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Sales & Letting Agents



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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Jekils Bank, Holbeach St Johns £400,000

A substantial and highly versatile detached home offering extensive accommodation, perfectly suited to modern family living with excellent annex potential.

The ground floor delivers exceptional flexibility with multiple reception spaces, including a comfortable lounge, family room and formal dining room 🏠, alongside a well-appointed kitchen/breakfast room with utility, boot room and cloakroom.

A standout feature is the ****separate wing****, offering superb adaptability. Comprising a main bedroom 🛏, wet room 🚿, bathroom and inner hallway, this space is ideal for multi-generational living or the creation of a self-contained annex (subject to requirements).

To the first floor are three further well-proportioned bedrooms, including a ****Jack & Jill en-suite****, plus a dedicated dressing/wardrobe area 👗.

🌳 Outside

Set back from the road, the property enjoys a lawned frontage and a generous driveway providing ****ample off-road parking 🚗****, a double garage and an electric vehicle charging point ⚡.

The enclosed rear garden is mainly laid to lawn, creating an excellent space for family use, relaxation and outdoor entertaining 🌿 ☀️.

Additional benefits include LPG gas central heating 🔥 and private drainage.

🔑 Key Features

- * 🏠 Substantial detached home with flexible layout & annex potential
- * 🏠 Multiple reception rooms ideal for family living & entertaining
- * 👨‍👩‍👧 Separate wing perfect for multi-generational living or annex use
- * 🚗 Generous plot with ample parking, double garage & EV charging point

****📞 Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!****

Accommodation Comprises:

Entrance Hall 4.88m (16') x 2.00m (6'7")

Laminate flooring, Hive central heating thermostat, recessed ceiling spotlights, smoke detector, stairs to first floor landing, door to:

Family Room 4.86m (15'11") x 3.11m (10'2")

PVCu double glazed bow window to front, radiators, laminate flooring, coving to ceiling.

Dining Room 4.81m (15'9") x 3.25m (10'8")

PVCu double glazed window to side, laminate flooring, coving to ceiling, PVCu double glazed French doors to garden.

Cloakroom 1.92m (6'4") x 1.02m (3'4")

Fitted with a two-piece suite comprising, vanity wash hand basin with base cupboard and mixer tap, close coupled WC, extractor fan, heated towel rail, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights.

Boot Room 1.69m (5'7") x 1.02m (3'4")

Storage cupboard with hanging space and shelving, open plan to kitchen.

Kitchen/Breakfast Room 6.12m (20'1") x 2.99m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring induction hob with extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, smoke detector.

Utility Room 3.67m (12') x 1.85m (6'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, vertical radiator, ceramic tiled flooring, extractor fan, coving to ceiling, access to part boarded insulated loft space with floor mounted LPG gas combination boiler serving heating system and domestic hot water, PVCu double glazed entrance door to garden, door to:

Lounge 6.06m (19'11") x 3.89m (12'9")

PVCu double glazed window to front, the chimney is already lined for a log/multi fuel burner, two vertical radiators, laminate flooring, sockets with USB ports, two wall lights, coving to ceiling.

Inner Hallway 3.35m (11') x 1.02m (3'4")

Radiator, door to:

Bedroom 3 3.89m (12'9") x 2.74m (9')

PVCu double glazed window to front, built in wardrobe with hanging and shelving, radiator.

Family Bathroom 2.95m (9'8") x 1.89m (6'2")

Fitted with three-piece suite comprising of deep panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling.

Main Bedroom 7.01m (23') max x 3.36m (11') max

PVCu double glazed window to front, built-in double wardrobes with hanging rails and shelving, radiator, PVCu double glazed entrance door to garden.

Wet Room 1.85m (6'1") x 1.85m (6'1")

Fitted with three-piece suite comprising of fitted mains shower, wall mounted wash hand basin, close coupled WC, extractor fan, wall mounted mirror, fully ceramic tiled walls, PVCu opaque double glazed window to rear, vinyl floor covering, recessed ceiling spotlights.

First Floor Landing 7.06m (23'2") x 1.85m (6'1")

PVCu double glazed windows to front, free standing drawers, radiator, recessed ceiling spotlights, smoke detector.

Bedroom 2 4.09m (13'5"), Restrictive Head Hight x 3.53m (11'7") min

PVCu double glazed windows to rear, sockets with USB ports.

Wardrobe Area 3.46m (11'4") x 2.03m (6'8")

Built-in wardrobe with hanging rail and shelving, radiator, open plan to bedroom 2.

Jack & Jill En-suite to bedrooms 2 and 4 2.54m (8'4") x 1.87m (6'2")

Fitted with a three-piece suite with vanity wash hand basin with cupboards, tiled shower enclosure with fitted mains shower and glass doors, WC with hidden cistern, fully ceramic tiled walls, heated towel rail, wall mounted mirror with shaver point and light, PVCu double glazed window to rear, radiator, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 4 3.83m (12'7") x 2.56m (8'5")

PVCu double glazed window to rear, radiator, sockets with USB ports, recessed ceiling spotlights.

Bedroom 5 3.41m (11'2") x 2.57m (8'5")

PVCu double glazed window to rear, radiator, Broadband connection (part fibre), sockets with USB ports, recessed ceiling spotlights.

Landing 7.06m (23'2") x 1.85m (6'1")

PVCu double glazed windows to front, radiator, recessed ceiling spotlights and smoke detector.

Double Garage 5.68m (18'8") x 4.75m (15'7")

Detached brick built double garage with PVCu double glazed door to garden, power and light connected, PVCu double glazed window to rear, remote-controlled electric roller door, wall mounted storage units, work bench.

Outside

The property benefits from a generous frontage, featuring a well-kept lawned garden and a spacious block-paved driveway providing ample off-road parking, access to the double garage and an electric vehicle charging point. Double gates to the side lead through to additional secure parking, ideal for a motorhome, trailer or multiple vehicles. The rear garden is well presented and enjoys open field views beyond, creating a strong sense of space and privacy. Mainly laid to lawn, the garden is complemented by a paved patio area adjoining the property, ideal for outdoor seating and entertaining, along with a further patio area to the side. The garden is enclosed by fencing with gated sections, offering both security and practicality, and is designed for ease of maintenance. A useful timber garden store with power and lighting is also included. The property benefits from private drainage via a treatment plant, and the north-facing aspect provides a comfortable and usable outdoor environment throughout the day.

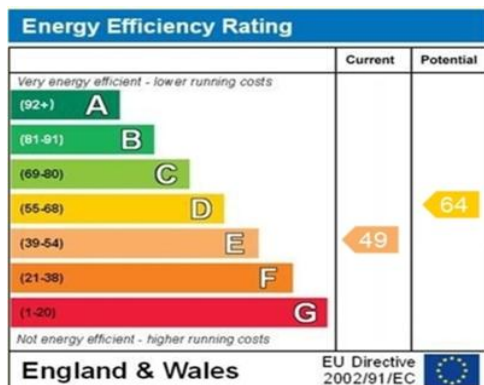
Directions

Leave our Church Street office and turn right, continue onto Station Street and left onto Fen Road. Proceed out of Holbeach heading towards Holbeach St Johns. As you enter Holbeach St Johns the road bends to the right where the property can be found on your right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8RF.

Council Tax

Band D ~ £2,330.52 April 2026 to March 2027, South Holland District Council.

EPC ~ E



Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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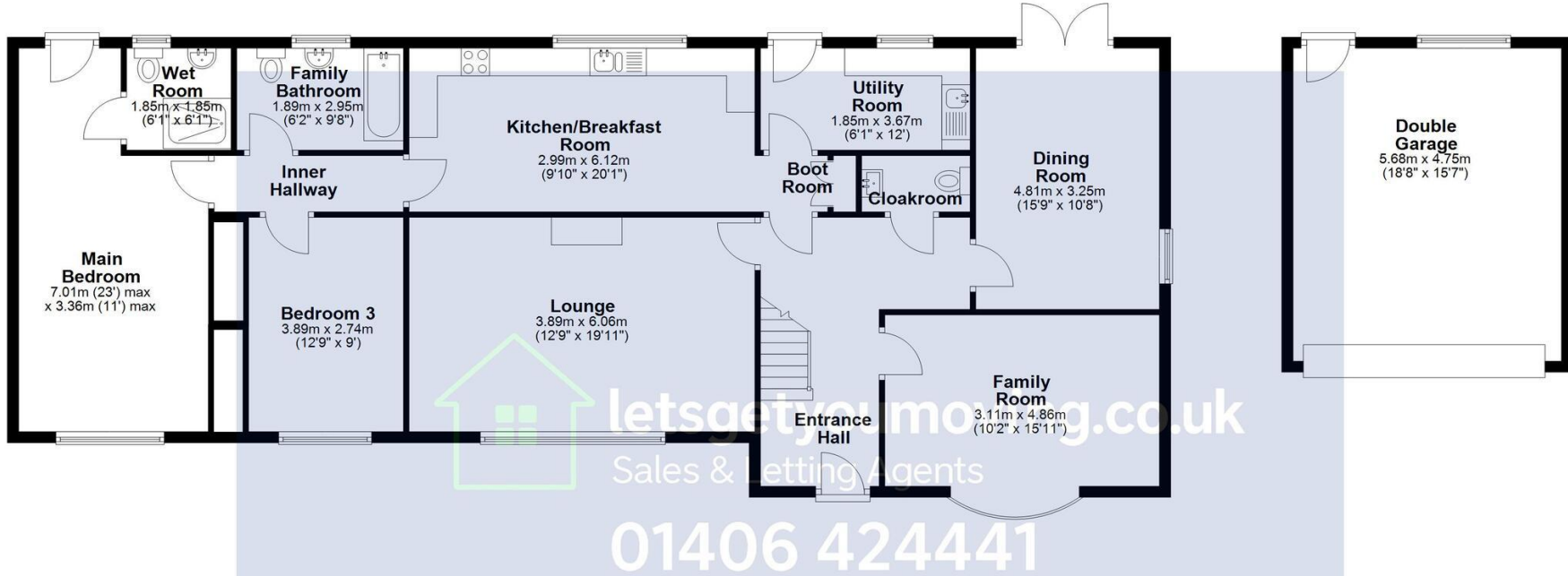






Ground Floor

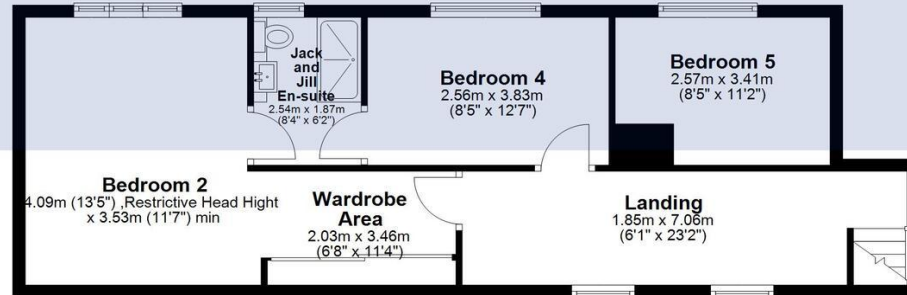
Approx. 175.8 sq. metres (1892.4 sq. feet)



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First Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



Total area: approx. 236.0 sq. metres (2539.8 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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The banner features a large '20' with '2006-2026' below it, set against a blue background with confetti. The text is in white and green, with the phone number in a green button.