



BRADLEY JAMES

ESTATE AGENTS



The Bungalow Jekils Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8RG

Asking price £395,000

- NO NEAR NEIGHBOURS
- FOUR DOUBLE BEDROOMS
- EXTENDED LOUNGE TO REAR
- OPEN PLAN KITCHEN DINER
- TWO GARAGES AND OUTBUILDINGS
- EXTENDED TO DOUBLE THE ORIGINAL SIZE
- FAMILY ROOM
- TWO BATHROOMS AND A CLOAKROOM
- OPEN FIELD VIEWS TO THE FRONT, SIDE AND REAR
- RURAL BUT STILL CLOSE BY TO SHOPS

The Bungalow Jekils Bank, Spalding PE12 8RG

Bradley James is pleased to offer for sale this NO CHAIN, NO NEAR NEIGHBOUR extended detached FOUR DOUBLE BEDROOM bungalow which has stunning views over the Lincolnshire countryside.

Nestled in the tranquil area of Jekils Bank, Holbeach St Johns, this remarkable detached bungalow offers a unique opportunity for those seeking a peaceful retreat with stunning views of the Lincolnshire countryside. The property has been thoughtfully extended and renovated, providing a spacious and comfortable living environment.

Boasting four generously sized double bedrooms, this home is perfect for families or those who enjoy having extra space. The two bathrooms, along with a separate cloakroom, ensure convenience for all residents and guests. The heart of the home features a centrally located family room, while the extended lounge at the rear is a true highlight, offering triple aspect views that allow you to soak in the picturesque surroundings from the comfort of your sofa.

The property is set on a substantial plot, providing ample off-road parking for up to six vehicles, which is a rare find. Additionally, there are two garages, one of which has direct access to the rear garden, enhancing the practicality of this delightful home. A detached store room, previously used as a hot tub room, comes equipped with power, and there is also a wooden store unit for added storage. For families with children, a zip wire in the garden adds an element of fun and adventure.

Enjoy the serenity of no near neighbours while being conveniently located just a ten-minute drive from Holbeach, where you will find essential amenities such as Tesco and Aldi, as well as local schools. The nearby shops on Holbeach Drove and Whaplode Drove are only five minutes away, and Peterborough is a mere 25-30 minute drive, making this property an ideal blend of rural charm and accessibility. This bungalow is a rare gem, offering peace, tranquillity, and breath taking views, making it a perfect place to call home.



Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has a loft hatch, airing cupboard with tank, radiator and fuse box.

Cloakroom

UPVC obscured double glazed window to side, WC with push button flush and wash hand basin with mixer taps over.

Lounge

20'2 x 14'6

Triple aspect with UPVC double glazed window to the front, UPVC double glazed doors going onto the side of the garden, UPVC double glazed window to the rear enjoying open field views, multi fuel burner, power point and skimmed ceiling.

Kitchen Diner

20'3 x 12'8 x 8'0

Double aspect with a UPVC double glazed window to side enjoying open field views, two UPVC double glazed windows to the other side looking overlooking the garden, UPVC double glazed door going onto the side and rear garden, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with an electric hob and extractor over, integrated fridge and freezer, space and plumbing for washing machine, integrated dishwasher, space and point for tumble dryer, tiled splashback, radiator, power points and skimmed ceiling with inset spotlights.

Family Room

13'0 x 12'6

Double aspect with a UPVC double glazed window to the rear, UPVC double glazed window to the side enjoying open field views, multi fuel burner which is also the central heating system, radiator and power points.

Inner Hallway

Power points and door to the lounge and bedroom one.

Bedroom 1

16'3 x 11'0

UPVC double glazed window to the rear enjoying open field views, power points, skimmed ceiling and door to the walk in wardrobe.

Bedroom 2

13'0 x 11'5

Double aspect with a UPVC double glazed bay window to the front enjoying open field views, UPVC double glazed window to the side enjoying open field views, radiator, multi fuel burner and power point with USB charging.

Bedroom 3

13'0 x 11'5

UPVC double glazed bay window to the front enjoying open field views, radiator and power points.

Bedroom 4

12'5 x 10'0

Double aspect with a UPVC double glazed window to the side, UPVC double glazed window to the rear enjoying open field views, radiator and power points.

Family Bathroom

UPVC obscured double glazed window to rear, panel bath with taps over, electric shower with shower screen, wash hand basin with mixer taps over, WC with push button flush and wall mounted heated towel rail.

Second Family Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer taps over, electric shower with extractor fan, tiled splashback, shower screen, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, tiled floor and skimmed ceiling with inset spotlights.

Outside

To the outside there's panel fencing and hedging to the front with double wooden gates which are lockable, these open up to your off-road parking which is half laid to block paving and half laid to gravel. There are two wooden storage units to the side of the single garage and the storeroom, there's another detached garage in the rear and it has a chicken coop to the side, that is 15'0 x 7'0. The rest of the rear garden is laid to lawn with a variety of shrubs and trees, there's a courtyard patio seating area in between the main bungalow and the extension to the rear with a separate patio which comes off of the lounge.

Detached Single Garage

19'3 x 8'2

Power and lighting connected, power points and separate fuse box.

Second Garage

17'0 x 10'1

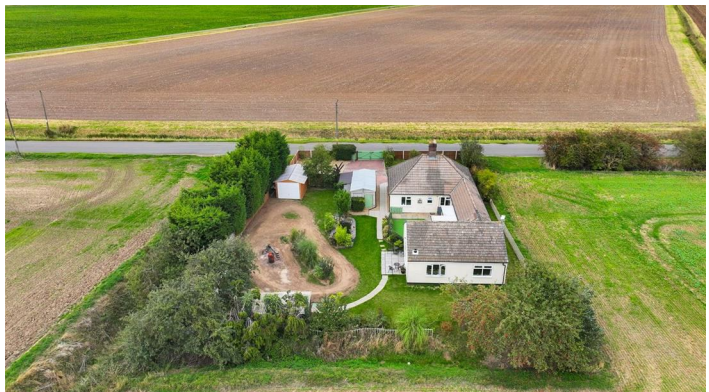
Wooden double doors to the front with up and over garage door to the rear allowing vehicle access to the rear garden.

Storeroom

17'5 x 8'4

UPVC double glazed window to the front, UPVC door to the front, UPVC obscured double glaze window to the rear, power points and electric heater.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

