

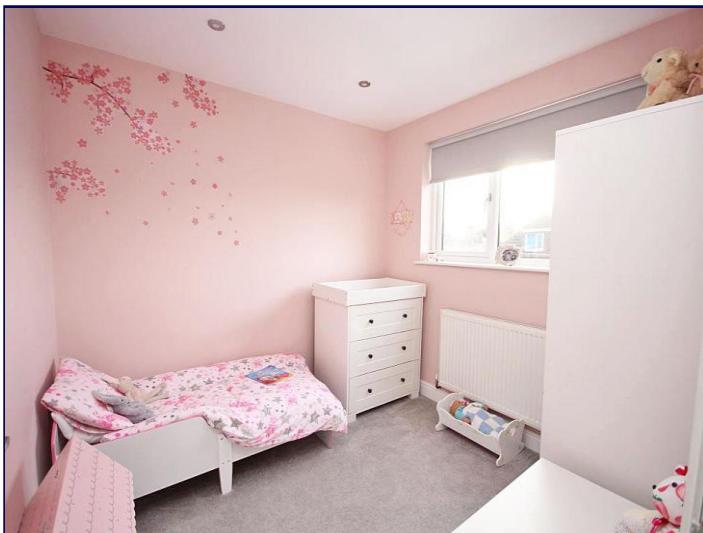


Louth Road

Holton-Le-Clay
DN36 5EA

Offers in the Region Of
£184,950

Crofts estate agents are delighted to offer for sale this extended semi detached property located within the ever popular village of Holton le Clay. Ideally suited to a family, this property offers a really cozy feel with a lovely modern decor and comes with viewing highly advised. The village boasts an enviable selection of local amenities and fantastic school catchment for children of all ages. Internal viewing will reveal the entrance hall, lounge with a multi fuel burner, dining room, kitchen, conservatory, bathroom and bedroom all to the ground floor. To the first floor there are two bedrooms and a superb shower room. Externally there are gardens to front and rear with ample off road parking and a garage and the property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering into the property reveals a window and door to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also an under stairs cupboard.

Lounge

14' 10" x 12' 0" (4.53m x 3.65m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a multi fuel burner.

Dining Room

12' 2" x 10' 11" (3.72m x 3.33m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen

10' 0" x 11' 3" (3.06m x 3.43m)

The kitchen has a dual aspect windows to the side and rear elevation, a door to the rear, laminate flooring and a range of fitted units to base and eye level with a one and a half sink and drainer and plumbing for both a dish washer and washing machine.

Conservatory

4' 11" x 9' 3" (1.51m x 2.83m)

The conservatory has tri aspect windows and a door to the side elevation.

Bedroom Three

6' 9" x 9' 11" (2.05m x 3.03m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has a carpeted floor and built in storage.

Bedroom One

14' 10" x 12' 0" (4.53m x 3.65m)

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

Bedroom Two

9' 9" x 8' 6" (2.96m x 2.59m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Shower Room

6' 6" x 12' 0" (1.97m x 3.66m)

The shower room has an opaque window to the rear elevation, partially tiled wall, a heated towel rail and laminate flooring. There is also a modern suite with a WC, vanity basin and a large shower cubicle with a mains operated shower.

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Garage

The garage has twin doors to the front, a window to the side and electrics.

Outside

The front is low maintenance and offers ample off road parking and gates to the side reveal access to the rear garden and the garage. The rear garden has a lawn, flower beds and conifers to the rear of the garden. The garden enjoys plenty of sun being South Westerly and there is also a superb feature patio area which is ideal for alfresco dining.

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 B: 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.

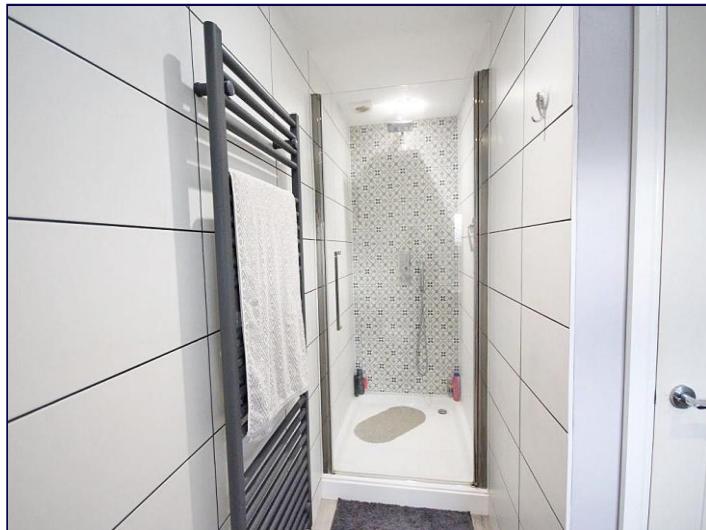
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

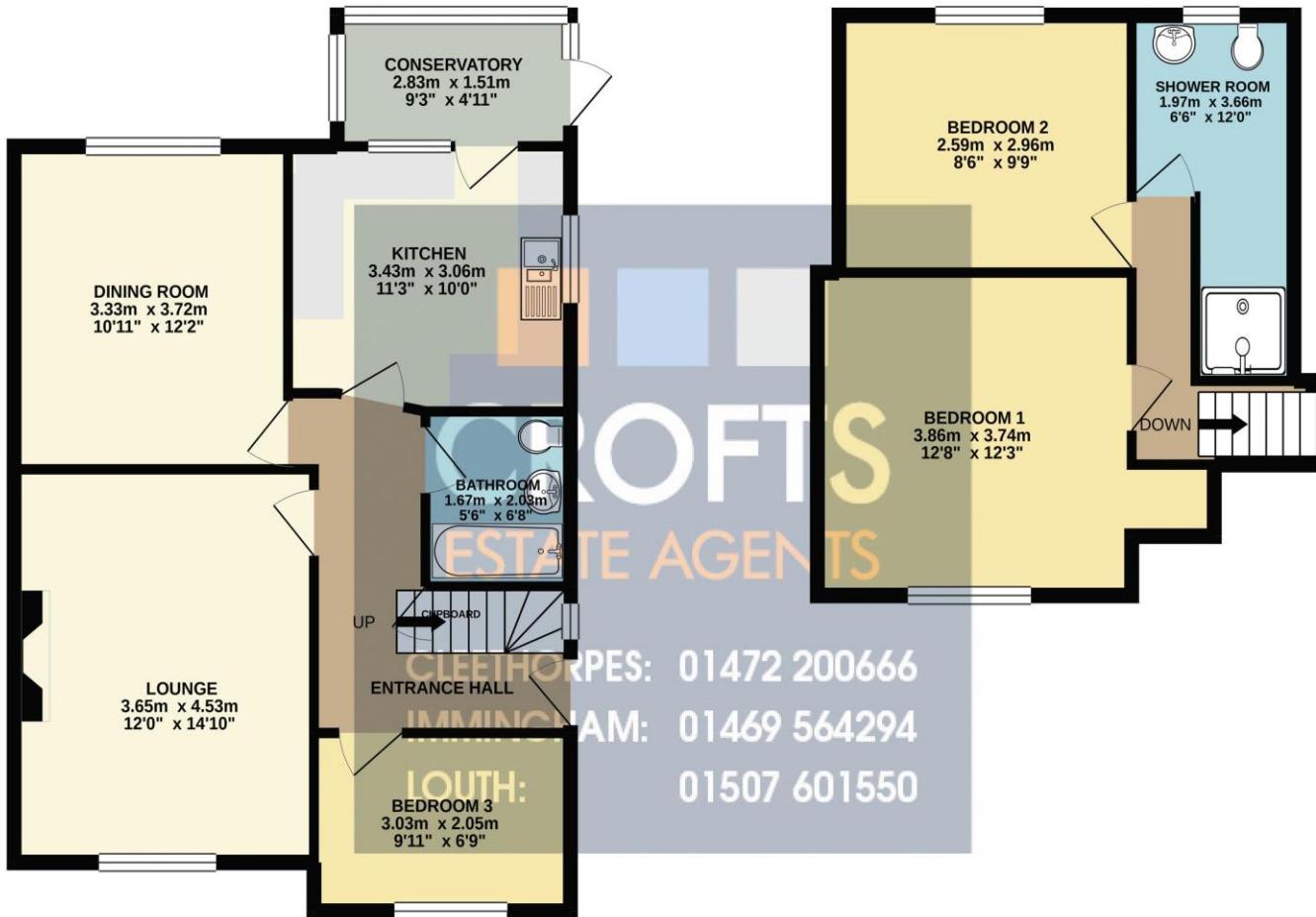
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
61.3 sq.m. (659 sq.ft.) approx.

1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 97.3 sq.m. (1047 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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