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



Lindsey Drive

Holton-Le-Clay
DN36 5EX

Offers in Excess of £350,000

Crofts estate agents are delighted to offer for sale this superb, EXTENDED detached property which is located within the popular village of Holton le Clay. Ideally suited to a family, this property offers a fantastic finish and spacious living in equal measure. 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, lounge, kitchen-diner, conservatory, WC, FIVE bedrooms, an en-suite, dressing room and family bathroom. There are also spacious gardens to the front and the rear with ample off road parking and an integral garage. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and LVT flooring.

Lounge

23' 9" x 12' 4" (7.24m x 3.75m)

The lounge has two windows to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

Conservatory

17' 6" x 17' 11" (5.33m x 5.46m)

The conservatory has windows and French doors to the rear elevation and LVT flooring.

Kitchen/Diner

23' 9" x 19' 5" (7.24m x 5.92m)

The kitchen-diner has a window and door to the rear elevation, a radiator and laminate flooring. There is also a modern range of fitted units with a ceramic one and a half sink and drainer, plumbing for a washing machine, an integral fridge-freezer and solid counter tops. There is also an Island and a good space for a dining table and chairs.

WC

The WC has LVT flooring, partially tiled walls, a WC and basin.

First Floor Landing

The first floor landing has a window to the rear elevation, access to the loft, coving to the ceiling and a carpeted floor. There is also a built in cupboard.

Bedroom One

11' 8" x 12' 5" (3.56m x 3.79m)

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

Dressing Room

6' 0" x 12' 4" (1.84m x 3.77m)

The dressing room has a carpeted floor.

En-suite

5' 3" x 10' 2" (1.60m x 3.10m)

The en-suite has two opaque windows to the front elevation, a heated towel rail and laminate flooring. There is also a modern suite with a WC, vanity basin and a walk in shower cubicle with a mains shower.

Bedroom Two

12' 9" x 8' 8" (3.88m x 2.64m)

Bedroom two has two windows to the front elevation, a radiator and a carpeted floor.

Bedroom Three

10' 9" x 9' 11" (3.28m x 3.03m)

Bedroom three has two windows to the front elevation, a radiator and a carpeted floor. There is also a built-in wardrobe.

Bedroom Four

6' 6" x 9' 11" (1.99m x 3.03m)

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

Bedroom Five

10' 8" x 8' 8" (3.24m x 2.64m)

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

Bathroom

7' 1" x 8' 6" (2.17m x 2.58m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and P-shaped bath with a glass screen and a mains shower.

Integral Garage

With an up and over door, window to the side elevation and a door into the kitchen-diner.

Outside

With a lovely frontage with a lawn, established shrubs and ample parking. There is access to the rear garden via the side and the rear garden is a great size with a family-friendly size lawn with established shrubs. There is also an extensive feature patio ideal for alfresco dining and a Pergola seating area.

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

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 SECURED ON IT.



GROUND FLOOR
104.3 sq.m. (1123 sq.ft.) approx.

1ST FLOOR
82.7 sq.m. (890 sq.ft.) approx.



TOTAL FLOOR AREA: 187.0 sq.m. (2013 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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