



Chestnut Avenue, Holbeach £269,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



NO CHAIN! - A three-bed detached family home situated in a very sought after location of Holbeach closed to schools and amenities, with off-road parking and a single garage. In brief: entrance hall, lounge/ dining area, fitted kitchen, cloakroom, utility room. First floor to three bedrooms and a family bathroom. Enclosed rear garden - Call us ANYTIME to arrange a viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

PVCu double-glazed window to front and side, ceramic tiled flooring, door to:

Entrance Hall

Radiator, laminate flooring, central heating thermostat, coving to ceiling, smoke detector, stairs to first floor landing with under-stairs storage cupboard, door to:

Lounge/Diner 7.30m (23'11") x 3.74m (12'3")

PVCu double-glazed window to rear, PVCu double-glazed bow window to side, window to front, wall mounted electric fire, two radiators, laminate floor covering, telephone point, TV point, cable, satellite, coving to ceiling with co detector.

Kitchen 3.50m (11'6") max x 2.58m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap, tiled surround, integrated slimline dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, warm air vent, ceramic tiled flooring, central heating thermostat, coving to ceiling, door to Storage cupboard, ceramic tiled flooring, power points, half height with shelving, door to Storage cupboard.

Utility Room 2.30m (7'7") x 1.79m (5'10")

Plumbing for automatic washing machine, space for freezer and tumble dryer, PVCu double-glazed window to rear and side, radiator, ceramic tiled flooring, door to:

Pantry 1.10m (3'7") x 0.77m (2'6")

Ceramic tiled flooring, power point, shelving, space for fridge/freezer.

Cloakroom

PVCu opaque double glazed window to side, fitted with two piece suite comprising, corner pedestal wash hand basin, close coupled WC, part ceramic tiled walls, ceramic tiled flooring.

First floor Landing

PVCu double-glazed window to side, fitted carpet, coving to ceiling with smoke detector, access to insulated loft space, door to:

Main Bedroom 3.87m (12'8") x 3.34m (10'11")

PVCu double-glazed window to side, window to front, radiator, fitted carpet, TV point, coving to ceiling.

Bedroom 2 3.35m (11') x 3.34m (10'11")

PVCu double-glazed window to rear, radiator, fitted carpet, TV point, coving to ceiling, door to Storage cupboard, door to:

Bedroom 3 2.35m (7'9") x 2.25m (7'5")

PVCu double-glazed window to front, radiator, fitted carpet, coving to ceiling.

Family Bathroom

Fitted with three piece suite comprising deep panelled bath with independent electric shower over and glass screen, pedestal wash hand basin and close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring, coving to ceiling.

Garage No measurements at this time.

Attached brick built single garage with power and light connected, Up and over door.

Outside

An open plan front garden with area laid to lawn. Block paved driveway provides off-road parking leading to single the garage. The rear garden is fully enclosed by wood panel fencing, an area laid to lawn, patio area.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. Pass Boston Road School and then turn left onto Chestnut Avenue where The property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7NE.

Council Tax – Band C – £1,845.60 – South Holland District Council

EPC – D







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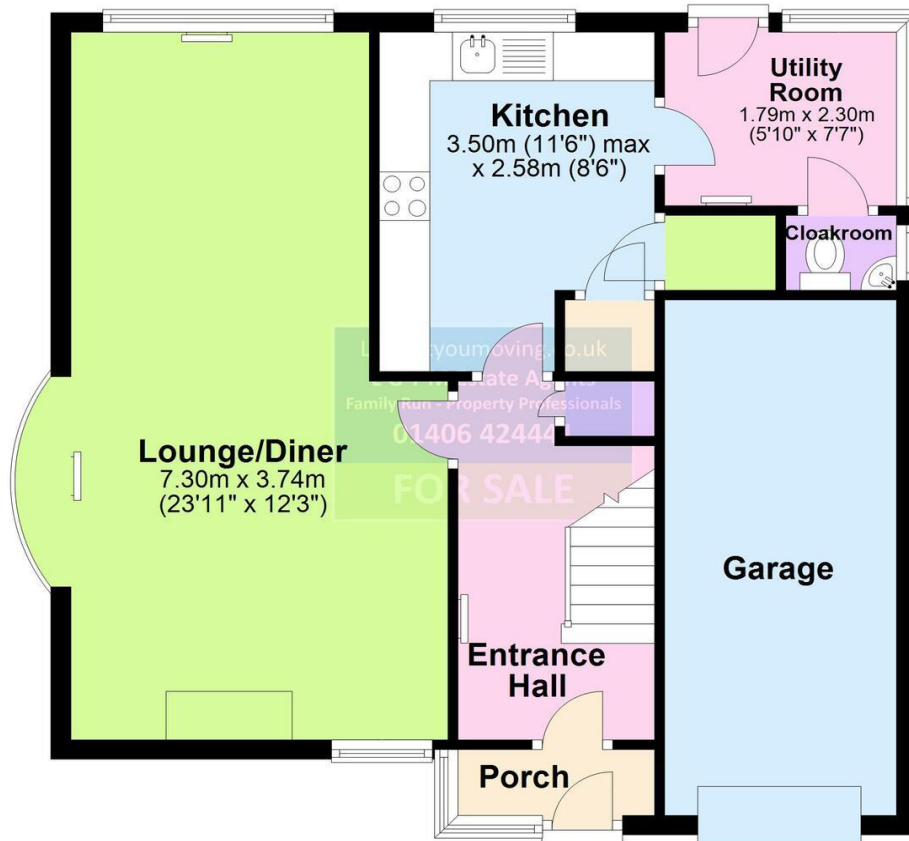
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Energy Efficiency Rating

| | Current | Potential |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

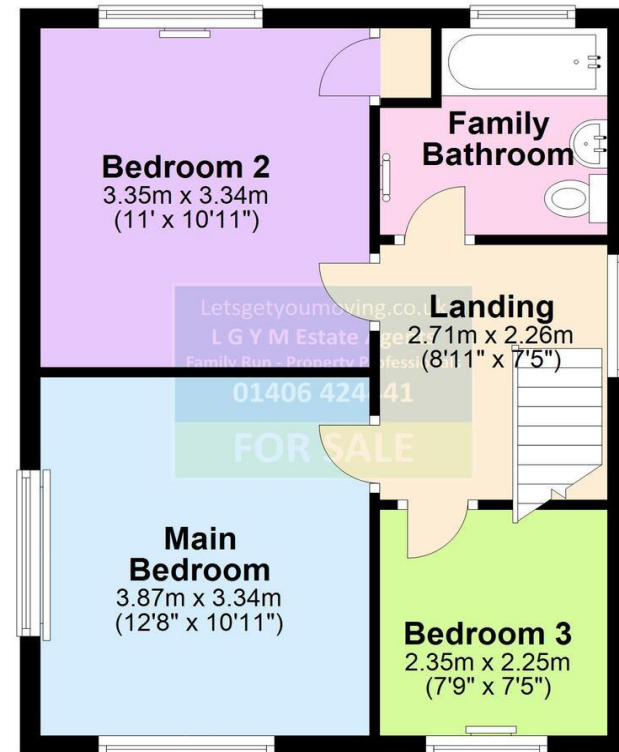
Ground Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 107.7 sq. metres (1159.8 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.



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VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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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 will be no delay in agreeing the sale.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.



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The advertisement features a family of three (a man, a woman, and a young girl) standing in front of a wooden fence and green grass. The man is on the left, the woman is on the right, and the girl is in the middle, being held by the man. They are all smiling and pointing towards the camera. The background is a bright blue sky with white clouds. The text is overlaid on the image in white and blue colors.