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'The Hazel', 23 Jekils Bank, Holbeach St Johns, Spalding PE12 8RF

NEW PRICE - £399,950 Freehold

- South facing rear garden with open field views.
- Village Location.
- Ready for buyer choices
- Open plan design.
- Attached double garage.
- Electric car charger.

Located on Jekils Bank, the bungalow sits on a spacious plot. The development is being built by Highgrove Homes (Spalding) Ltd, to a high specification in traditional brick and block form, and is an individual design.

Option for 'Open Plan' living space or separate Lounge, with Bifold to south facing rear garden with views over open fields.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

Living	-	5.65m x 3.25m	-	18'6" x 10'7"
Kitchen & Dining	-	3.84m x 6.88m	-	12'7" x 22'6"
Utility	-	1.83m x 2.53m	-	6' x 8'3"
WC	-	1.83m x 1.18m	-	6' x 3'10"
Bathroom	-	3.41m x 1.97m	-	11'2" x 6'5"
Bedroom 1	-	4.36m x 3.47m	-	14'3" x 11'4"
En-suite	-	1.77m x 1.85m	-	5'9" x 6'
Bedroom 2	-	3.04m x 5.02m	-	9'11" x 16'5"
Bedroom 3	-	2.74m x 3.65m	-	8'11" x 11'11"
Garage	-	5.25m x 5.34m	-	17'2" x 17'6"



Please Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. Kitchen and Bathroom layouts are indicative, all measurements are approximate with a tolerance of + or - 50mm, plans are not to scale. These details are released as a guide only and are subject to change, without prior notice. Imagery depicting plot layouts, landscaping, materials and styles is for illustrative purposes only and will vary, refer to the site plan for individual plot layouts and please ask the sales negotiator for details. All interested parties must themselves verify their accuracy.

THE HAZEL (1,350 sq ft plus Double garage)

The property has a modern Air Source Heat Pump central heating system and Underfloor Heating. Oak veneered doors with chrome effect handles are fitted throughout, and all properties have an extensive high specification 'Symphony' fitted kitchen with appliances included, as well as carpets from a selected range.

ACCOMMODATION

HALLWAY

Black composite door leading from covered front entrance area. Power points, Telephone point. Pendant light fittings. Carpeted.

KITCHEN/DINING AREA

Extensive Kitchen design from selected 'Symphony' ranges. Includes design of Island and Tall, base and wall cupboards. Blanco 1 1/2 Bowl Sink unit. Contemporary Tap. New Appliances including Built in Double Oven, Fridge/Freezer, Dishwasher, Electric Induction Hob and Extractor, all with contrasting worktops over. Power points (one with USB), Underfloor Heating Control, Recessed Ceiling Downlights. Tiled Floor (to kitchen area) and Splashbacks. TV Point. Bifold door to garden. Open to:

LOUNGE

Pendant light fittings, power points, Media point, Underfloor Heating Control. Carpeted.

UTILITY ROOM

'Symphony' Baseline unit with Blanco sink inset. Contemporary Stainless Tap. Matching worktop over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. Tiled Floor and splashbacks. Door to Garden. Door to garage.

CLOAKROOM

Low level Wc and Wash hand basin. Recessed ceiling downlights. Tiled Floor/splashback.

MAIN BEDROOM

Power points (one with USB), Pendant light fitting, Telephone and TV point, Underfloor Heating Control. Carpeted. Fitted 4 door wardrobe.

ENSUITE

Large walk-in shower cubicle, Low level wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, shaver point, Tiled floor, and half tiled walls.

BEDROOM 2

Power points, Telephone and TV points. Pendant light fitting, Heating Control. Carpeted

BEDROOM 3

Power points, Telephone and TV points, Pendant Light fitting, Heating Control. Carpeted.

BATHROOM

New white 4-piece suite with Bath, separate Shower cubicle, Low level Wc and Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls. Underfloor heating control.

AIRING CUPBOARD

Hot water cylinder. Main heating and hot water controls. Immersion.

OUTSIDE

Turfed front gardens and levelled rear gardens (ready to turf), gravelled driveway, slabbed footpaths and patio, and timber fencing to boundaries. Air source heat pump. Outside Tap. Contemporary brushed chrome exterior lights to rear and side doors, and to garage.

ATTACHED DOUBLE GARAGE

Fluorescent Light, power point. Black Electric Roller shutter garage door. Electric car charger.

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. Holbeach Drive. 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).

DIRECTIONS

From the centre of Spalding proceed out of town heading East on the B1165 towards Sutton St James/Wisbech. At Moulton junction turn right and carry on through Whaplode St Catherine's. At Saturday bridge cross roads, turn right onto Ravens Gate (B1168). Proceed for a mile to the village of Holbeach St Johns, and the plot is on the left just after the bend and as indicated by the Agents For Sale sign.

TENURE

Freehold

SERVICES Mains Electricity and water. Foul drainage is to a new Treatment plant located in the front garden. Heating and Hot water via Air source Heat pump, with underfloor heating throughout. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

COUNCIL TAX BAND TBA

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall-to-wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

Ref: S11253 August 2023. These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

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VIEWING

By appointment only.



AGENTS NOTE: We are obliged to advise a member of the firm has an interest in the sale of these properties.