



# CROFTS ESTATE AGENTS

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



Silver Street

Holton-Le-Clay  
DN36 5DY

Offers in the Region Of  
£250,000

We are delighted to be able to bring to the market this refurbished three bedroom detached link bungalow found within the highly popular village of Holton Le Clay. This lovely sized three bedroom bungalow really needs to be viewed to be appreciated and now creates that ready to move into home with just the gardens waiting for the next buyer to make their own mark. Enjoying the benefits of gas central heating and uPVC double glazing the property has also had a rewire with full certification. The accommodation includes entrance porch, neutrally decorated hallway, well proportioned living room, newly installed symphony kitchen with Neff double oven and induction hob, integrated fridge, freezer and dishwasher, conservatory, modern and newly installed family bathroom and then finally three good sized bedrooms with the main bedroom having ensuite shower room. Front and rear gardens, driveway and attached garage. No forward chain on the vendors side.

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#### Entrance Porch

uPVC double glazed entry door with adjoining glazed panel to the front elevation. Inner uPVC double glazed door with adjoining panel through to the hallway.

#### Hallway

Tastefully decorated and with laminate flooring, led down lighting, central heating radiator and having storage cupboard.

#### Living Room

17' 6" x 10' 11" (5.322m x 3.332m)

A lovely sized living room with dual aspect view with uPVC double glazed windows to the front and side elevations.

#### Kitchen/Diner

12' 1" x 14' 11" (3.695m x 4.536m)

One of the selling features to this lovely home has to be this well proportioned and newly installed dining kitchen. Offering uPVC double glazed entry door and a single glazed window to the rear elevation leading and looking into the conservatory. The kitchen offers an excellent array of fitted wall and base units with roll edged work surfacing with inset granite sink. Integrated appliances include Neff 4 ring electric hob with extractor over, double oven and an integrated Kenwood dishwasher along with a fridge and freezer. Vertical central heating radiator.

#### Conservatory

7' 2" x 14' 1" (2.193m x 4.292m)

Offering central heating radiator and having French doors and windows to the rear elevation. Personal door into the garage.

#### Family Bathroom

6' 5" x 10' 11" (1.946m x 3.329m)

Newly installed bathroom with uPVC double glazed window to the side elevation. Chrome effect towel radiator. Equipped with a fitted w.c and washbasin set into a storage unit, P-shaped shower bath with screen and mixer shower. Partial tiled walls. Airing cupboard housing a hot water cylinder and a Worcester boiler. Loft access.

#### Bedroom One

17' 10" x 11' 0" (5.438m x 3.355m) maximums

uPVC double glazed windows to the rear and side elevations. Vertical central heating radiator. Door to the ensuite.

#### Ensuite

6' 9" x 3' 11" (2.048m x 1.206m)

Newly installed with wash basin, close coupled w.c and shower cubicle. Chrome effect towel radiator. Fitted extractor fan. Tiled flooring.



**Bedroom Two**

17' 0" x 9' 11" (5.171m x 3.027m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobes to one wall.

**Bedroom Three**

9' 1" x 9' 11" (2.758m x 3.029m)

uPVC double glazed window to the side elevation. Central heating radiator.

**Outside**

The property benefits from gardens to the front and rear elevations with the rear garden enjoying a reasonable degree of privacy and facing the right direction for the afternoon and evening sun. Its fair to say the gardens require attention but create an ideal opportunity for those wanted to place their own mark upon the property.

**Garage**

17' 2" x 8' 3" (5.236m x 2.527m)

With an up and over door to the front elevation and a uPVC double glazed window to the rear. Internal light and power points.

**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.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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.

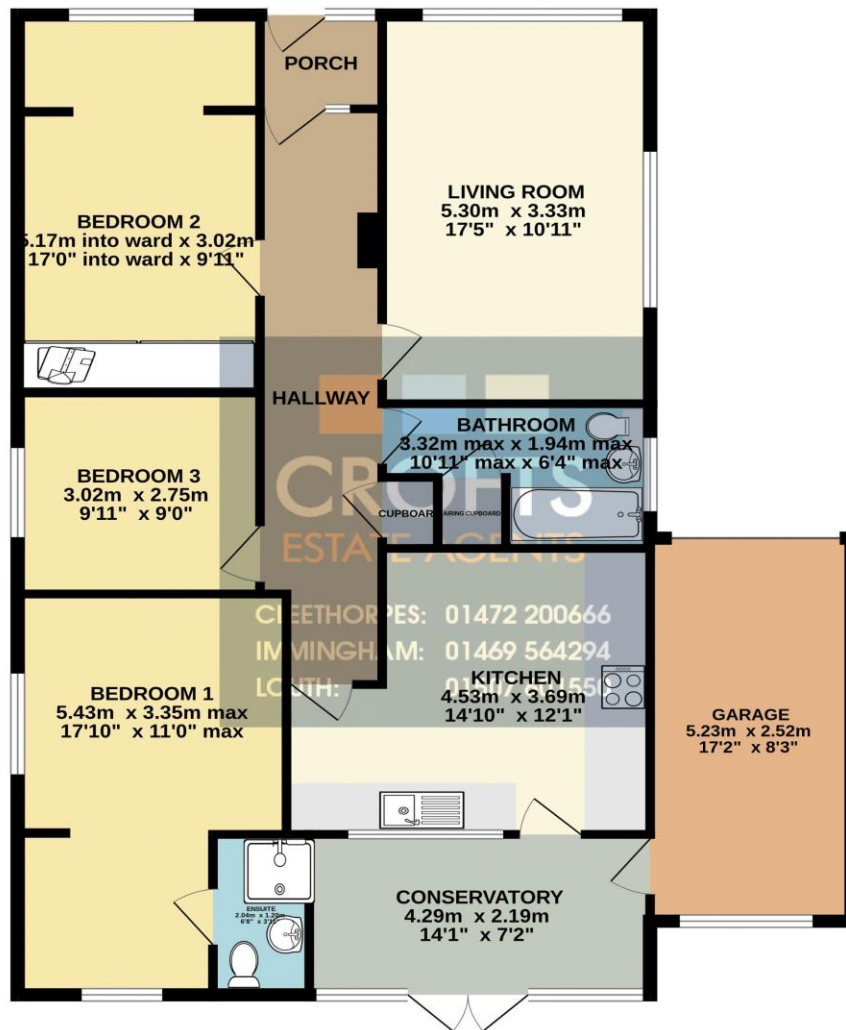
**Mortgage and Financial Advice**

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  
118.3 sq.m. (1273 sq.ft.) approx.



TOTAL FLOOR AREA : 118.3 sq.m. (1273 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.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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