



Chestnut Avenue, Holbeach SPALDING PE12 7NE



welcome to

Chestnut Avenue, Holbeach SPALDING

SPACIOUS FAMILY LIVING. This extended family home is situated in a popular location with both primary and secondary schools a short walk away. Having 5 bedrooms and 3 reception rooms there is room for both family pursuits and entertaining friends. The A17 has good road links to the larger towns.



Entrance Hall

having door to front with large hallway leading to reception rooms. Oak and glass staircase leading to the first floor.

Lounge

14' 10" x 12' 2" (4.52m x 3.71m)
having fireplace with gas fire and window to front.

Playroom

7' 11" x 10' 2" (2.41m x 3.10m)
having window to front.

Kitchen

18' 7" x 11' 6" (5.66m x 3.51m)
having range of units at wall and base level, quartz worksurfaces, quooker water tap . Eye level double oven, induction hob, built-in appliances including microwave, coffee machine, full height fridge and dishwasher. Central Island with inset sink having instant hot water tap and wine cooler. Three modern anthracite grey aluminium sliding doors leading to rear garden.

Utility Room

7' 10" x 10' 6" (2.39m x 3.20m)
having range of units at wall and base level with quartz worktops, pantry having built in unit and baskets with wooden shelving. Built in full height freezer and space for washing machine and tumble dryer. Window to side.

Study

6' 1" x 8' (1.85m x 2.44m)
having window to side.

Cloakroom

having low level WC, wash hand basin, heated towel rail and window to side.

Landing

having stairs from entrance hall and storage cupboard.

Bedroom 1

14' x 10' 11" (4.27m x 3.33m)
having window to front.

Bedroom 2

10' 11" x 12' 6" (3.33m x 3.81m)
having window to rear.

Bedroom 3

8' 5" x 13' 7" (2.57m x 4.14m)
having window to front.

Bedroom 4

8' 5" x 10' 2" (2.57m x 3.10m)
having built-in wardrobe and window to rear.

Bedroom 5

7' 5" x 8' 10" (2.26m x 2.69m)
having window to front.

Bathroom

having bath, shower cubicle, low level WC and wash hand basin. Underfloor heating, fully tiled walls, heated towel rail and window to rear.

Outside

the property sits back behind a block paved driveway offering off road parking for several cars. The rear garden is laid to artificial grass with decking area and shed.



view this property online williamhbrown.co.uk/Property/LST106413



welcome to

Chestnut Avenue, Holbeach SPALDING

- EXTENDED FAMILY HOME IN POPULAR LOCATION
- FIVE BEDROOMS WITH THREE RECEPTION ROOMS AND RECENTLY FITTED MODERN KITCHEN
- MODERN FAMILY BATHROOM WITH BATH AND SHOWER CUBICLE
- DRIVEWAY OFFERING OFF ROAD PARKING AND SECURE REAR GARDEN
- CLOSE TO SCHOOLS WITH GOOD LINKS TO A17

Tenure: Freehold EPC Rating: E

£370,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST106413](https://www.williamhbrown.co.uk/Property/LST106413)



Property Ref:
LST106413 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)