



Chestnut Avenue, Holbeach Spalding PE12 7NE

welcome to

Chestnut Avenue, Holbeach Spalding

Four Bedroom Detached Family Home, IMMACULATELY PRESENTED & FULLY MODERNISED OVER RECENT YEARS. Three reception rooms, kitchen & utility. Family bathroom, DRESSING ROOM & EN-SUITE TO MASTER plus downstairs shower room. Off road parking, INTEGRAL SINGLE GARAGE & fully enclosed garden. VIEWING ADVISED



Entrance Hall

having stairs to first floor with cupboard underneath.
Solid wood laminate flooring.

Shower Room

4' 3" x 9' 8" (1.30m x 2.95m)
having shower cubicle with thermostatic shower, low level WC and vanity unit with inset sink. Heated towel rail and extractor fan.

Lounge

20' 11" x 11' 11" (6.38m x 3.63m)
having built-in media wall, solid wood laminate flooring with sliding door to conservatory.

Conservatory

12' 5" x 11' 5" (3.78m x 3.48m)
being of brick and UPVC construction with french doors to the garden. Ceiling light and fan.

Kitchen

10' 2" x 17' 1" (3.10m x 5.21m)
having range of units at wall and base level, wood effect surfaces with inset one and half bowl sink. Integrated double electric range with 5 ring hob and stainless steel extractor. Wall mounted gas boiler installed in 2024, solid wood laminate flooring. Opening to dining room.

Dining Room

10' 4" x 10' 4" (3.15m x 3.15m)
being open plan to Snug.

Snug

4' 10" x 9' 10" (1.47m x 3.00m)

Utility Room

5' 9" x 9' 10" (1.75m x 3.00m)
having range of fitted wall units, space for washing machine and tumble dryer with worksurface over. Tiled floor.

Landing

having solid laminate flooring and loft access.

Bedroom 1

10' 4" x 10' 9" (3.15m x 3.28m)
having open plan dressing room and solid wood laminate flooring.

Dressing Room

8' 10" Excluding wardrobes x 7' 10" (2.69m Excluding wardrobes x 2.39m)
having a range of built-in wardrobes and solid wood laminate flooring.

Ensuite

5' 5" x 9' 10" (1.65m x 3.00m)
having bath with shower over, low level WC and vanity unit with 'his & hers' inset sinks.

Bedroom 2

10' 6" x 11' 11" (3.20m x 3.63m)
having fitted double wardrobe and solid wood laminate flooring.

Bedroom 3

10' 1" x 12' 1" (3.07m x 3.68m)
having solid wood laminate flooring.

Bedroom 4

10' 5" x 10' 10" Max (3.17m x 3.30m Max)
having solid wood laminate flooring with doorway to nursery.

Dressing Room

5' 7" x 9' 11" (1.70m x 3.02m)
having solid wood laminate flooring and loft access.

Bathroom

5' 5" x 9' 6" (1.65m x 2.90m)
having free standing bath with floor mounted mixer tap and shower head, low level WC and pedestal wash hand basin. Fully tiled walls.

Integral Garage

15' 10" x 9' 11" (4.83m x 3.02m)
having up and over door, power and light. Space for fridge freezer.

Outside

the property is set back behind a gravel drive offering ample off road parking, with a shrub border to the left. The rear garden is enclosed by fencing, Central lawn with raised planter to the rear and a concrete seating area.



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welcome to

Chestnut Avenue, Holbeach Spalding

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107281 - 0003

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