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Longstaff^{COM}

SPALDING M & M RESIDENTIAL: 01775 766766 www.longstaff.com



‘Nettles’ 25, Joys Bank, Holbeach St Johns, Spalding PE12 8SD

£150,000 Freehold

- Semi-Detached House
- Lounge
- Kitchen/Diner
- Utility Room
- Cloakroom
- Three Bedrooms

3 bedroom SEMI-DETACHED HOUSE, with open field views to the rear. OPEN PLAN KITCHEN/DINER with French doors opening out to the rear garden and a separate utility room. The first floor accommodation offers 3 bedrooms and a 4 piece bathroom suite. The property sits on a non-estate plot and benefits from having one off-road parking space, with side pedestrian access leading through to the private and enclosed rear garden, which enjoys open field views to the rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ENTRANCE HALL :

Stairs leading off to the first floor accommodation, newly laid carpet, electric storage heater, power point, telephone point, under stairs storage cupboard, separate storage cupboard.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C, wash hand basin with taps over, newly tiled floor.

LOUNGE :

4.34m x 3.35m (max) (14'3" x 11'0" (max)) Two UPVC double glazed windows to the front, electric heater, power points, TV point, wall light.



KITCHEN/DINER :

4.01m x 2.62m (13'2" x 8'7") UPVC double glazed window and French doors to the rear overlooking the fields, base and eye level units with a work surface over, sink and drainer with a mixer tap over, half sized separate electric oven and grill with a four burner electric hob and extractor hood over, wall mounted storage heater, power points, TV point, telephone point, newly laid tiled floor.

UTILITY ROOM :

2.31m x 1.52m (7'7" x 5'0") UPVC obscured double glazed door to the side, eye level units with a work surface over, space and plumbing for a washing machine, power points, newly laid tiled floor.

LANDING :

Power points, loft hatch, airing cupboard.

BEDROOM ONE :

4.01m x 3.05m (13'2" x 10'0") Two UPVC double glazed windows to the rear with field views, electric storage heater, power points.

BEDROOM TWO :

3.48m x 2.01m (widening to 2.34m (max)) (11'5" x 6'7" (widening to 7'8" (max))) Having a chimney breast to the middle of the room, UPVC double glazed window to the front, electric storage heater, power points and a wardrobe.

BEDROOM THREE :

2.44m x 1.91m (8'0" x 6'3") UPVC double glazed window to the front, power points, electric storage heater.

FOUR PIECE FAMILY BATHROOM :

UPVC obscured double glazed window to the side, panelled bath with a mixer tap over, pedestal washbasin with a mixer tap over, W.C with a push button flush, fully tiled shower cubicle with an electric mixer shower over, wall mounted electric heated towel rail, wall mounted electric heater, half-height tiled walls and tiled floor.

EXTERIOR :

To the outside, the property has a mature hedge to the front with a mixture of flower and shrub borders and panel fencing to the side. The off-road parking provides space for one vehicle, with the side access leading on to rear garden, which is enclosed by panel and wire fencing with field views to the rear. The rear garden is then laid to lawn with a patio seating area.

DIRECTIONS

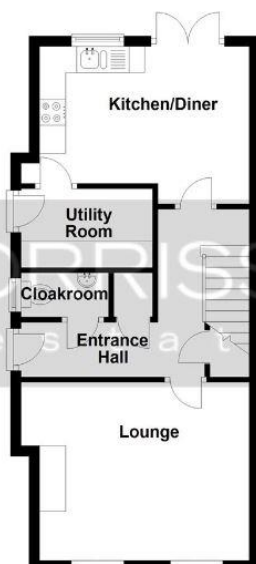
From Spalding proceed towards Sutton St James on the B1165. After 6 miles, at Saturday Bridge, turn right towards Holbeach St Johns. After 1 mile, on entering the village of Holbeach St Johns, turn left into Joys bank. The property is on the left.

AMENITIES

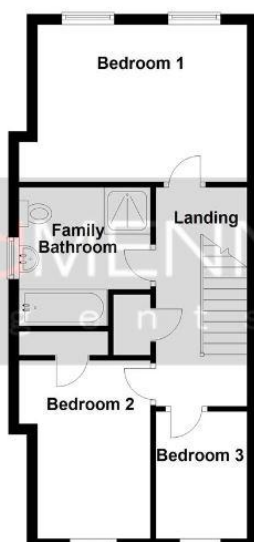
The village of Holbeach St Johns has a Village hall and Church, and the nearest local primary school is at Holbeach (4 miles north), which also has Secondary Schools and offers a full range of shopping, banking, leisure, commercial, and medical facilities. The cathedral city of Peterborough is 15 miles from the property offering a fast train link with London's Kings Cross minimum journey time 48 minutes.



Ground Floor



First Floor



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt by M&M is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plan produced using PlanUp.

TENURE Freehold

SERVICES Mains electric and water. Electric heating.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref:

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		