



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

£295,000



## 4 Bedroom Link Detached House

- Freehold
- Extended linked-detached family home situated in the popular market town of Holbeach, close to local shops, amenities and schools.
- Spacious and versatile accommodation including Entrance Hall, Lounge, Sitting Room and Dining Area with French doors to the garden.
- Modern fitted Kitchen with built-in hob, separate double oven and fridge freezer, plus a useful Utility Room.
- Four well-proportioned bedrooms providing excellent flexibility for family living, guests or home working, together with a Family Bathroom.
- Downstairs Wet Room and uPVC double glazing, offering practical features throughout the home.
- Double-width driveway and single garage, with front garden and fully enclosed rear garden featuring a lawn and seating area.
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 47 Chestnut Avenue, Holbeach, Spalding, Lincolnshire, PE12 7NF](#)



## Overview

This impressive and generous extended linked-detached home, ideally positioned within the popular market town of Holbeach and conveniently located for a variety of local shops, amenities, schools and everyday facilities is now available. Offering spacious and versatile accommodation this well-presented family home provides excellent flexibility for modern family living.

Upon entering, the welcoming Entrance Hall provides access to the ground floor accommodation. The Lounge offers a comfortable space in which to relax, complemented by a separate Sitting Room, providing valuable additional living space that could also be utilised as a playroom, home office or snug.





The Dining Room benefits from French doors providing a pleasant connection to the rear garden and allowing plenty of natural light into the space, making this an ideal area for family meals and entertaining. The Kitchen is well equipped with a comprehensive range of fitted units and an array of built-in appliances, including a hob, separate double oven and fridge freezer. A useful Utility Room provides additional practical space for household appliances and storage, while the Downstairs Wet Room adds further convenience. To the first floor are four well-proportioned bedrooms, offering an exceptional level of flexibility for a larger family, guests, or those requiring dedicated home-working space alongside a family bathroom.

Externally, the property is approached via a double-width driveway, providing ample off-road parking for several vehicles together with access to the single garage. The front garden provides an attractive approach to the home, while the fully enclosed rear garden offers a good degree of privacy and features a lawned area together with a dedicated seating area, providing an enjoyable outdoor space for relaxing, entertaining and family activities.

With its generous accommodation, four bedrooms, multiple reception areas and enclosed rear garden, this property offers a versatile and practical family home in a convenient Holbeach location.

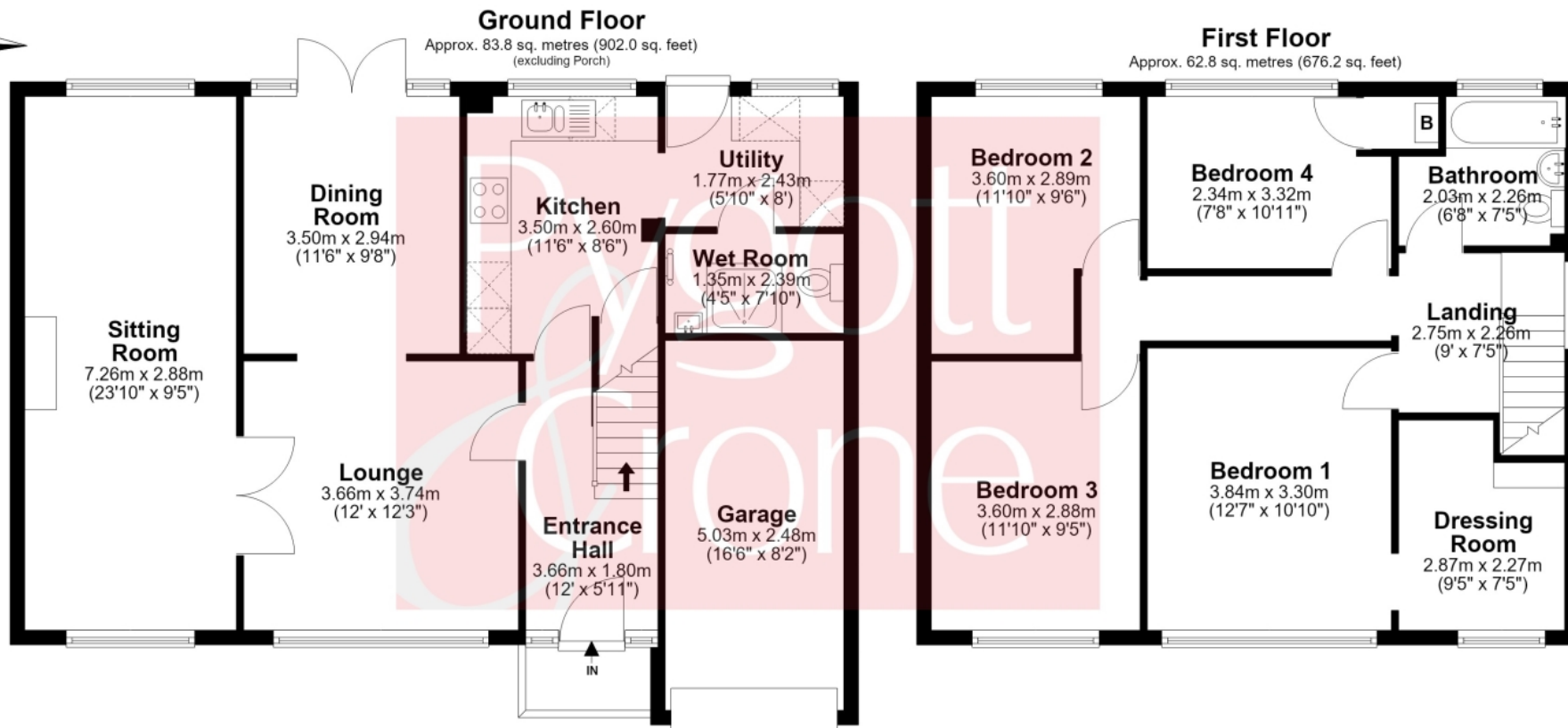
Viewing is highly recommended to fully appreciate the space, flexibility and position this property has to offer.











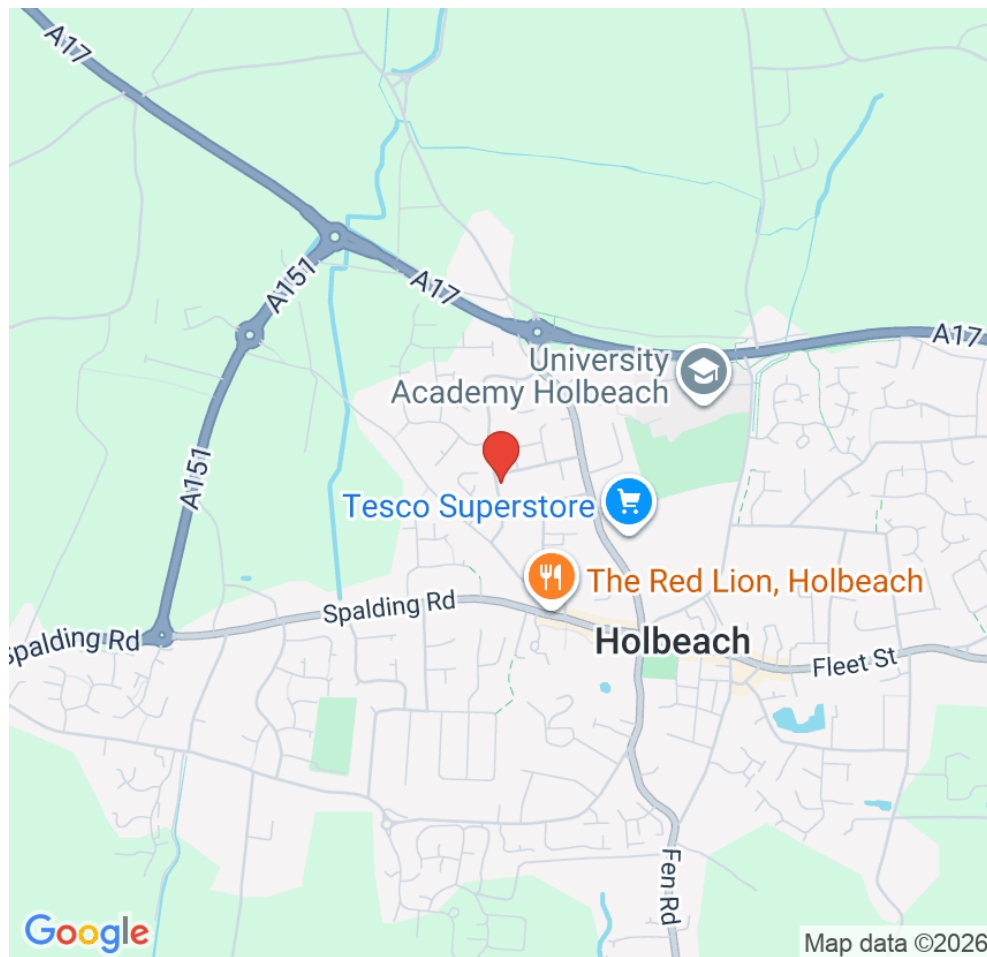
Total area: approx. 146.6 sq. metres (1578.2 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.





## Location



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



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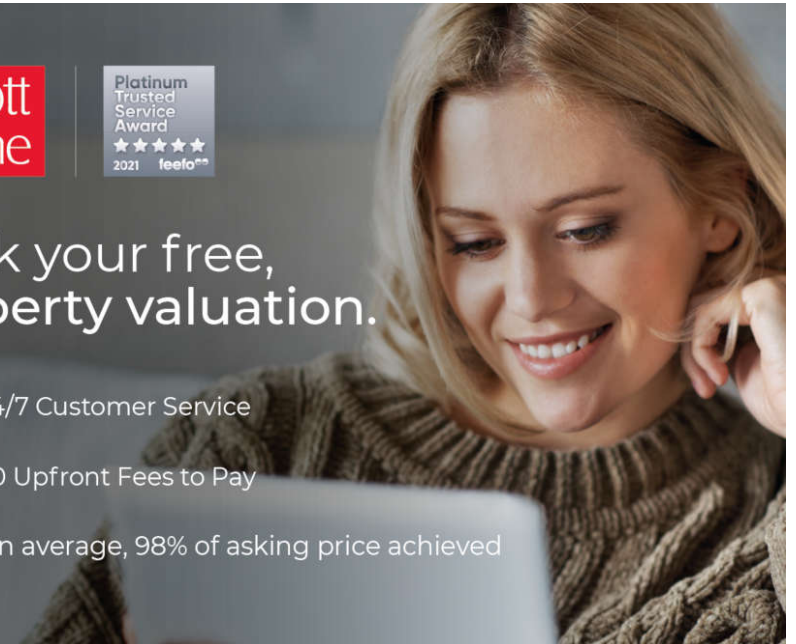







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