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Hazel Lodge, 23 Jekils Bank, Holbeach St Johns PE12 8RF

£399,995 Freehold

- Executive Detached 3 Bedroom Bungalow
- South Facing Rear Garden with Open Field Views
- Ample Parking, Attached Garage, Electric Car Charging Point
- Open Plan Lounge/Kitchen/Diner
- Air Source Heat Pump with Underfloor Heating

Executive detached bungalow situated in a quiet village location. The property is approximately 2 years old. Accommodation comprising entrance hallway, open plan lounge/kitchen/diner, utility room, cloakroom, master bedroom with en-suite, 2 further bedrooms and family bathroom. Must view to appreciate!



ACCOMMODATION

OPEN PORCH
Inset LED lighting, composite obscured double glazed door leading into:

ENTRANCE HALLWAY
14' 4" x 17' 10" (4.39m x 5.44m) Skimmed ceiling, 3 centre light points, smoke alarm, under floor heating controls, solid oak door to storage cupboard housing hot water cylinder and controls for electric heating. Solid oak door leading into:

OPEN PLAN KITCHEN/DINING/LIVING AREA
32' 3" x 22' 8" (9.83m x 6.91m) UPVC double glazed window to the front elevation, UPVC double glazed sliding bi-fold doors to the rear elevation, UPVC double glazed window to the kitchen area.

LOUNGE AREA
Skimmed ceiling, 2 centre light points, TV point, telephone point.











DINING AREA
Centre light points, opening into:

KITCHEN AREA
Skimmed ceiling, inset LED lighting, centre light point, smoke alarm, ceramic tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated appliances including Neff dishwasher, fridge freezer, double fan assisted Neff electric oven, Neff induction hob, canopy extractor hood over, central island with drawers units and cupboards, solid oak door into:

UTILITY ROOM
5' 11" x 8' 4" (1.82m x 2.56m) UPVC double glazed window to the side elevation, composite double glazed door to the rear elevation, ceramic tiled flooring, fitted with base units with worktops over, tiled splashbacks, inset sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, extractor fan, skimmed ceiling, inset LED lighting, solid oak door into:

STORAGE CUPBOARD
3' 10" x 6' 4" (1.19m x 1.94m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, ceramic tiled flooring.

From the Entrance Hallway a door leads into:

MASTER BEDROOM
12' 0" x 14' 1" (3.67m x 4.31m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, electric under floor heating controls, BT point, TV point, 2 fitted double wardrobes with hanging rail and shelving, solid oak door into:

EN-SUITE
6' 2" x 5' 10" (1.89m x 1.79m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, part tiled walls, tiled flooring, stainless steel heated towel rail, shaver point, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, walk-in shower enclosure with fitted rainfall shower and further shower attachment tap.

From the Entrance Hallway a door leads into:

BEDROOM 2
10' 0" x 16' 7" (3.05m x 5.07m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, TV point, telephone point, controls for Air Source heating.

BEDROOM 3
9' 1" x 12' 3" (2.79m x 3.75m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, controls for Air Source heating, TV point, telephone point.









FAMILY BATHROOM

6' 6" x 11' 1" (1.99m x 3.38m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, part tiled walls, tiled flooring, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and mirror over, fully tiled double shower enclosure with rainfall shower head and further shower attachment tap, extractor fan, stainless steel heated towel rail.

EXTERIOR

Extensive gravelled driveway providing multiple off-road parking for vehicles, Laurel hedging to the front. The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders, flagstone paved pathways. Wooden side access gate leading into the rear garden. Extensive outdoor lighting. Fitted electric Awning above bi-fold doors.

ATTACHED GARAGE

17' 2" x 17' 8" (5.25m x 5.40m) Electric roller door, skimmed ceiling, centre strip light, smoke alarm, composite personal door, power points, wall mounted electric consumer unit board, electric consumer unit board for the solar panels, electric charging point, controls for electric underfloor heating system, back up battery for solar panels.

SIDE/REAR GARDEN

There is lighting all around the property, flagstone patio area, electric sockets. The garden is mainly laid to lawn with shrub and tree borders, gravelled area, field views to the rear.

SERVICES

Mains water, electric air source pump with under floor heating, drainage to a treatment plant.

The property has 12 fitted solar panels with 9.4kw battery back up.







DIRECTIONS

From Spalding take the A16 south and take the first exit at the roundabout at Cowbit towards Moulton Chapel. In Moulton Chapel bear right towards Moulton Eaugate. Continue for 1.5 miles, turn left towards Holbeach St Johns and the property is located on the right hand side.

LOCATION/AMENITIES

Situated in the pleasant south Lincolnshire village of Holbeach St Johns, just 4 miles from the centre of Holbeach, and 12 miles from Peterborough. The property lies close to the centre of the village, next to the old School House.. Holbeach Drove. Moulton Chapel both 3 miles away have facilities including Primary school, Churches, Butchers, Post Office, Petrol Station, Public houses, and other village shops. The market towns of Holbeach and Spalding have further extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations, as well as Springfields Outlet Centre. There is a bus service to Spalding and Holbeach schools from the bus stops (within ½ mile). The larger city of Peterborough (12 miles) offers a wide range of facilities and Peterborough has access to the A1 and the East Coast mainline (London's Kings Cross minimum journey time 46 minutes).

There is Call Connect buses from Jekils Bank, Holbeach St Johns.







TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND TBC

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: S12139
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

CONTACT
T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

OnTheMarket.com The Property Ombudsman rightmove.co.uk The Central Association of Agricultural Valuers RICS