



## **'The Hazel', Jekils Bank, Holbeach St Johns, PE12 8RF**

**£385,000**

Have you had the chance to explore one of Highgrove Homes' latest new builds? If not, you've been missing out. However, fear not, as we have a one-of-a-kind gem waiting for you in Holbeach St John's. This exquisite property exudes a captivating ambiance, complemented by stunning views of the Lincolnshire countryside. Don't risk missing out on this rare opportunity. Contact us today and seize the chance to own a slice of serenity and elegance in the heart of rural England.

Introducing another gem brought to you by Highgrove Homes'. This bungalow offers comfort and elegance, boasting a spacious interior and design features. At the heart of the home lies the open-plan kitchen and living area, fitted with a choice of 'Symphony' units and modern appliances, The adjoining dining area benefits from natural light, with views of the garden with stunning views across the Lincolnshire countryside and is perfect for entertaining.

Externally, this bungalow sits on Jekils Bank, with a gravelled driveway providing ample parking space in front of the double garage. Have a look and see what you think to the rest of the details.

### Entrance Hallway



Black composite door opening into the entrance hallway. Underfloor heating throughout with controls in each room. Oak veneered doors with chrome effect handles throughout.

### Cloakroom 6'0" x 3'10" (1.83 x 1.18)

Upvc window to side aspect. Toilet. Wash hand basin with tiled splashback. Heated towel rail.

### Open Plan Kitchen Dining and Living Area



Open plan with views overlooking the garden.

### Kitchen/Dining Area 12'7" x 22'6" (3.84 x 6.88)

Upvc window to rear aspect and Bi-folding doors leading out onto the patio area. A selection of base and wall units with worktops over. Splashback. Feature island with additional storage underneath. Double oven. Induction hob with extractor over. Integrated fridge freezer and dishwasher. Blanco bowl sink drainer with mixer tap over. Television point.

### Living Area 18'6" x 10'7" (5.65 x 3.25)



Upvc window to front aspect. Television point.

**Utility Room 6'0" x 8'3" (1.83 x 2.53)**



Upvc window to side aspect. Upvc door to garden. Base units with worktop over. Blanco sink with mixer tap over. Space for washing machine and tumble dryer.

**En-Suite 5'9" x 6'0" (1.77 x 1.85)**



Upvc window to rear aspect. Large shower with rainwater head and extension over. Toilet. Wash hand basin with built in vanity unit. Heated towel rail. Half tiled walls and tiled flooring. Shaver point.

**Bedroom One 14'3" x 11'4" (4.36 x 3.47)**



Upvc window to rear aspect. Television point. Telephone point. Built in wardrobes.

**Bedroom Two 9'11" x 16'5" (3.04 x 5.02)**



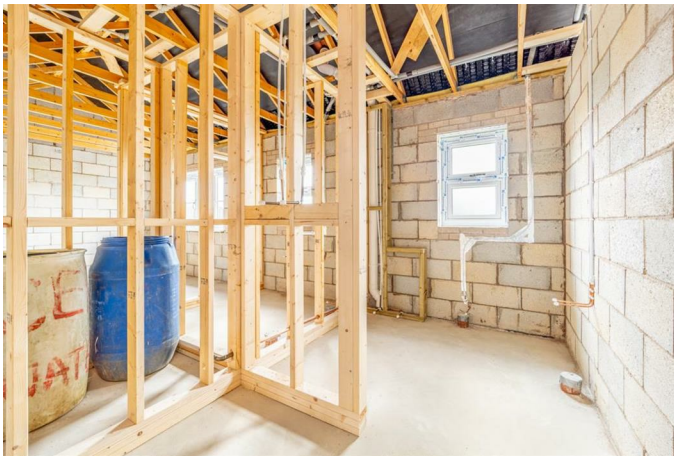
Upvc window to front aspect. Television point. Telephone point.

### Bedroom Three 8'11" x 11'11" (2.74 x 3.65)



Upvc window to front aspect. Television point. Telephone point.

### Bathroom 11'2" x 6'5" (3.41 x 1.97)



Upvc window to rear aspect. Four piece bathroom suite comprising of bath, separate large shower cubicle with rainwater head and shower extension over, toilet, wash hand basin with vanity unit. Heated towel rail. Shaver point. Half tiled walls and tiled flooring.

### Double Garage 17'2" x 17'6" (5.25 x 5.34)

Electric roller garage door. Power and lighting. Personnel door. Electric car charger.

### Front Garden



A gravelled driveway, with ample parking for numerous vehicles leading to the garage. The front of the property is turfed with a pathway leading around to the side of the property.

### Rear Garden



Enclosed south facing garden area with open field views to the rear. Patio area ideal for seating and entertaining.

### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

### 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.

### **Highgrove Homes**

Highgrove Homes (Spalding) Ltd was established in 2018, and is an independent housebuilder, specialising in building High Quality, luxury new-build properties in Lincolnshire. We aim to provide individual and aesthetically pleasing new-build properties, that are imaginative and blend with the rural landscapes of the beautiful Lincolnshire countryside. There is no standard Highgrove Homes (Spalding) Ltd design, with each project taking inspiration from its location and the surrounding architecture to create individual dwellings with identity and character. An eye to fabulous views is key to the sites we select for our new development locations in Lincolnshire. You can find examples of their existing luxury new-build homes in Whaplode, Weston Hills, Holbeach St Johns and West Pinchbeck in Lincolnshire.

### **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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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.

### **Disclaimer**

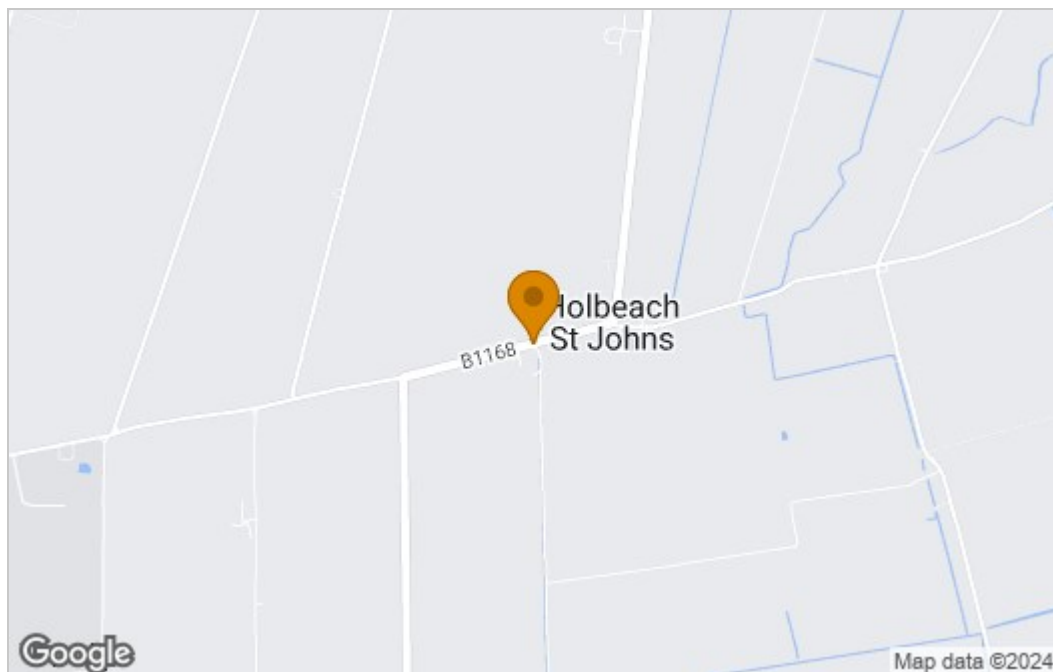
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

Living	-	5.65m x 3.25m	-	18'6" x 10'7"
Kitchen & Dining	-	3.84m x 6.88m	-	12'7" x 22'6"
Utility	-	1.83m x 2.53m	-	6' x 8'3"
WC	-	1.83m x 1.18m	-	6' x 3'10"
Bathroom	-	3.41m x 1.97m	-	11'2" x 6'5"
Bedroom 1	-	4.36m x 3.47m	-	14'3" x 11'4"
En-suite	-	1.77m x 1.85m	-	5'9" x 6'
Bedroom 2	-	3.04m x 5.02m	-	9'11" x 16'5"
Bedroom 3	-	2.74m x 3.65m	-	8'11" x 11'11"
Garage	-	5.25m x 5.34m	-	17'2" x 17'6"



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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