



56 Chestnut Avenue
Holbeach, Spalding, Lincolnshire, PE12 7NF

£280,000

3 Bedroom Detached House

- Freehold
- Detached Family Home
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Wrap Round Conservatory with Workshop/Store
- Kitchen, Utility and Cloakroom
- Four Piece Family Bathroom
- Enclosed Rear Garden with Timber Workshop
- Driveway and Garage
- Close to Holbeach Town Centre
- EPC Rating - TBC, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 56 Chestnut Avenue, Holbeach, Spalding, Lincolnshire, PE12 7NF](#)



Overview

Located within easy reach of Holbeach town, close to schools, shops and local amenities, this spacious three bedroomed detached family home with a wrap round conservatory, is now available with Pygott and Crone.

Being well presented, the accommodation briefly comprises Entrance Hallway, Bay Fronted Open Plan Lounge/Dining Room with french doors opening to the wrap round Conservatory, Workshop/Store, Kitchen with an arch to the Utility and a Cloakroom. Upstairs there are Three Bedrooms and a Family Bathroom with separate bath and shower cubicle, the main bedroom benefits from built in wardrobes.

Outside, this garden is designed for ease of maintenance being laid to lawn with a paved patio area and there is a timber workshop. To the front the driveway provides ample off road parking and gives access to the garage. There is a gated pedestrian access to the rear.







Chestnut Avenue, Holbeach, Spalding, PE12

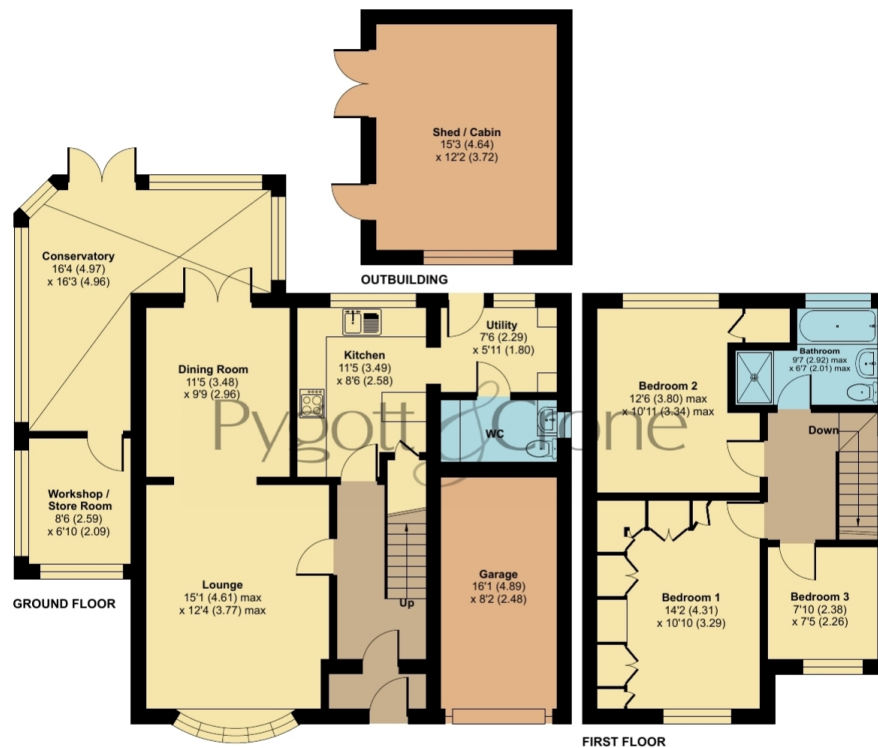
Approximate Area = 1357 sq ft / 126 sq m

Garage = 122 sq ft / 11.3 sq m

Outbuilding = 186 sq ft / 17.2 sq m

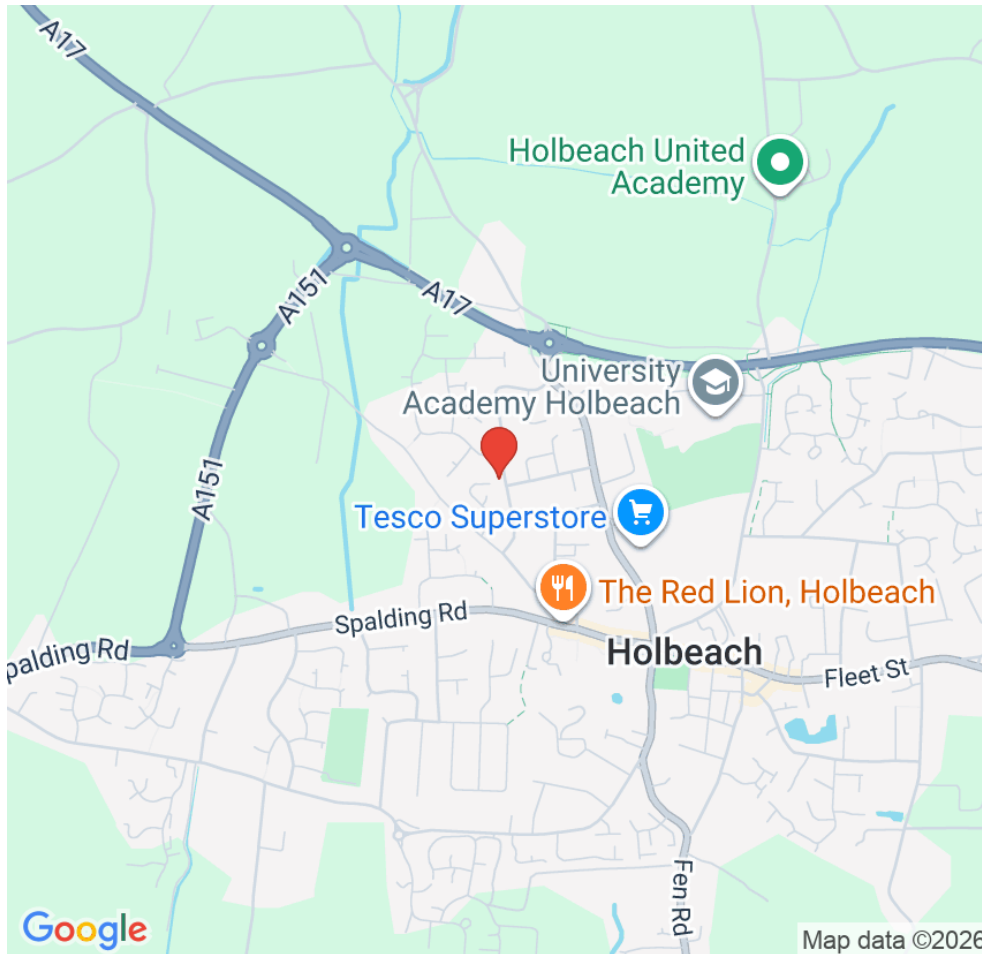
Total = 1665 sq ft / 154.5 sq m

For identification only - Not to scale





Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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