



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

£320,000

4 Bedroom Detached House

- Freehold
- Occupying a Generous Corner Plot
- 4 Double Bedrooms
- Breakfast Kitchen & Separate Utility
- Lounge & Dining Room
- Upstairs Shower Room, Downstairs Cloak Room
- Driveway and Double Garage
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 45 Chestnut Avenue, Holbeach, Spalding, Lincolnshire, PE12 7NF](#)



Overview

Occupying a corner plot and excellent potential, located within easy reach of Holbeach town, close to schools and local amenities, this spacious four bedroomed detached family home, is now available with Pygott and Crone. Offering generous space both indoors and out, this well proportioned property offers a fantastic opportunity for buyers seeking a home they can adapt and personalise to their own tastes and requirements. Offering good sized rooms and endless possibilities for enhancement, this property presents a rare chance to add value and design a home tailored to individual needs and specifications. Early viewing is highly recommended to appreciate the space, potential, and versatility on offer.



Boasting spacious accommodation throughout and being in a good residential location, the house provides a flexible layout suitable for modern family living, with ample scope for refurbishment, extension, or reconfiguration, subject to the necessary consents. The accommodation briefly comprises, Entrance Hallway, Spacious Dual Aspect Family Lounge, separate Dining Room, Kitchen Diner with walk in pantry, Utility and Cloakroom. Upstairs there are Four Bedrooms and a Family Bathroom, the Main Bedroom benefits from built in wardrobes.

Outside, the property benefits from a good size garden, offering plenty of space for outdoor entertaining, family activities or landscaping as desired. The generous plot creates an ideal setting for those looking to create their dream home and outdoor space. To the front the driveway provides off road parking and gives access to the double garage. There is also a further lawned area with mature roses to add colour and charm to this fantastic family home.





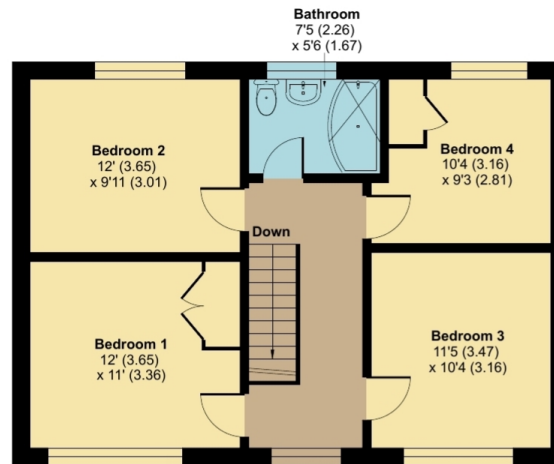
Chestnut Avenue, Holbeach, Spalding, PE12

Approximate Area = 1387 sq ft / 128.8 sq m

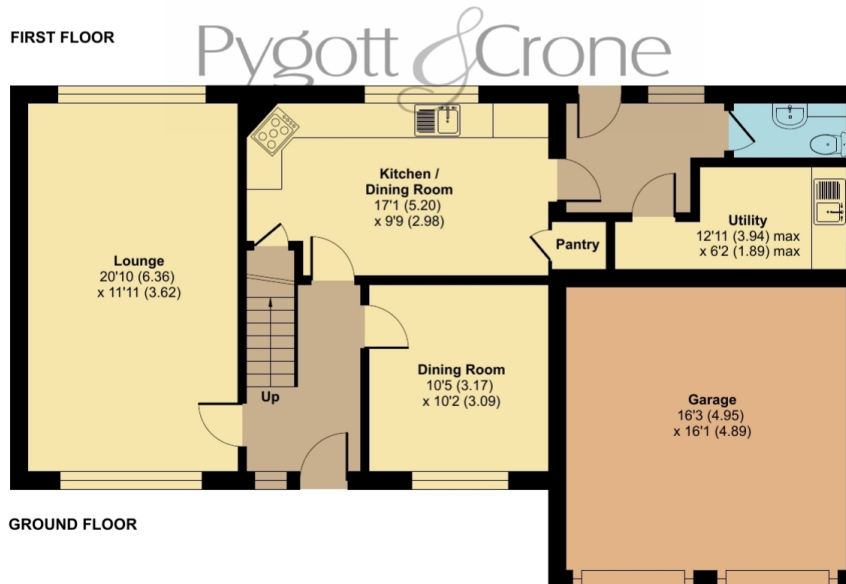
Garage = 254 sq ft / 23.5 sq m

Total = 1641 sq ft / 152.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1472984



Location



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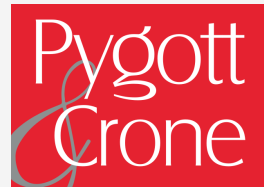





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