



42 Chestnut Avenue
Holbeach, Spalding, Lincolnshire, PE12 7NE

£345,000

4 Bedroom Detached House

- Freehold
- Beautifully presented detached four-bedroom family home within walking distance of Holbeach town centre and local schools
- Thoughtfully upgraded throughout and offered in move-in ready condition
- Welcoming hallway leading to a spacious family lounge with a striking log burner feature
- Open-plan flow into dining area with French doors opening onto the rear garden
- Modern, stylish kitchen with integrated appliances, double oven, induction hob, and breakfast bar ideal for socialising
- Practical ground floor layout including utility area, downstairs cloakroom, and ample storage
- Four double bedrooms and family bathroom upstairs, with enclosed rear garden, patio area, and ample off-road parking to the front
- EPC Rating - D , Council Tax Band -C

Click [here](#) to access the Energy Performance Certificate for 42 Chestnut Avenue, Holbeach, Spalding, Lincolnshire, PE12 7NE



Overview

A beautifully presented detached four-bedroom family home, ideally situated within walking distance of Holbeach town centre and well-regarded local schools. Thoughtfully upgraded throughout, this impressive property is truly move-in ready and offers spacious, versatile living ideal for modern family life.



The accommodation begins with a welcoming hallway entrance leading into a generous family lounge, featuring a striking large log burner that creates a warm and inviting focal point. This space flows seamlessly into the dining area, complete with French doors opening onto the rear garden, perfect for indoor-outdoor living. At the heart of the home is a modern and stylish family kitchen, fitted with a range of integrated appliances including a double oven and induction hob. A breakfast bar provides the perfect setting for casual dining and socialising with family and friends. Additional ground floor benefits include a practical utility area, a convenient downstairs cloakroom, and ample storage throughout.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, offering flexibility for growing families, home working, or guest accommodation. A contemporary family bathroom completes the first floor.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a patio area ideal for entertaining and relaxing. To the front, there is ample off-road parking.

This superb home combines space, style, and a prime location, making it an excellent choice for families seeking comfort and convenience.







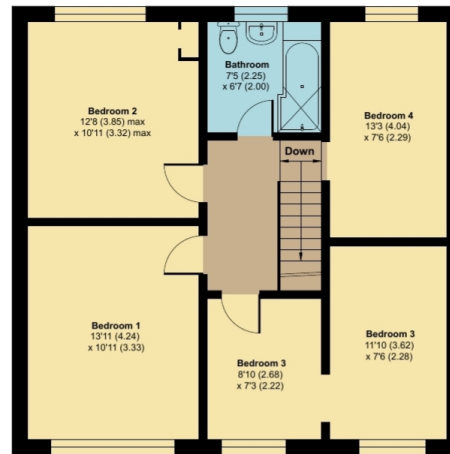
Chestnut Avenue, Holbeach, Spalding, PE12

Approximate Area = 1291 sq ft / 119.9 sq m

Garage = 113 sq ft / 10.4 sq m

Total = 1404 sq ft / 130.4 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). © nchecom 2026.
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Location



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is on the market with our Spalding branch

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