



14 St. Peters Close
Holton le Clay
DN36 5DJ

£180,000

Croft Estate Agents are pleased to present to the market this beautifully presented end of terrace house central to the desirable commuter village of Holton Le Clay. Ideally positioned close to conveniences, schools, parks and transport links, this deceptively large family home makes the perfect second or third purchase for the growing family to expand into. On an angled corner plot of 0.07 acres, this property briefly comprises, large entrance hall, kitchen breakfast dining room, large lounge/diner, open sided sun room with solid roof and flexible removable covered sides, stairs and landing, two doubles and one large single bedrooms and bathroom with corner bath and separate shower cubicle. Outside the rear has low maintenance decking and astro grass garden with raised landscaped beds, love seat, summer house and secure fencing with gate into south facing side garden which has slab patio with double timber gates to the front and more secure fencing. To the front the property has off road parking for two cars or camper van etc.

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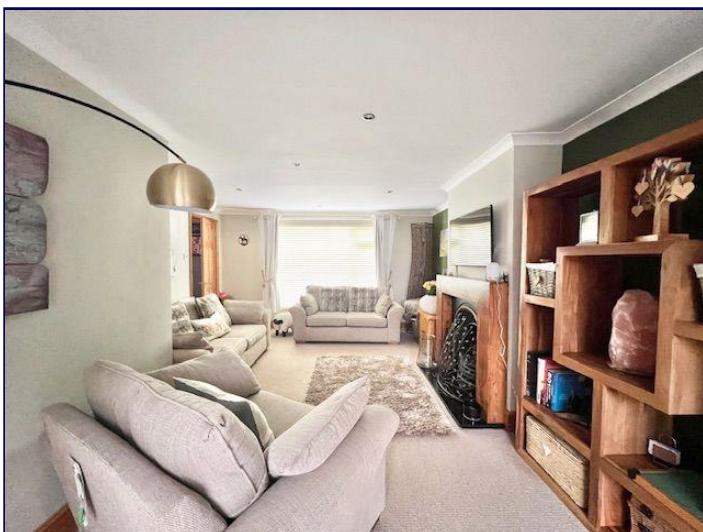
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Entrance hall

6' 7" x 13' 3" (2.01m x 4.04m)

A good sized entrance has uPVC frosted door and three windows to the front. Slate tiled floor, two tone stylish decor to coving, radiator, four down lights.

Lounge diner

20' 3" x 13' 3" (6.18m x 4.03m)

A large L shaped lounge has uPVC French doors to the back near the dining side of the room and uPVC window to the front with fitted blinds, the full area has a biscuit colour carpet, two tone stylish decor to coving, cast iron fireplace with gas fire, granite hearth and wood surround and eight down lights across both areas.

Breakfast kitchen

13' 0" x 13' 6" (3.95m x 4.12m)

Another L shaped room has generous range of red gloss wall and base units with wood effect roll top work tops and splash back returns over. The room has white tiled splash backs, stainless steel sink drainer, extractor over free standing cooker, space for washing machine dishwasher and low level fridge, slate tiled floor, eight down lights, built in storage cupboard, neutral decor with French doors and uPVC window to the rear and full length window and sliding door to the side.

Sun room

8' 11" x 9' 6" (2.73m x 2.89m)

An extension to the side has solid roof with roof light with concrete base. The sides of the extension have plastic roll up see through screens. The extension has power and plumbing for a Jacuzzi which is what the room is currently used for.

Stairs and landing

The stairs and landing both have striped carpet, neutral decor, built in pine storage cupboards, uPVC window, airing cupboard, two down lights and loft access.

Bedroom One

10' 10" x 13' 4" (3.29m x 4.06m)

The largest bedroom has two tone decor to coving, brown carpet, uPVC window with blind and radiator.

Bedroom Two

11' 11" x 10' 1" (3.64m x 3.07m)

A second double room has stylish two tone decor to coving, brown carpet, four down lights, two uPVC windows with blinds, built in sliding door wardrobes, pendant light and radiator.

Bedroom Three

9' 6" x 9' 8" (2.90m x 2.95m)

A good sized single bedroom has uPVC window to the rear with blind, brown carpet, neutral decor, three down lights and radiator.

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Family Bathroom

7' 9" x 6' 5" (2.37m x 1.95m)

The family bathroom has corner bath, vanity sink, WC and separate glass shower cubicle. The room has fully tiled cream walls and floor, uPVC frosted window and blind, chrome towel rail and separate radiator.

Rear garden

A low maintenance rear has decking and astro turf grass with raised brick borders to the side with landscaped planting and gravel. There is a timber summer house and love seat with tall timber fencing and timber door to side garden.

Side garden

A triangular shaped garden area is fully tiled with wall and timber boundary to 6 foot plus. This side of the garden is south facing and has tall double timber gates to the front.

Front garden and driveway

The front garden has block paved driveway for two cars, lawn to the front of that to the pavement and mature planting around the parking area.



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 and all viewings are strictly by appointment only please.

Council Tax Information

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





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
57.1 sq.m. (614 sq.ft.) approx.

1ST FLOOR
50.0 sq.m. (538 sq.ft.) approx.



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TOTAL FLOOR AREA: 107.0 sq.m. (1152 sq.ft.) approx.

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