



CROFTS ESTATE AGENTS

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



Church Lane

Holton le Clay
DN36 5AH

Offers in the Region Of
£235,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached property which is located on Church Lane, in the historic centre of this ever popular village of Holton le Clay, with lovely views across to the church. Ideal for a family, this property is sure to be popular and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and also bus links. The towns of Louth, Grimsby and Cleethorpes are reachable within a fifteen minute drive which is a real plus point. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and shower room all to the ground floor. To the first floor there are three bedrooms and the bathroom. Externally there are gardens to the front and rear with a driveway and a brick built garage and the property also benefits from uPVC double glazing and gas central heating. A good thing of note is that the downstairs shower room was actually a sitting room or bedroom before and could be a reception room or bedroom again with a little work.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator, a carpeted floor and access to the under stairs cupboard.

Lounge

16' 4" x 11' 11" (4.99m x 3.64m)

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

Dining Room

12' 0" x 9' 11" (3.66m x 3.03m)

The dining room has a window to the rear elevation, a radiator, a carpeted floor and double sliding doors into the kitchen.

Kitchen

9' 11" x 12' 0" (3.03m x 3.65m)

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

Shower Room

8' 11" x 9' 11" (2.72m x 3.02m)

The shower room has a window to the front elevation, a radiator and both vinyl and carpeted flooring. There is also a WC, basin and a walk in shower enclosure with an electric shower.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom One

12' 0" x 10' 3" (3.65m x 3.12m)

Bedroom one has a window to the rear elevation, a radiator, a carpeted floor and built in storage.

Bedroom Two

14' 8" x 9' 0" (4.47m x 2.75m)

Bedroom two has a window to the front elevation, a carpeted floor and built in storage.

Bedroom Three

8' 11" x 9' 1" (2.73m x 2.77m)

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

Bathroom

7' 6" x 5' 7" (2.29m x 1.71m)

The bathroom has an opaque window to the side elevation, a radiator and both vinyl and carpeted flooring. There is also a WC, basin and a bath with an electric shower over.

Garage

With an up and over door and a window and door to the side.

Outside

A low maintenance front garden with established shrubs and off road parking on the driveway which provides access to the garage. The rear garden has a lawn, established shrubs and is enclosed by 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 C: 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 the relevant office or visit 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

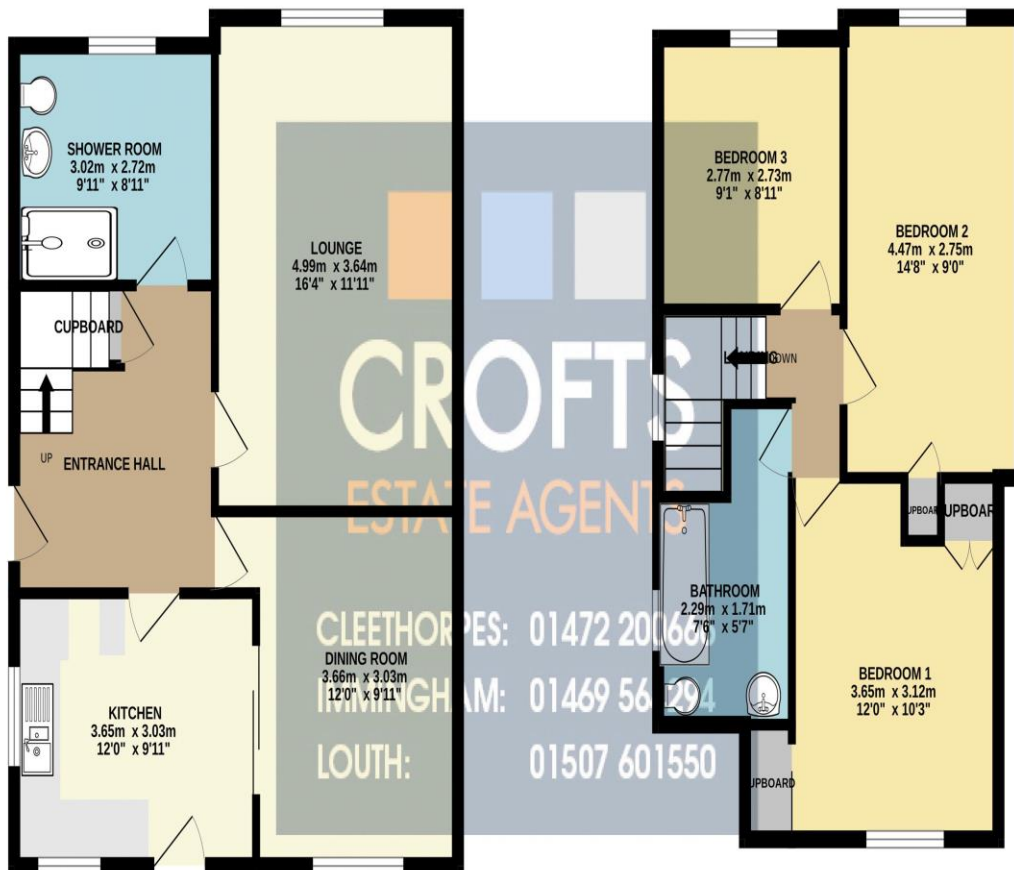
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
56.1 sq.m. (604 sq.ft.) approx.

1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA: 98.0 sq.m. (1055 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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