



# CROFTS ESTATE AGENTS

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



## Grainsby Avenue

Holton-Le-Clay  
DN36 5BP

£239,950

**NO CHAIN AND MOTIVATED SELLER:** Early viewing is advised on this most beautifully presented detached 3 bedroom family home found within the popular and sought after village of Holton Le Clay. Ideally placed for access to both the towns of Grimsby and Louth, this lovely home creates that ready to move into property for those looking for a property with very little to do apart from placing their own mark on the property. Offering the benefits of gas central heating, uPVC double glazing and underfloor heating to the kitchen areas, the accommodation briefly comprises entrance porch, hallway, living room, dining area, kitchen, cloakroom, formal dining room or bedroom and another double bedroom to the ground floor. To the first floor you find the landing, two double bedrooms and a beautiful and spacious modern bathroom. Gardens to the front and rear elevations, with the rear garden enjoying a sunny aspect. Driveway creating ample off road

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#### Entrance Porch

4' 0" x 4' 1" (1.214m x 1.250m)

Offering uPVC double glazed entry door with adjoining glazed window. Window and door through to the hallway.

#### Hallway

Tastefully decorated and having coving to the ceiling and central heating radiator. Staircase to the first floor.

#### Cloakroom

5' 9" x 2' 1" (1.758m x 0.638m)

uPVC double glazed window to the side elevation. Fitted with a w.c and vanity wash hand basin. Tiled to the walls. Chrome effect central heating radiator.

#### Lounge

18' 1" into window x 11' 5" (5.505m x 3.483m)

Pleasantly presented this is a lovely room offering a uPVC double glazed bow window to the front elevation and two further windows to the side. Coving to the ceiling. Electric fire with surround. Central heating radiator.

#### Dining Area

7' 9" x 6' 7" (2.363m x 2.003m)

uPVC double glazed window to the rear elevation. Central heating radiator. Down lighting to the ceiling. Tiled flooring with underfloor heating. Archway through to the kitchen.

#### Kitchen

12' 2" x 11' 5" (3.715m x 3.490m)

A beautiful and stylish fitted kitchen offering an excellent array of fitted wall, base and larder units with contrasting granite work tops width inset sink. Integrated eye level double oven and a four ring induction hob. Integrated dishwasher and fridge freezer. Plumbing for a washing machine. Under lighting to the wall units and down lighting to the ceiling. uPVC double glazed window and entry door to the rear elevation.

#### Dining Room or Fourth Bedroom

10' 10" x 8' 4" (3.312m x 2.548m)

A versatile room which is currently used as a formal dining room but would create a lovely sized fourth bedroom. Central heating radiator.

#### Bedroom One

11' 11" x 10' 10" (3.640m x 3.301m)

The first of the double bedrooms is located to the front of the property on the ground floor and has a double glazed window. Central heating radiator. Fitted wardrobes.

#### First Floor Landing

Providing access to the two further bedrooms and the spacious bathroom.

### Bedroom Two

9' 8" x 14' 10" (2.959m x 4.513m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

### Bedroom Three

14' 7" into the wardrobes x 9' 9" (4.455m x 2.982m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes, drawers and desk.

### Bathroom

9' 3" x 11' 8" (2.831m x 3.557m) maximums

A stylish and spacious bathroom which offers a walk in shower, vanity wall mounted wash basin, wall mounted w.c and a bath. Tiling to the floor and walls. Down lighting to the ceiling and a fitted extractor. uPVC double glazed window to the rear. Chrome effect central heating towel radiator.

### Garage

18' 8" x 10' 2" (5.689m x 3.089m)

Up and over door to the front elevation, uPVC double glazed window to the rear and a personal door leading out to the rear garden. Internal light and power. Wall mounted Ideal gas boiler.

### Outside

The property benefits from gardens to the front and rear elevations, with the front having long driveway leading to the attached garage creating ample off road parking. To the rear the garden enjoys a sunny aspect and a reasonable degree of privacy. Offering lawn and patio areas.

### 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 D: 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



GROUND FLOOR  
71.8 sq.m. (772 sq.ft.) approx.

1ST FLOOR  
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA: 114.7 sq.m. (1235 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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