



Chestnut Avenue, Holbeach Spalding

Price: Freehold £350,000 offers in excess of

- Four Double Bedrooms
- En-Suite to Master Bedroom
- Downstairs Shower Room
- Kitchen/Diner
- Off Road Parking
- Enclosed Rear Garden

EPC Rating: D



Accommodation Includes:

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed 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 rear. Radiator. 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 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 housing hot water cylinder. 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. Bath with mains shower over. Radiator.

OUTSIDE

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

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



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER204375 - 0003



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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