



## Jekils Bank, Holbeach St Johns £299,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**We are delighted to offer for sale a spacious detached bungalow situated in the lovely semi-rural location of Holbeach St Johns. In addition to being very well appointed throughout the property boasts a large rear garden with uninterrupted open field views. Accommodation comprises of three bedrooms, large lounge with multi fuel burner, kitchen-diner, utility room/cloakroom and generous off-road parking. Attached single garage, solar panels and EV point. Call us ANYTIME – 01406 424441.**

### Accommodation Comprises:

Composite entrance door to:

Porch

Karndean floor covering, coving to textured ceiling, part glazed door with matching side panels to:

Entrance Hall

Door to airing cupboard housing hot water cylinder with linen shelving, radiator, Karndean floor covering, telephone point, coving to textured ceiling, smoke detector, access to double insulated loft space, door to:

Lounge 5.91m (19'5") x 3.56m (11'8")

Two PVCu double glazed windows to side, PVCu double glazed window to front, feature multi fuel burner with wooden mantle over, two double radiators, telephone point, TV point, coving to ceiling.

Kitchen/Diner 5.89m (19'4") x 3.56m (11'8") max

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, integrated fridge/freezer and dishwasher, fitted electric cooker, built-in four ring halogen hob with extractor hood, PVCu double glazed window to rear, PVCu double glazed window to side, double radiator, vinyl floor covering, TV point, coving to ceiling, PVCu double glazed entrance door to garden, door to:

Utility/Cloakroom 2.02m (6'8") x 1.09m (3'7")

With worktop space over, extractor fan, wall mounted oil-fired boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu opaque double glazed window to side, ceramic tiled flooring, coving to ceiling, fitted with two piece suite comprising and wall mounted wash hand basin with close coupled WC, tiled surround.

Main Bedroom 3.58m (11'9") x 3.56m (11'8")

PVCu double glazed window to front, fitted bedroom suite range of wardrobes comprising double wardrobe(s) with hanging rail, shelving, overhead storage and cupboards, cupboard, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.27m (10'9") x 2.97m (9'9")

PVCu double glazed window to rear, radiator, TV point, coving to textured ceiling.

Bedroom 3 3.56m (11'8") x 2.50m (8'2")

PVCu double glazed window to side, radiator, TV point, coving to textured ceiling.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and glass screen, pedestal wash hand basin and close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to rear, heated towel rail, vinyl floor covering, coving to textured ceiling.

#### Garage

Attached single garage with side door, power and light connected, single glazed window to side, two electric roller shutter doors.

#### Outside

The front garden is open plan with area laid to lawn with large gravel area providing generous off-road parking leading to the single through garage, EV point. Side gate to the rear enclosed garden picket fencing offering un-interrupted field views, mainly laid to lawn with flower and shrub borders, patio areas, summer house outside tap, outside lighting, treatment tank system recently replaced. The solar panels are fully owned outright and NOT leased.

#### Directions

Leave our Church Street office and turn right, continue onto Station Street and left onto Fen Road. Proceed out of Holbeach heading towards Holbeach St Johns. As you enter Holbeach St Johns the road bends to the right where the property can be found on your right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8RF.

#### Council Tax

Band C - £1,933.17 South Holland District Council.

#### EPC – D

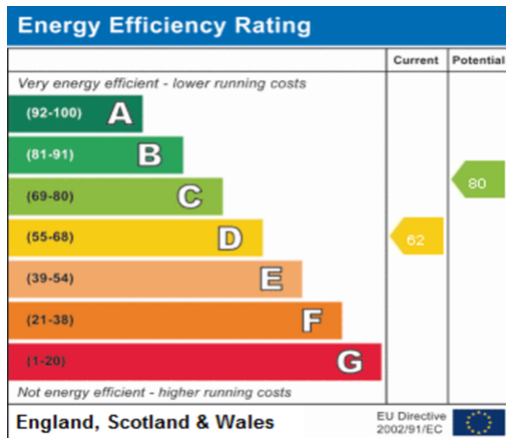
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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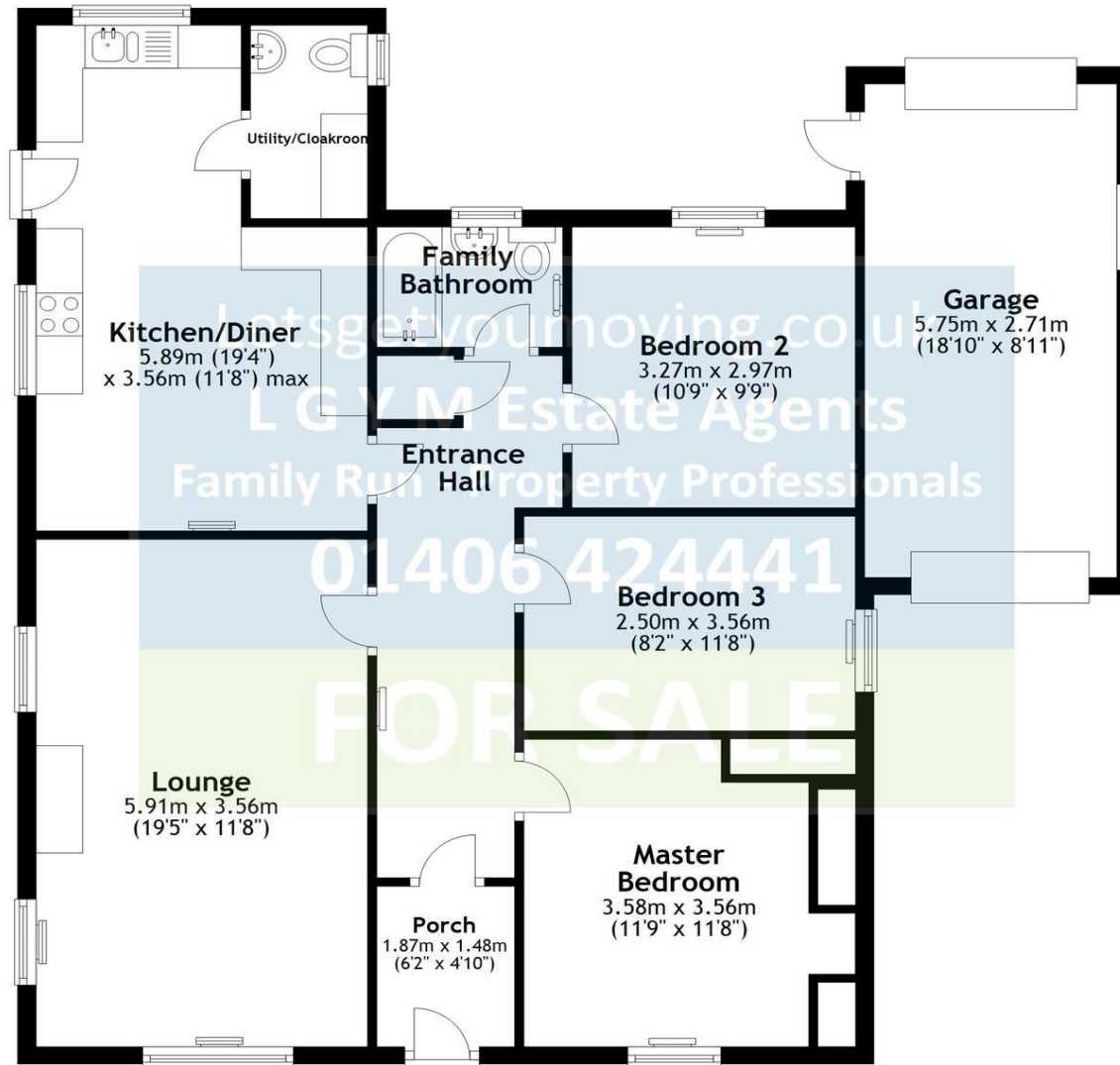






## Ground Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)



Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a photograph of a family (a young girl, a woman, and a man) moving into a new home. The girl is running happily towards the camera, while the woman and man are carrying boxes towards a large window. The room is filled with stacks of cardboard boxes, suggesting a recent move. The overall atmosphere is bright and positive, with warm lighting from the window.