



**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 aluminum 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.



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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

offers over

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106413 - 0007

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