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3 Joys Bank, Holbeach St Johns PE12 8SD

£225,000

BELVOIR!



Key Features

- > TWO BEDROOM DETACHED
- > FITTED KITCHEN
- > LOUNGE WITH LOG BURNER
- > UTILITY AREA
- > CONSERVATORY
- > GARAGE AND PARKING
- > Tenure: Freehold
- > EPC rating D



This two-bedroom detached house presents an appealing home, perfectly suited to those seeking a tranquil lifestyle in the village of Holbeach St Johns. The property features a spacious lounge enhanced by a charming log burner, providing a warm and inviting atmosphere. The fitted kitchen is designed for practical use, accommodating a range of appliances and offering ample workspace. An adjoining conservatory offers a versatile space, ideal for relaxing and taking in the surroundings.

The accommodation further includes a modern shower room and a dedicated utility area, ensuring daily routines are met with efficiency and convenience. Both bedrooms provide comfortable living spaces with adequate room for furnishings and personalisation. The property also benefits from oil fired heating, contributing to a comfortable environment throughout the seasons.

Externally, this detached home is complemented by a private garden, offering an excellent opportunity for outdoor enjoyment and recreation. Ample off-road parking and a garage further add to the convenience provided by this property, catering to the needs of residents and visitors alike. The house also enjoys attractive views overlooking the nearby church, adding an element of character to the setting.

Local area

Holbeach St Johns is a well-regarded village location, offering a peaceful residential environment. The village is noted for its community spirit and rural charm, while retaining accessibility to essential amenities. The setting provides an appealing balance between countryside living and local convenience.



ENTRANCE

Feature porch over, UPVC double glazed door, radiator, storage cupboard.

KITCHEN

13'0" x 9'3" (4m x 2.8m)

UPVC double glazed window to the front elevation, UPVC double glazed window and door to the rear elevation, fitted base and wall units, sink unit with mixer taps over, space for cooker, cooker hood, space for fridge and freezer, radiator.

UTILITY AREA

10'8" x 5'9" (3.3m x 1.8m)

Conservatory style, UPVC double glazed windows to the rear and side elevation, UPVC double glazed door to the rear elevation, internal door to the garage, space for washing machine.

LOUNGE

14'9" x 12'11" (4.5m x 3.9m)

UPVC double glazed window to the front and side elevation, UPVC double glazed doors to the conservatory, feature log burner, stairs to first floor landing, radiator. (maximum measurements)

CONSERVATORY

11'4" x 8'4" (3.5m x 2.5m)

UPVC double glazed construction and low brick base, UPVC double glazed doors to the side elevation.





LANDING

UPVC Double glazed window to the rear elevation.

BEDROOM 1

13'0" x 9'2" (4m x 2.8m)

UPVC double glazed window to the front and rear elevation, radiator.

BEDROOM 2

12'11" x 9'4" (3.9m x 2.8m)

UPVC double glazed windows to the front and rear elevation, access to loft space, radiator.

SHOWER ROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, extractor, radiator. Airing cupboard.

EXTERNALLY

FRONT: Feature low wall to front, gravel area with ample off-road parking, leading to garage. Gated side access to rear garden.

REAR: Enclosed by fencing and hedging, feature lawn and gravel areas, standing for two storage sheds.

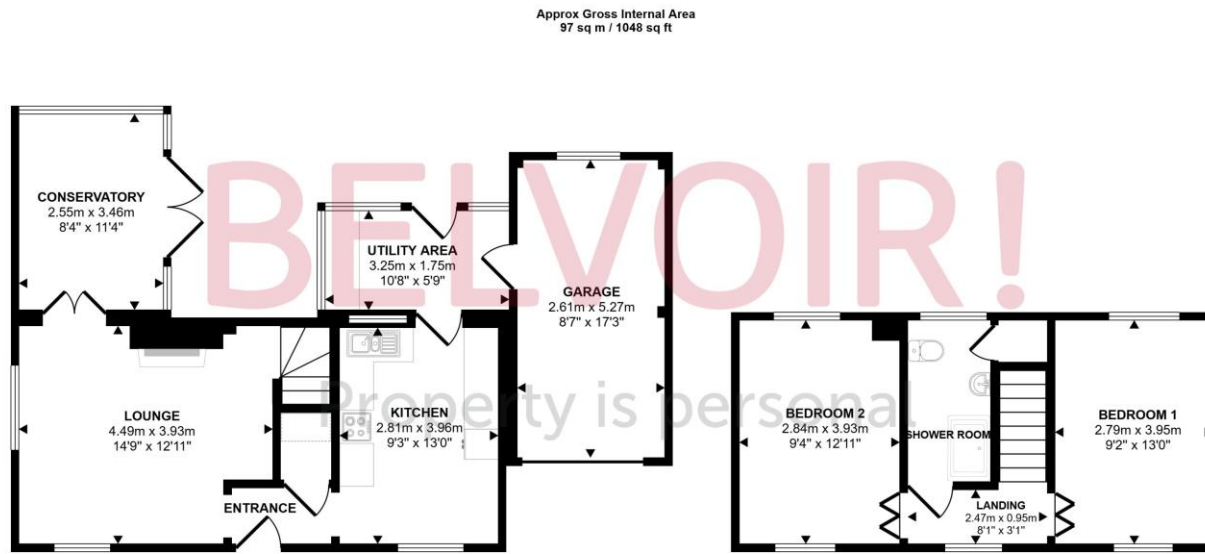
GARAGE

Attached single garage, window to the rear elevation, floor mounted oil-fired boiler, up and over door.

AGENTS NOTE: Drainage is via septic tank.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			104
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		Not energy efficient - higher running costs
England & Wales		EU Directive 2002/91/EC	

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