



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Carmen Crescent

Holton-Le-Clay
DN36 5DD

Offers in the Region Of
£199,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached property located within the village of Holton le Clay. Requiring a scheme of modernisation this property offers potential purchasers the chance to own a lovely family home. The village benefits from a wide variety of local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, dining room, bathroom, three bedrooms and a cloakroom. Externally there are gardens to front and rear, a garage and off road parking and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

15' 11" x 11' 11" (4.86m x 3.63m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

11' 2" x 16' 5" (3.40m x 5.00m)

The kitchen-diner has two windows and a door to the rear elevation, a radiator, carpet tiles, an electric storage heater and a range of fitted units with a sink and drainer.

Dining Room

14' 6" x 7' 5" (4.42m x 2.25m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.62m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

6' 5" x 8' 6" (1.95m x 2.59m)

The bathroom has an opaque window to the side elevation, a radiator, partially tiled walls and a FOUR piece suite with a WC, basin, bath and shower cubicle with a mains shower.

First Floor Landing

The first floor landing has a carpeted floor and large storage cupboard.

Bedroom Two

16' 1" x 11' 11" (4.90m x 3.64m)

Bedroom two has a window to the front elevation, a radiator, a carpeted floor and access to storage in the eaves.

Bedroom Three

10' 8" x 11' 11" (3.24m x 3.64m)

Bedroom three has a window to the rear elevation, a radiator, a carpeted floor, access to storage in the eaves and the loft.

Cloakroom

6' 3" x 2' 10" (1.91m x 0.86m)

The cloakroom has a carpeted floor, WC and basin.

Garage

The garage has an up and over door.

Outside

Externally there are tidy, low maintenance gardens with off road parking. The front has lawn and shrubs and the rear garden has trees and shrubs and a lean to off the kitchen which can be used in many ways.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
72.5 sq.m. (781 sq.ft.) approx.

1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 107.9 sq.m. (1162 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.