



Chestnut Avenue, Holbeach £239,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



A superbly appointed three-bed detached family home situated in a very sought after location of Holbeach with good off-road parking and a single garage. In brief: entrance hall, lounge with dining area, fitted kitchen, cloakroom, utility room. First floor to three bedrooms and a family bathroom. Enclosed rear garden - Call us ANYTIME to arrange a viewing - 01406 424441.

Accommodation Comprises:

Storm porch, outside light, PVCu double-glazed entrance door with matching side panels to:

Entrance Hall

Radiator, laminate flooring, central heating thermostat, coving to ceiling with smoke detector, stairs to first floor landing, door to:

Lounge 4.58m (15') x 3.77m (12'4")

PVCu double-glazed window to front, living flame effect electric fire with wooden surround and hearth, radiator, fitted carpet, telephone point, TV point, coving to textured ceiling, open plan to:

Dining Room 3.50m(11'6") x 3.00m (9'10")

PVCu double-glazed window to rear, radiator, fitted carpet, coving to textured ceiling.

Kitchen 3.51m(11'6") max x 2.57m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, floor mounted gas boiler serving heating system and domestic hot water, integrated fridge/freezer, dishwasher, fitted electric fan assisted double oven, four ring gas hob with pull out extractor hood over, PVCu double-glazed window to rear, vinyl floor covering, coving to textured ceiling, door to under stair storage cupboard, door to pantry with vinyl floor covering, shelving.

Utility Room 2.48m(8'2") x 1.89m (6'2")

Plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed window to rear and side, radiator, vinyl floor covering, PVCu double-glazed entrance door to garden, door to:

Cloakroom

PVCu double-glazed window to side, fitted with two-piece suite comprising, wall mounted wash hand basin with cupboard space under, wall mounted storage cupboards, WC with hidden cistern, half ceramic tiled walls, vinyl floor covering, recessed ceiling spotlight.

First Floor Landing

PVCu double-glazed window to side, fitted carpet, coving to ceiling, access to double insulated loft space, door to:

Main Bedroom 4.28m(14'1") x 3.35m (11')

PVCu double-glazed window to front, fitted bedroom suite with two fitted double wardrobes with hanging rail, shelving, overhead storage and cupboards, dressing table and drawers, radiator, fitted carpet, TV point, coving to ceiling.

Bedroom 2 3.85m(12'8") x 3.35m (11')

PVCu double-glazed window to rear, two fitted double wardrobes with hanging rails and shelving, radiator, airing cupboard hot water cylinder with linen shelving. fitted carpet, TV point, coving to ceiling.

Bedroom 3 2.68m (8'10") x 2.67m (8'9")

PVCu double-glazed window to front, radiator, fitted carpet, TV point, coving to ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu double-glazed window to rear, radiator, fitted carpet, coving to ceiling.

Garage 4.90m (16'1") x 2.31m (7'7")

Attached brick built single garage with power and light connected, Up and over door.

Outside

An open plan front garden with area laid to lawn with flower and shrub borders. Block paved driveway provides ample off-road parking leading to single the garage. The rear garden is fully enclosed by wood panel fencing, an area laid to lawn with flower and shrub borders, patio area, outside tap and lighting.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. Pass Boston Road school and then turn left onto Chestnut Avenue where The property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7NE.

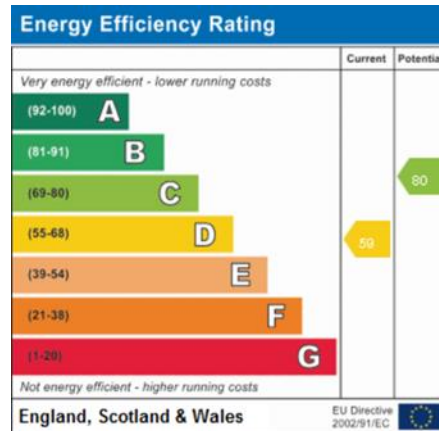
Council Tax

Band C - £1,845.60. April 2023 to March 2024. South Holland District Council.

EPC - D

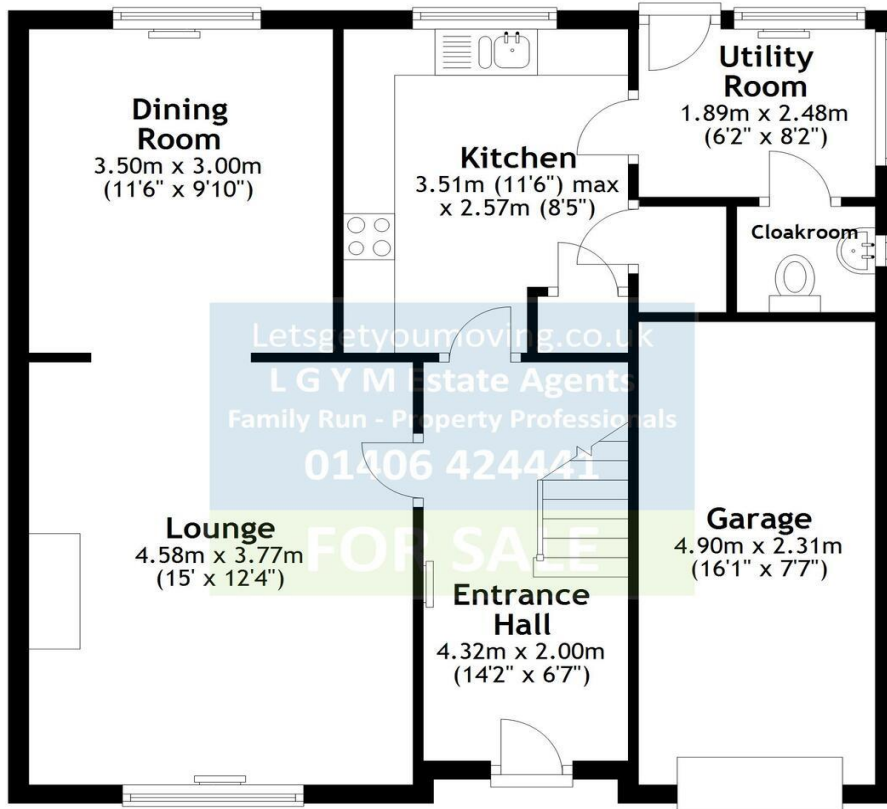






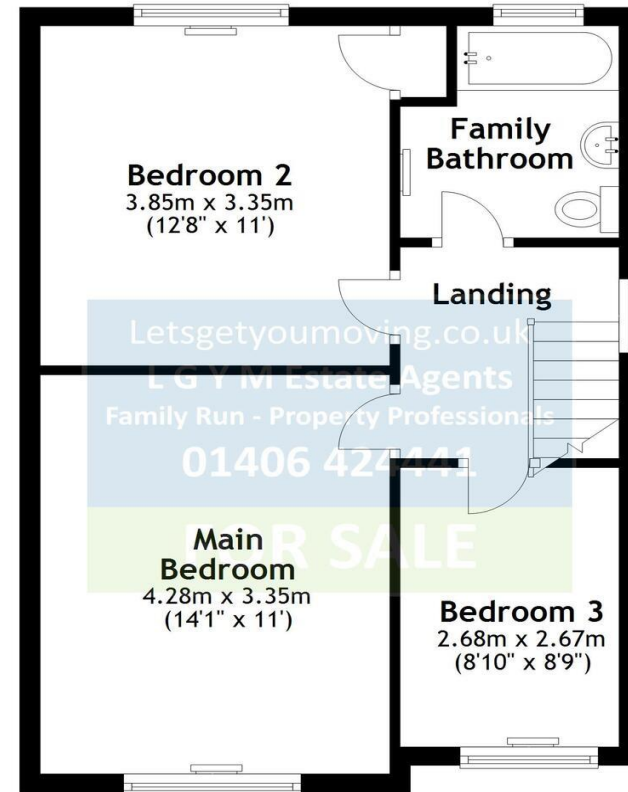
Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 112.2 sq. metres (1207.5 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

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

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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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