



## Chestnut Avenue, Holbeach £264,995

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



**A very well-maintained property within close walking distance of the town centre and local primary schools. Features include a cosy lounge, a spacious kitchen/diner, three bedrooms and a patio door that opens to the private rear garden which is ideal for entertaining. Additionally, the property offers generous off-road parking and a single garage. Call us ANYTIME to book your viewing - 01406 424441.**

Accommodation Comprises:

Composite entrance door with matching side panels to:

Entrance Hall

Radiator, laminate flooring, coving to ceiling with smoke detector, stairs to first floor landing with under-stairs storage cupboard.

Lounge 3.76m (12'4") x 3.67m (12')

PVCu double glazed window to front, radiator, laminate flooring, TV point, broadband connection, TV point, coving to ceiling, door to:

Kitchen/Diner 5.52m (18'1") x 3.49m (11'5")

Fitted with a matching range of base and eye level units with Quartz worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, decorative under-unit lighting, built-in eye level electric fan assisted double oven, five ring induction hob, PVCu double glazed window to rear, radiator, laminate flooring, coving to ceiling with recessed ceiling spotlights, PVCu double glazed patio door to the garden, Pantry with shelving, door to:

Utility Room 2.44m (8') max x 1.79m (5'10") max

With worktop space over with tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, radiator, ceramic tiled flooring, PVCu double glazed entrance door to garden, door to:

Shower Room

Fitted with three-piece suite comprising tiled shower area with fitted electric shower, pedestal wash hand basin, close coupled WC and heated towel rail, vanity mirror with light, extractor fan, fully ceramic tiled walls, ceramic tiled flooring, recessed ceiling spotlights.

First Floor Landing

PVCu double glazed window to side, smoke detector, part boarded insulated loft space with ladder and lighting.

Main Bedroom 3.88m (12'9") x 3.32m (10'11")

PVCu double glazed window to front, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.34m (10'11") x 3.31m (10'10")

PVCu double glazed window to rear, radiator, laminate flooring, coving to ceiling, airing cupboard housing, pressurized hot water cylinder, wall mounted gas boiler serving heating system serving domestic hot water.

Bedroom 3 2.70m (8'10") max x 2.31m (7'7") max

PVCu double glazed window to front, radiator, coving to textured ceiling.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over and glass screen, vanity wash hand basin with power point for electric toothbrush in base cupboard, WC with hidden cistern, heated towel rail, anti-mist mirror with light, shaver point, extractor fan, PVCu double opaque glazed window to rear, laminate flooring, recessed ceiling spotlights to ceiling.

Garage 4.88m (16') x 2.46m (8'1")

Brick built link detached single garage with up and over door, power and lighting connected.

#### Outside

The front of the property is open plan with hedging to the side, area laid to lawn with flower and shrub insets, hard standing driveway giving ample off-road parking leading to the attached single garage. Side gate leading to the enclosed rear garden with hedging to give privacy, mainly laid to lawn, decked area, play area, wooden garden store, outside tap, outside lighting.

#### Directions

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

#### Council Tax

Band C £TBA ~ April 2025 to March 2026, South Holland District Council.

EPC ~ C

#### 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.



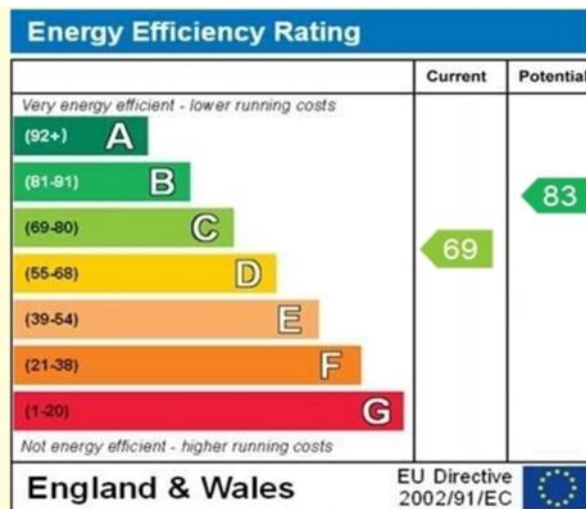
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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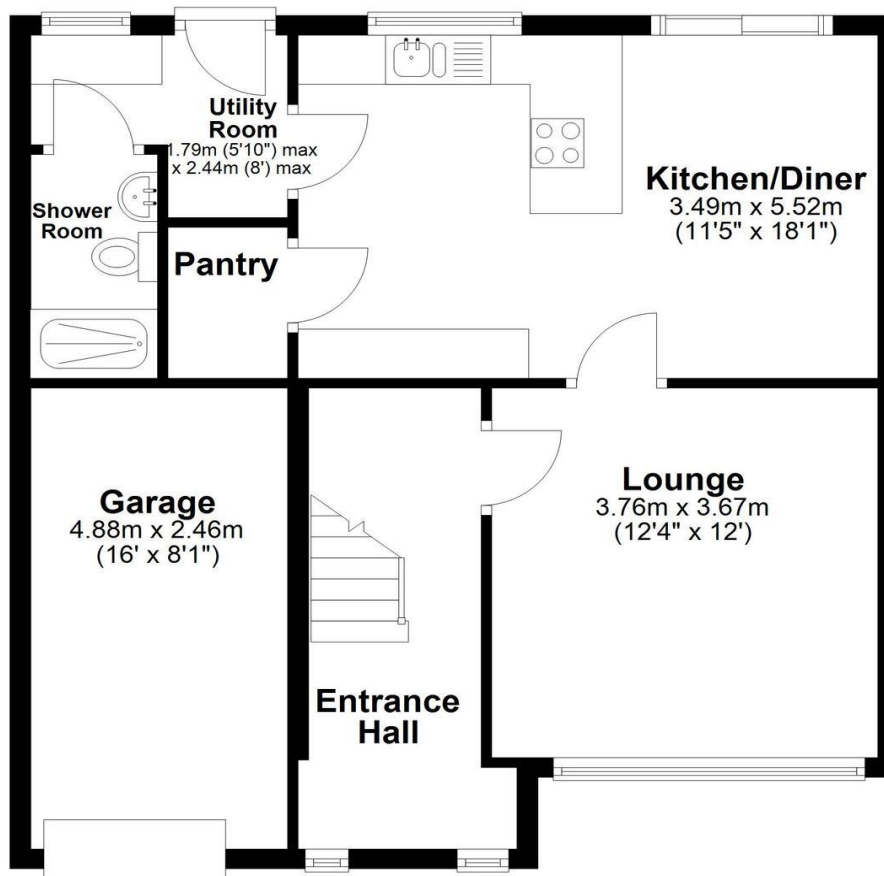
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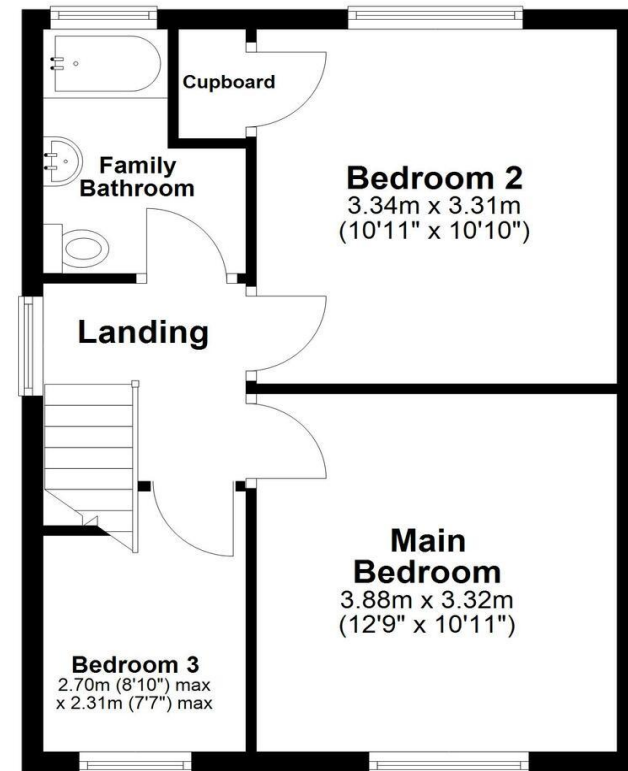
## Ground Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



## First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)





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### **Disclaimer**

**VIEWINGS:** Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

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