



Chestnut Avenue, Holbeach Spalding
£340,000 Freehold

**Sharman
Quinney**

Key Features



- Four Double Bedrooms
- En-Suite To Master Bedroom
- Downstairs Shower Room
- Kitchen/Diner
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs storage cupboard. Stairs to first floor.

LOUNGE: (21'01" x 11'11") UPVC Double glazed window to front. Patio door to conservatory. Radiator. Media wall with fireplace.

CONSERVATORY: (12'08" x 11'09") UPVC Double glazed windows to sides and rear. French doors to side. Radiator.

KITCHEN AREA: (17'01" max x 10'02" max) UPVC Double glazed window to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Wall mounted boiler. Opening to;



DINING AREA: (17'02" plus recess x 10'05" plus recess) UPVC Double glazed window to front. Radiator. Personal door to garage.

UTILITY: (9'10" max x 5'09" plus recess) UPVC Double glazed window and door to rear. Fitted wall units. Radiator. Space for washing machine.

SHOWER ROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

FIRST FLOOR

LANDING: UPVC Double glazed window to front. Loft access.

BEDROOM: (10'09" x 10'08") UPVC Double glazed window to front. Radiator. Opening to;

DRESSING AREA: (7'10" plus recess to wardrobes x 8'10") UPVC Double glazed window to front. Fitted wardrobes.

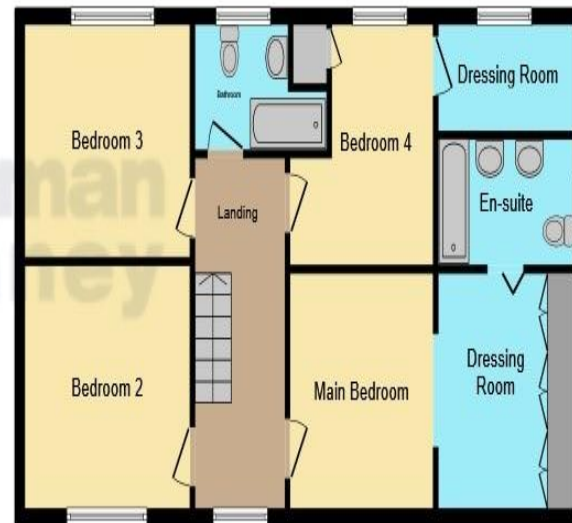
EN-SUITE: UPVC Frosted double glazed window to side. Low level WC. Two wash hand basins with mixer taps set in vanity unit. Bath with mixer tap and shower attachment. Heated towel rail.

BEDROOM: (12' x 10'08") UPVC Double glazed





Ground Floor



First Floor

window to front. Radiator. Fitted wardrobe.

BEDROOM: (12'01" x 10'02") UPVC Double glazed window to rear. Radiator.

BEDROOM: (10'09" plus recess x 10'04" max) UPVC Double glazed window to rear. Radiator. Built in airing cupboard. Opening to;

DRESSING AREA: (9'11" plus recess x 5'11") UPVC Double glazed window to rear. Loft access.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Freestanding bath with floor mounted mixer tap and shower. Radiator.
OUTSIDE

FRONT: Driveway laid to gravel providing ample off road parking. Integral garage.

REAR GARDEN: Enclosed by fencing. Laid to lawn area. Patio area.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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