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Sales & Letting Agents



**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

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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 £169,995

**\*\* Full renovation opportunity ~ Detached bungalow with two-bedroom bedrooms \*\*** Discover great potential in this spacious two double-bedroom bungalow, perfectly positioned in the heart of Holbeach St Johns. Sitting centrally on its plot, this property boasts field views to the rear, a generous garden, off-road parking, and a single garage. Ideal for those seeking a project, this home offers endless possibilities to create your dream space. With a full renovation required, you have the chance to design and modernize to your own taste.

**Call us ANYTIME to book your viewing - 01406 424441.**

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

PVCu double glazed window to front, door to:

Kitchen/Diner 3.77m (12'4") x 3.66m (12')

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer, PVCu double glazed window to side, electric storage heater, door to storage cupboard with shelving.

Lounge 4.64m (15'3") max x 4.28m (14'1") max

PVCu double glazed window to front and side, fitted multi-fuel burner set in chimney breast, door to:

Iner Hall

Airing cupboard housing, hot water cylinder, linen shelving.

Main Bedroom 3.95m (13') max x 3.24m (10'8")

PVCu double glazed window to rear, window to side.

Bedroom 2 4.35m (14'3") max x 2.78m (9'1") max

PVCu double glazed window to rear.

Family Bathroom

Three-piece suite with deep panelled bath, pedestal wash hand basin, low-level WC, PVCu double glazed window to front and side.

Garage 5.60m (18'4") x 2.20m (7'3")

PVCu double glazed window to rear, Up and over door.

#### Outside

The property boasts an inviting open-plan garden laid to lawn, complemented by a driveway offering off-road parking and access to a single garage.

To the rear, you'll find a generous garden with stunning open-field views, mainly laid to lawn, perfect for enjoying the peaceful surroundings. Additional features include outside lighting, garden store, and a greenhouse, providing excellent potential for keen gardeners. This space is a true blank canvas, ready for you to create your dream garden.

#### 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 A ~ £1,496.77 From April 2025 to March 2026, 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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\*Your home may be repossessed if you do not keep up repayments on your mortgage

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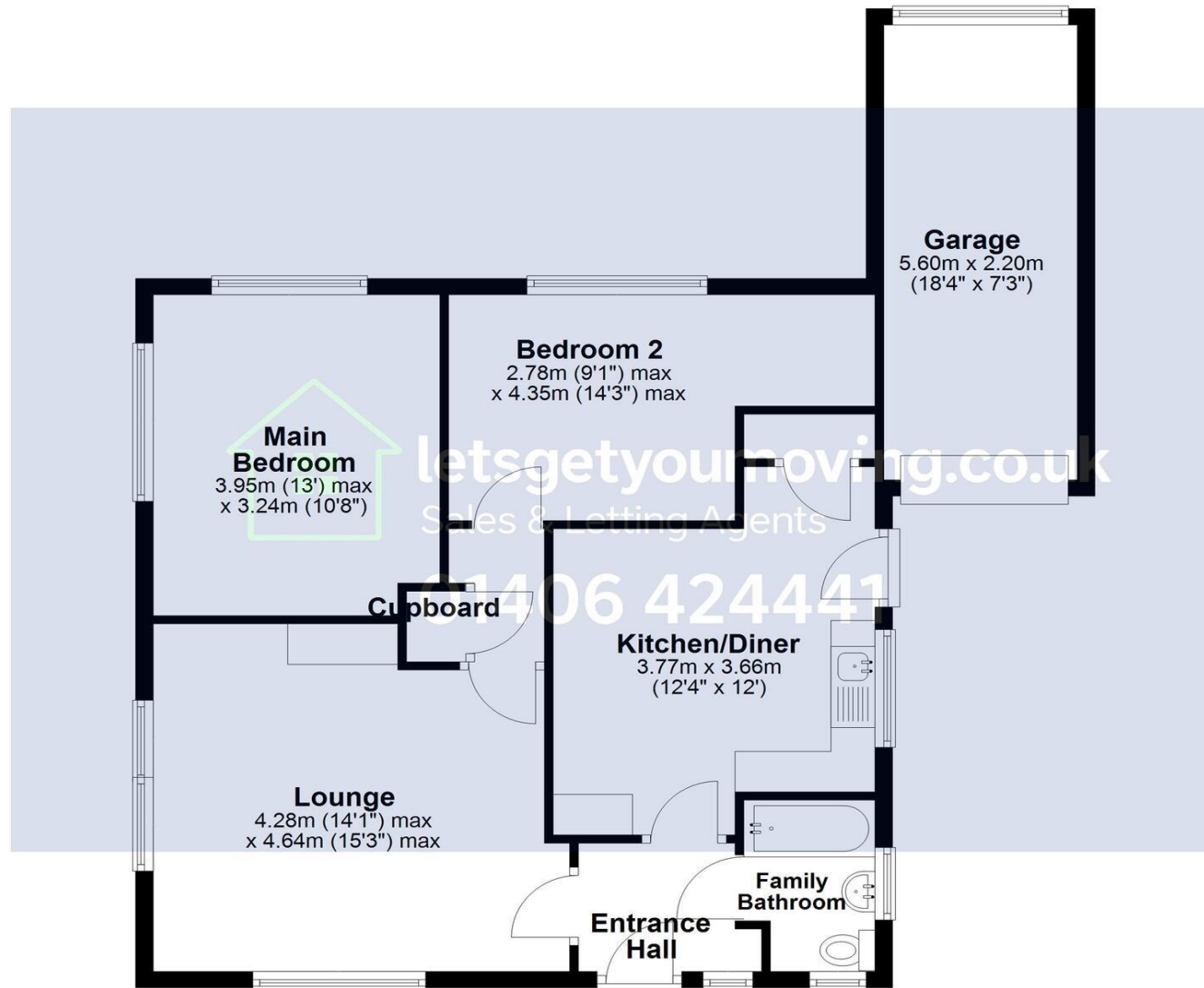
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## Ground Floor

Approx. 78.4 sq. metres (844.1 sq. feet)



Total area: approx. 78.4 sq. metres (844.1 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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