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13 Joys Bank, Holbeach St Johns PE12 8SD

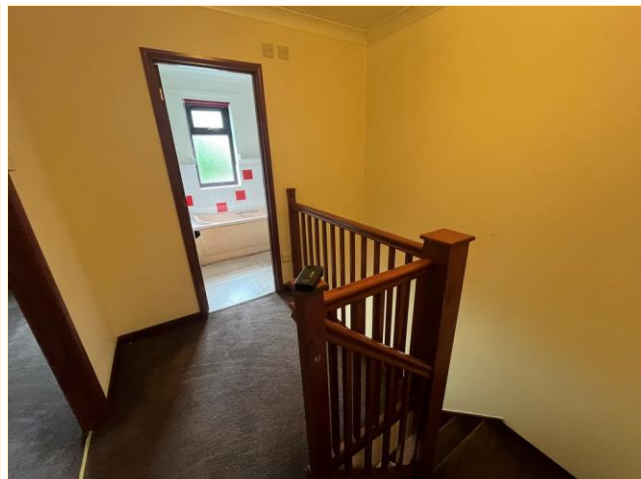
**£165,000 Freehold**

- Semi Rural Location
- 3 Bedrooms
- Large Lounge Diner
- Off-Road Parking
- No Chain

Modern end terraced property with UPVC windows and electric heating. Front and rear gardens, off-road parking to the rear. Village location. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Part glazed UPVC front entrance door opening into:

#### **LOUNGE**

14' 7" x 13' 8" (4.47m x 4.17m) maximum UPVC window to the front elevation, laminate flooring, TV point, telephone point, night storage heater, coat hooks, ceiling light, staircase off, door to:

#### **BREAKFAST KITCHEN**

8' 7" x 13' 7" (2.62m x 4.15m) Range of fitted units comprising base cupboards and drawers, tiled splashbacks, eye level wall cupboard, three quarter height provision cupboard, vinyl floor covering, night storage heater, fuse box, electric cooker point, plumbing and space for washing machine, one and a quarter bowl sink unit, UPVC window to the rear, part obscure glazed UPVC rear entrance door.



From the Lounge the carpeted staircase rises to:

#### **FIRST FLOOR LANDING**

Coved and textured ceiling, built-in Airing Cupboard housing the hot water cylinder, access to loft space, doors arranged off to:

#### **BEDROOM 1**

11' 8" x 11' 4" (3.56m x 3.47m) maximum Recessed single wardrobe, UPVC window to the front elevation, coved and textured ceiling, ceiling light, fitted carpet, night storage heater.

#### **BEDROOM 2**

8' 8" x 9' 5" (2.65m x 2.89m) UPVC window to the rear, electric heater, fitted carpet, coved and textured ceiling, ceiling light.

#### **BEDROOM 3**

8' 8" x 8' 0" (2.65m x 2.46m) Fitted carpet, UPVC window to the rear, coved and textured ceiling, ceiling light, electric heater.

#### **BATHROOM**

5' 11" x 6' 1" (1.81m x 1.87m) Three piece suite comprising panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, electric fan heater, towel rail, obscure glazed UPVC window, partial wall tiling, ceiling light.

#### **EXTERIOR**

Open plan lawned garden with bushes to the side boundary at the front of the property. Pathway to the front entrance door.

#### **ENCLOSED REAR GARDEN**

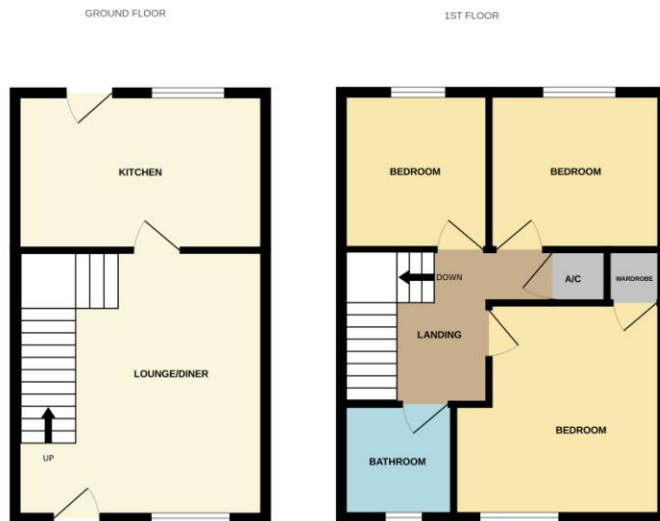
Low retaining fencing to the side and rear boundaries. Principally laid to lawn. The allocated parking areas are to the rear of the properties and accessed along the tarmac road with space for at least 2 cars to the rear.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach and in the centre of Holbeach take the right hand turning at the traffic lights into Church Street, continuing into Fen Road and then proceed without deviation for 4 miles to Holbeach St Johns. Turn left into Joys Bank and the property is situated almost immediately on the left hand side.

#### **AMENITIES**

Limited local facilities within the village and the nearby towns of Holbeach and Spalding offer a range of shopping, banking, leisure, commercial, educational and medical facilities. The expansion city of Peterborough is within easy travelling distance to the south-west.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage.

**COUNCIL TAX BAND A**

**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: S11475**

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

