

Joys Bank

Holbeach St. Johns, Holbeach, Spalding, PE12 8SD

£170,000 - Freehold, Tax Band - C

3 | | D

Floor Plan



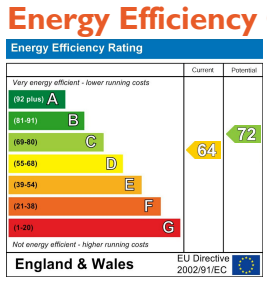
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Joys Bank

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Charming Semi-Detached Home in Holbeach St. Johns
This delightful three-bedroom home on Joys Bank offers a comfortable family lifestyle with no forward chain. Featuring a spacious lounge -Diner, a bright conservatory, and a kitchen with potential for open-plan living, it's ready to move into. Upstairs offers three well-sized bedrooms and a modern shower room, while the enclosed rear garden includes timber outbuildings and a decked area with lovely field views. Energy-efficient solar panels and an air source heat pump ensure year-round comfort, and a gravel driveway provides off-road parking. Perfectly positioned in a popular village, this property combines peaceful living with easy access to local amenities.

Nestled in the charming village of Holbeach St. Johns, this delightful semi-detached home on Joys Bank offers a fantastic opportunity for anyone seeking a comfortable family residence. With no forward chain, the property is ready to move into and make your own. A side entrance hall welcomes you into the home, leading to the bright living room which flows effortlessly into a lovely conservatory, the perfect spot to enjoy views of the garden. At the front of the house, the kitchen is conveniently situated next to the integral single garage, offering potential to create an open-plan living space if desired. Upstairs, you'll find three well-proportioned bedrooms, providing plenty of space for family or guests. A modern shower room completes the first-floor accommodation, offering both style and convenience. The enclosed rear garden is a true highlight, featuring multiple timber outbuildings that could serve as storage or workshop space. A decked area provides an ideal setting for outdoor entertaining or simply relaxing while taking in the picturesque field views. Energy efficiency is enhanced by fully owned solar panels, complemented by an air source heat pump central heating system to ensure year-round comfort. At the front, a gravel driveway leads to the single garage, offering off-road parking and easy access.
Situated in a sought-after village location, this home is perfect for families or anyone looking for a peaceful lifestyle close to local amenities. Don't miss the opportunity to view this charming property and imagine your future here.

Entrance Hall
1.55 x 1.84 (5'1" x 6'0")

Kitchen Breakfast Room
2.79 x 4.12 (9'1" x 13'6")

Living Room
5.51 x 3.61 (18'0" x 11'10")

Conservatory
2.92 x 2.39 (9'6" x 7'10")

Landing
2.46 x 2.85 (8'0" x 9'4")

Master Bedroom
2.94 x 4.07 (9'7" x 13'4")

Bedroom Two
2.96 x 3.57 (9'8" x 11'8")

Shower Room
2.45 x 2.65 (8'0" x 8'8")

Bedroom Three
2.45 x 3.17 (8'0" x 10'4")

Garage
2.51 x 5.02 (8'2" x 16'5")





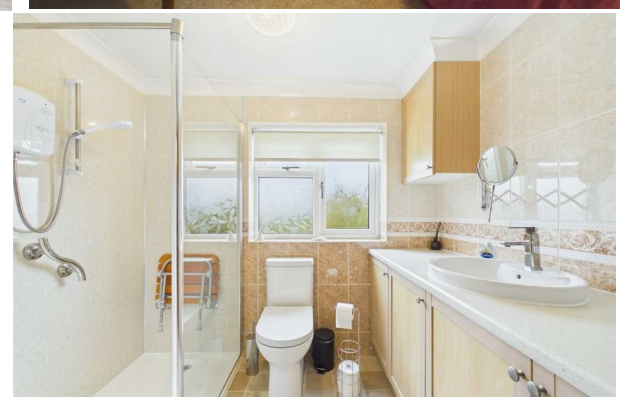














EPC - D
64/72

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access Shower
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Shared
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Heat Pump Air Source, Solar Panels, Wood Burner
Internet connection: Fixed Wireless
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



