



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



37 Louth Road
Holton le Clay
DN36 5EA

Offers in the Region Of
£199,950

Crofts estate agents are delighted to offer for sale this modern semi detached property which is located within the popular village of Holton le Clay. Ideally suited to a family, this property offers a fresh finish and spacious living in equal measure with new carpets. Nearby there are a wide variety of local amenities, bus links and excellent schools for children of all ages. Internal viewing will reveal the entrance hall, WC, kitchen, lounge-diner, three double bedrooms, newly fitted bathroom and en-suite. To the front there is a gated driveway with ample off road parking and the rear garden enjoys a SOUTH WESTERLY aspect with a lovely tranquil setting. The property also benefits from uPVC double glazing and gas central heating with a new combination boiler and radiators fitted in June 2022. New carpets have been fitted to the stairs, landing and bedrooms.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

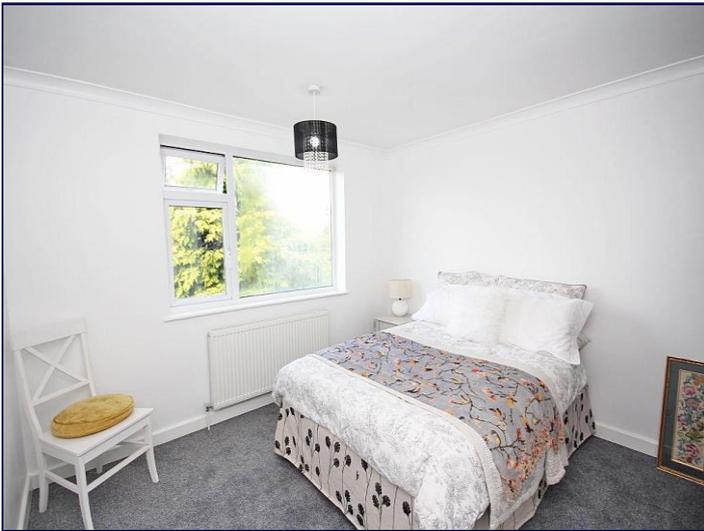
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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a laminate floor to the main hall with a tiled area at the entrance door.

Cloakroom

2' 11" x 5' 9" (0.89m x 1.75m)

The cloakroom has an opaque window to the front elevation, a tiled floor, part tiled walls, a WC and a basin with storage.

Kitchen

12' 4" x 7' 2" (3.77m x 2.18m)

The kitchen has a window to the front elevation, laminate flooring and a range of modern fitted units with a Belfast sink, breakfast bar, space for a tall fridge, and an electric oven under the hob. There are also two modern pendant lights over the breakfast bar.

Lounge/Diner

10' 9" x 21' 8" (3.27m x 6.60m)

The lounge-diner has a window and French doors to the rear elevation, two radiators and laminate flooring.

First Floor Landing

The first floor landing has a window to the front elevation, coving to the ceiling and a carpeted floor.

Bedroom One

10' 9" x 10' 5" (3.27m x 3.18m)

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

En-suite

3' 10" x 7' 1" (1.17m x 2.15m)

The en-suite has a modern heated chrome towel radiator, a tiled floor, basin with storage and large shower cubicle with a mains operated shower, overhead rainfall shower and separate wall shower.

Bedroom Two

10' 9" x 10' 11" (3.27m x 3.34m)

Bedroom two has window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an area with built in storage and rails.

Bedroom Three

11' 9" x 7' 7" (3.57m x 2.32m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage to include two bookshelves, wardrobe space with shelving and hinged double bed that can be lifted into the wall storage if required.

Bathroom

8' 0" x 7' 3" (2.44m x 2.20m)

The recently fitted modern bathroom has an opaque window to the front elevation, partially tiled walls, a tall chrome heated towel radiator and a tiled floor. There is also access to the loft, a built in cupboard and a WC, basin with storage and a bath with waterfall mixer tap and mixer shower attachment.

Garage

With an up and door, electrics and plumbing for a washing machine.

Outside

Gates open to reveal the driveway providing off road parking and also a freshly turfed area with perimeter fencing and established shrubs. The rear garden is low maintenance with a lovely pergola off the French doors, two patio areas ideal for alfresco dining, astro turf and beautiful stocked flower beds and established shrubs. There is also a gate to the rear.



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.

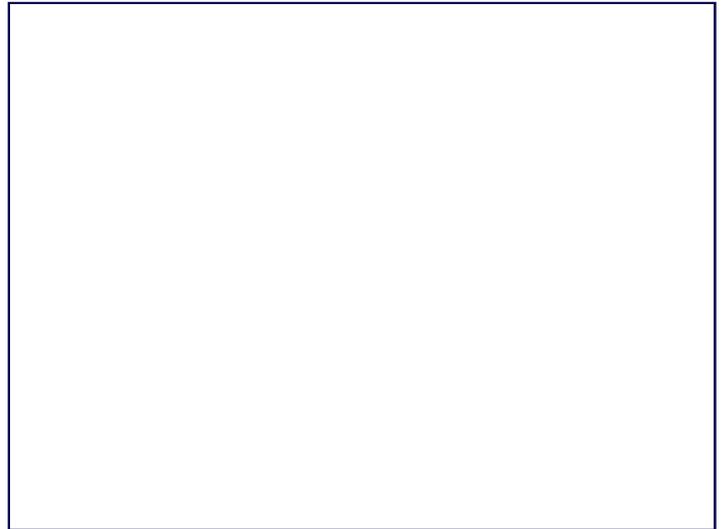
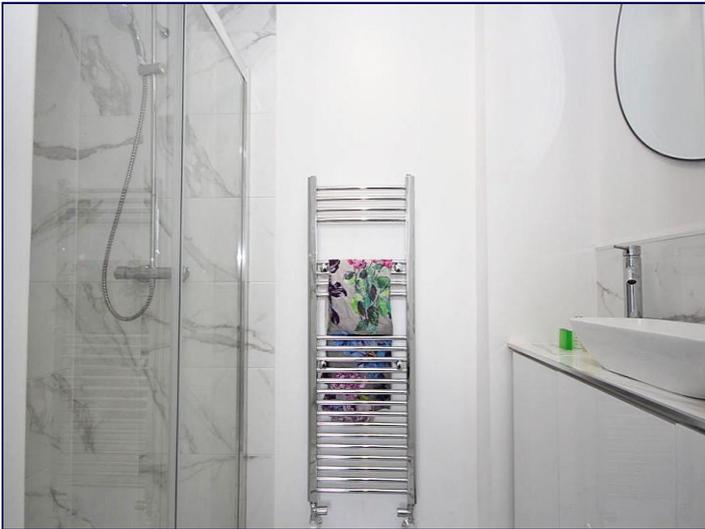
Viewings

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



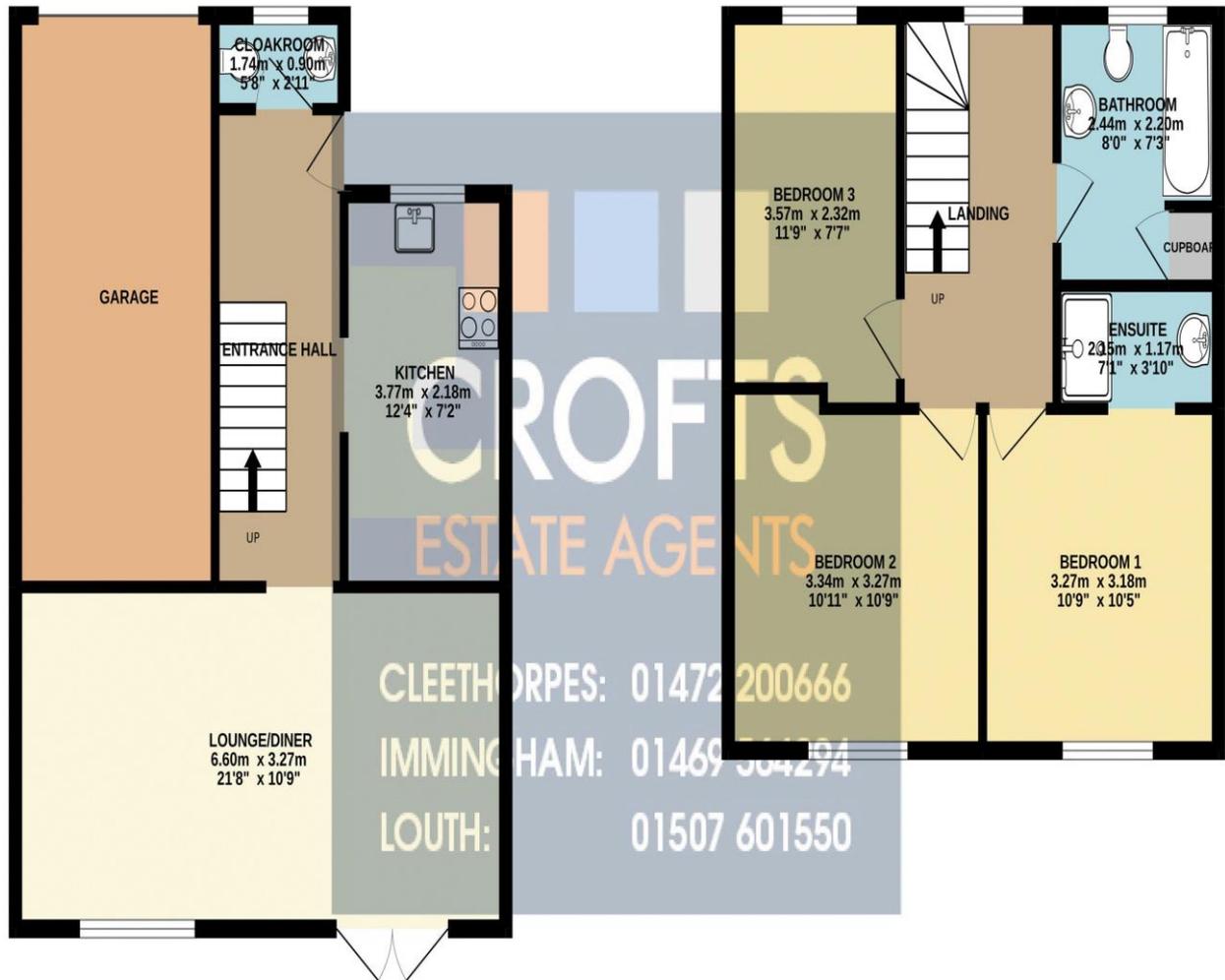


OPEN 7 DAYS A WEEK

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
54.0 sq.m. (581 sq.ft.) approx.

1ST FLOOR
46.5 sq.m. (500 sq.ft.) approx.



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 IMMINGHAM: 01469 34294
 LOUTH: 01507 601550

TOTAL FLOOR AREA: 100.5 sq.m. (1082 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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