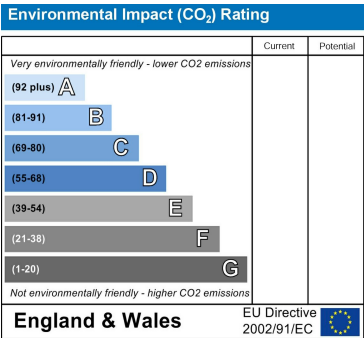
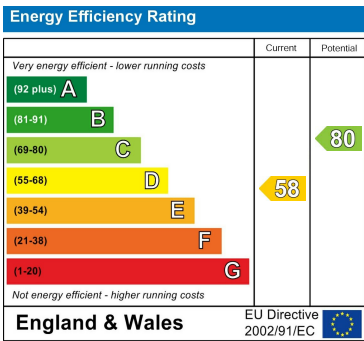
Total area: approx. 108.5 sq. metres (1168.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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