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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



Chestnut Avenue, Holbeach £324,995

Spacious, versatile and perfectly located — this four DOUBLE bedroom family home delivers serious square footage within walking distance of the town centre and local schools. Inside, you'll find a generous lounge, a kitchen/breakfast room built for busy mornings, separate utility and cloakroom, plus a dining room that can easily serve as a fifth bedroom, home office or playroom. Upstairs offers four genuine double bedrooms and a modern shower room. Call us ANYTIME 01406 424441.

This four double bedroom family home 🏠 is perfectly positioned in a popular residential location, just a short walk from the town centre, local schools 🎓 and everyday amenities — making it ideal for growing families seeking both space and convenience.

The accommodation is generous and highly versatile throughout. There's a well-proportioned lounge 🛋️, a spacious kitchen/breakfast room 🍳, separate utility and cloakroom, plus a dining room that could easily serve as a fifth bedroom, home office 📁 or playroom if required.

Upstairs, you'll find four genuine double bedrooms 🛏️ and a modern shower room 🚿 — no compromise on space.

Externally, the property benefits from a front garden 🌿, ample off-road parking 🚗 and a double garage. The enclosed east-facing rear garden enjoys the morning sun ☀️ and provides a private setting for entertaining and family time.

★ Key Features:

🛏️ Four true double bedrooms

🔄 Flexible dining room / potential ground floor bedroom

🚿 Kitchen/breakfast room + utility & cloakroom

🚗 Double garage & generous off-road parking

☀️ Enclosed east-facing garden

Homes offering this level of space, flexibility and parking — within walking distance to amenities — are consistently in demand.

Call us ANYTIME to book your viewing — 01406 424441, evenings and weekends! 📞

Accommodation Comprises:

Storm porch

PVCu double glazed entrance door with matching side panel to:

Entrance Hall 3.18m (10'5") max x 2.00m (6'7")

Radiator, central heating thermostat, coving to textured ceiling with smoke detector, stairs to the first-floor landing.

Lounge 6.37m (20'11") x 3.63m (11'11")

PVCu double glazed window to front and rear, fitted electric fire with stone-built surround, inset and hearth, two radiators, TV point, two wall lights.

Dining Room 3.18m (10'5") x 3.09m (10'2")

PVCu double glazed window to front, radiator, textured ceiling, serving hatch to kitchen/breakfast.

Kitchen/Breakfast Room 5.20m (17'1") x 3.06m (10') max

Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, space for dishwasher, fitted eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, TV point, timber panelled ceiling with recessed ceiling spotlights, wall mounted gas boiler serving heating system, pantry with ceramic tiled flooring and wood shelving, ceiling light, door to:

Rear Lobby 2.88m (9'5") max x 1.90m (6'3")

PVCu double glazed window to rear, ceramic tiled flooring, textured ceiling, PVCu double glazed entrance door to garden, door to:

Cloakroom 1.83m (6') x 0.96m (3'2")

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, wall mounted wash hand basin, half ceramic tiled walls, low-level WC, electric fan heater, ceramic tiled flooring, textured ceiling.

Utility Room 3.62m (11'11") max x 2.04m (6'8")

Base units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, radiator, ceramic tiled flooring, textured ceiling.

First Floor Landing 4.58m (15') x 1.96m (6'5")

PVCu double glazed window to front, textured ceiling, access to part boarded insulated loft space, door to:

Bedroom 1 3.65m (12') x 3.26m (10'8")

PVCu double glazed window to front, built-in double wardrobes with hanging rail and shelving, radiator, textured ceiling.

Bedroom 2 3.48m (11'5") x 3.18m (10'5")

PVCu double glazed window to front, radiator, textured ceiling.

Bedroom 3 3.65m (12') x 3.03m (9'11")

PVCu double glazed window to rear, radiator, textured ceiling.

Bedroom 4 3.17m (10'5") x 2.81m (9'3")

PVCu double glazed window to rear, broadband point, airing cupboard housing, hot water cylinder, shelving, radiator, textured ceiling.

Shower Room 2.00m (6'7") x 1.69m (5'7")

Fitted with three-piece suite comprising double shower enclosure with fitted mains Aqualisa shower and glass screen, vanity wash hand basin with drawers, mixer tap and fully ceramic tiled walls, WC with hidden cistern, extractor fan, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring with recessed ceiling spotlights.

Double Garage 4.95m (16'3") x 4.90m (16'1")

Attached brick built double garage with power and light connected, two up and over doors.

Outside:

The property occupies a generous corner plot and presents a traditional double-fronted brick façade, set back from the road with a lawned front garden and mature hedging providing a good degree of privacy. A driveway to the side offers off-road parking and leads to a double garage with twin up-and-over doors. The main entrance is sheltered by a covered porch, creating a welcoming approach, while the established frontage gives the home a mature and well-positioned presence within this popular residential setting.

The enclosed east-facing rear garden is mainly laid to lawn, offering a generous and private outdoor space ideal for families and entertaining. Bordered by mature shrubs, hedging and timber fencing, the garden provides a good degree of seclusion along with established planting beds and small trees that add character. There is ample room for seating areas and outdoor dining, greenhouse, garden storage, outside lighting, outside tap. The garden enjoys the morning sun and offers a pleasant outlook back towards the property, creating a peaceful and versatile outdoor setting.

Directions

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

Council Tax

Band C ~ £1,995.69 From April 2025 to March 2026, South Holland District Council.

EPC – C

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

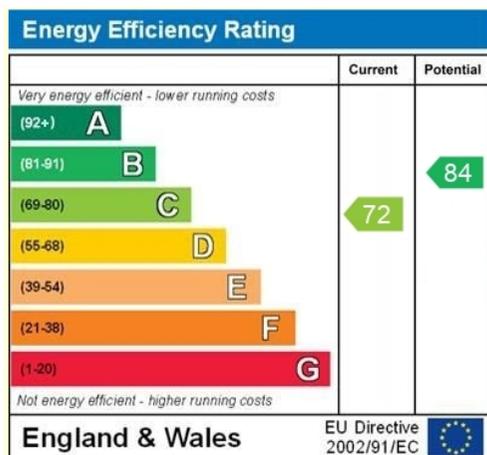
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

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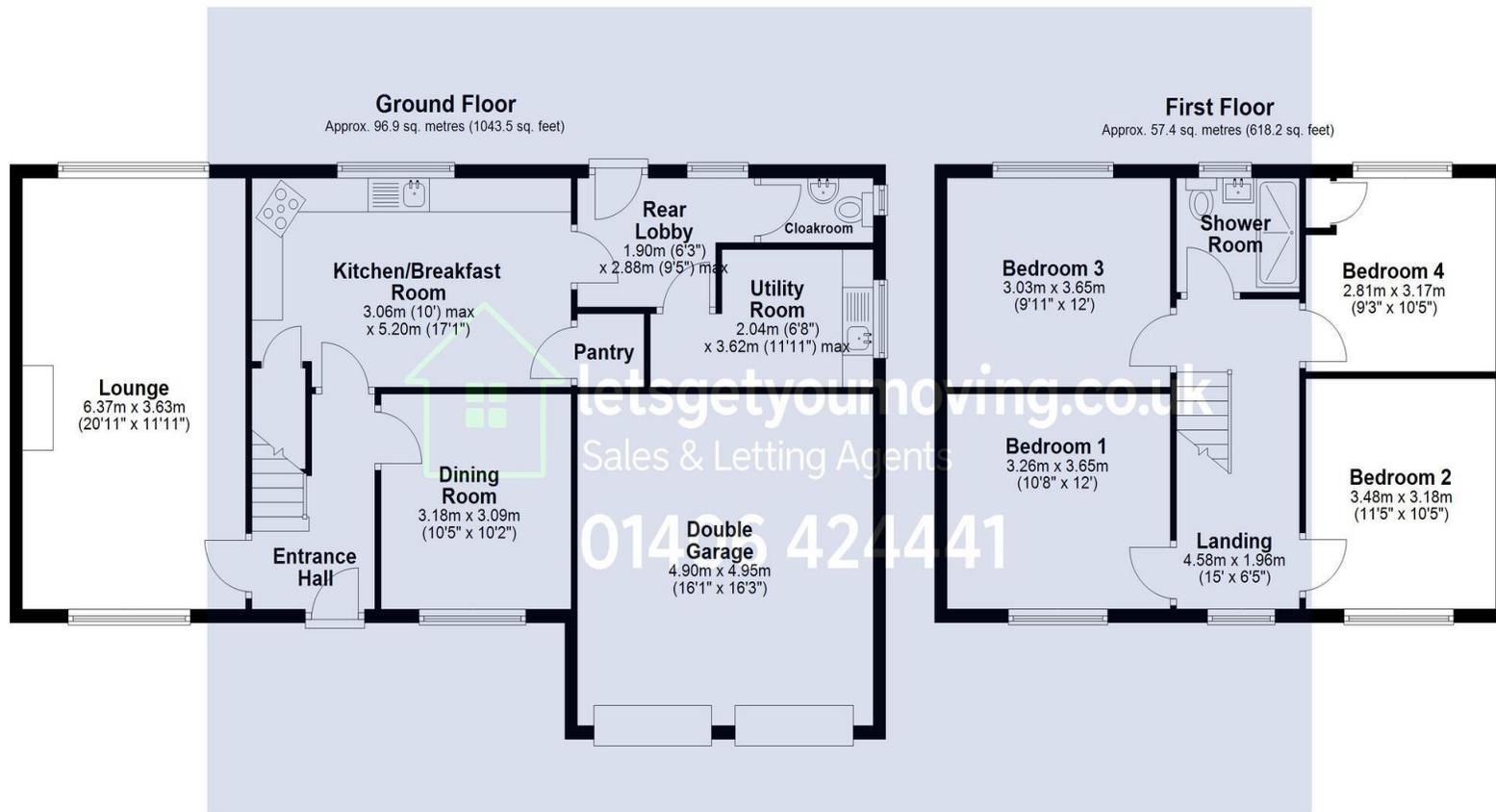
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Total area: approx. 154.4 sq. metres (1661.7 sq. feet)

Disclaimer

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The banner features a large '20' with '2006-2026' below it, set against a blue background with confetti. The text is in white and green, with the phone number in a green rounded rectangle.