



# CROFTS ESTATE AGENTS

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CLEETHORPES  
01472 200666

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



## Fenwick Court

Holton-Le-Clay  
DN36 5DG

£274,000

Crofts estate agents are delighted to offer for sale this superb family home which is located within the ever popular village of Holton le Clay. The village is almost central to the popular towns of Louth and Grimsby and also boasts an enviable variety of local amenities and schools for children of all ages. Internal viewing will reveal the entrance hall, spacious lounge, kitchen, dining room utility room and cloakroom all to the ground floor. To the first floor there are four good sized bedrooms, an en-suite and family bathroom. Externally there are gardens to the front and rear with a driveway and a single garage and the property also benefits from uPVC double glazing and gas central heating

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 :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

#### Lounge

16' 6" x 11' 8" (5.02m x 3.55m)

The lounge has windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place with a gas fire.

#### Dining Room

10' 10" x 11' 6" (3.31m x 3.51m)

The dining room has French doors from the lounge, a window either side of a door to the rear garden, coving to the ceiling, a radiator and a carpeted floor.

#### Kitchen

10' 10" x 10' 7" (3.31m x 3.22m)

The kitchen has a window to the rear elevation, a radiator and tiled floor. There is also a range of fitted units to base and eye level with a one and a half sink and drainer.

#### Utility room

6' 11" x 4' 11" (2.10m x 1.51m)

The utility room has a window to the side, door to the rear, a radiator and a tiled floor. There is also plumbing for a washing machine, a sink and drainer and fitted units.

#### WC

3' 7" x 4' 11" (1.09m x 1.51m)

With a window to the side, a radiator, tiled floor, a WC and corner basin.

#### First Floor Landing

With access to the loft, airing cupboard, coving to the ceiling and a carpeted floor.

#### Bedroom One

12' 11" x 11' 9" (3.93m x 3.57m)

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

#### En-suite

3' 10" x 8' 1" (1.17m x 2.47m)

The en-suite has an opaque window to the side, coving to the ceiling, a heated towel rail and a tiled floor. There is also a WC, basin and shower cubicle with a mains shower.

#### Bedroom Two

12' 6" x 9' 0" (3.80m x 2.74m)

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

**Bedroom Three**

10' 2" x 11' 11" (3.09m x 3.63m)

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

**Bedroom Four**

10' 8" x 10' 11" (3.25m x 3.34m)

Bedroom four has a window to the rear, coving to the ceiling, a radiator and a carpeted floor. There is also a built in wardrobe.

**Bathroom**

7' 8" x 7' 6" (2.34m x 2.29m)

The bathroom has an opaque window to the rear, a radiator and a wooden floor. There is also a WC, basin and a bath.

**Garage**

With an up and over door and electrics.

**Outside**

With a well kept lawn to the front and access to the rear garden through a gate to the side. There is also ample off road parking on the driveway. The rear garden has a further lawn, established shrubs, a patio area ideal for alfresco dining and perimeter fencing.

**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 comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

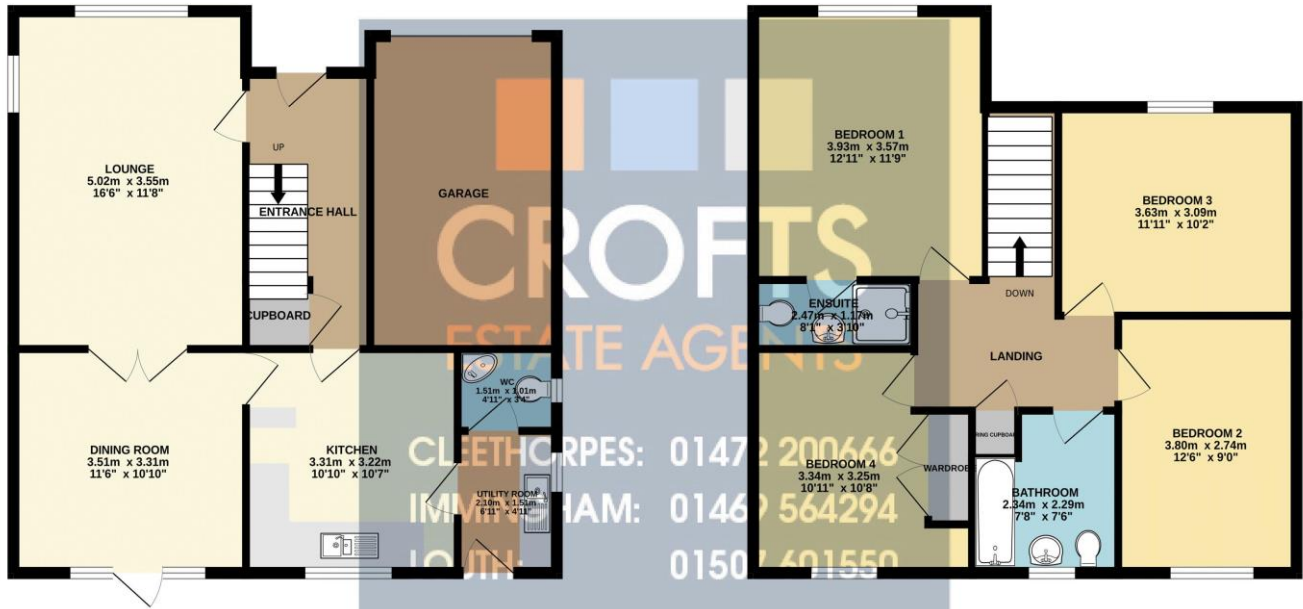
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
66.3 sq.m. (714 sq.ft.) approx.

1ST FLOOR  
62.4 sq.m. (671 sq.ft.) approx.



TOTAL FLOOR AREA: 128.7 sq.m. (1385 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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