



CROFTS ESTATE AGENTS

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



19 Edinburgh Drive
Holton-Le-Clay
DN36 5DF

Offers in the Region Of
£395,000

Crofts Estate Agents are delighted to offer to the market this quite stunning five bedroom detached house. Ticking just about every box to suit the modern day family, this house does it all and with some style. Built in 1994 this mock tudor house has been kept up to date in all aspects, with new kitchen breakfast room plus large utility room, modern bathroom and en suite only recently done, plus all decor and flooring throughout. Viewers will not fail to be impressed with aspects such as the large entrance hall, modern open plan layout and the three separate large reception rooms. Outside the property offers manicured private gardens to the front and rear with two patio areas, off road parking to the front for two cars side by side with gated driveway for more cars including the width for camper van etc down to double detached garage with electric door.

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

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Entrance hall

20' 4" x 7' 10" (6.21m x 2.40m)

The entrance hall has an oak flooring with stylish neutral wall décor, the entrance hall is accessed through a uPVC frosted door with panels to either side. There is also a ceiling light, a radiator and original coving.

Lounge

11' 7" x 14' 0" (3.54m x 4.26m)

The lounge has a grey décor with an oak flooring, there room boasts 12x downlights, a radiator, a uPVC bay window and a feature wall.

Dining room

10' 11" x 12' 5" (3.32m x 3.78m)

The dining room has a cream wall décor with a brown carpet, there is a uPVC bay window in addition to a pendant light, radiator and a set of glazed wooden French doors to the sitting room area.

Cloakroom

4' 9" x 5' 5" (1.46m x 1.65m)

The cloakroom has a tiled flooring with two-tone neutral wall décor, the cloakroom sports 3x downlights, a chrome radiator, tone splashback tiling, a W.C and a sink.

Kitchen breakfast dining

11' 10" x 22' 3" (3.61m x 6.77m)

The kitchen/diner has cloudy grey vinyl flooring with grey wall décor and grey splashback tiling. The kitchen units are a grey matte style with wooden worktops, there is also a breakfast bar, 10x downlights, 3x pendant light, a uPVC window and a 1,5 contemporary sink+drainer. In addition to this, here is an integral dishwasher, a five ring gas hob, a single oven grill, microwave, tall fridge freezer and a soft close extractor.

Utility room

8' 4" x 8' 2" (2.54m x 2.48m)

The utility room has a tiled flooring with splashback tiling for wall décor, the units are grey with wooden worktops. The utility sports space for a washing machine and dryer, a sink/drain unit, a uPVC window, 3x downlights and original coving.

Sitting

17' 0" x 12' 4" (5.19m x 3.77m)

The dining room has a brown carpet with grey wall décor and one feature wall, there is a feature fireplace with a roman surround in addition to an electric fire, a radiator, ceiling light and 2x wall lights.

room

Stairs and landing

The stairs lead to a good sized landing area with stylish neutral decor that has dado rail and coving. The landing has radiator, ceiling light and there is a beige carpet to both stairs and landing.

Bedroom One

14' 1" x 12' 6" (4.28m x 3.80m)

This bedroom has a grey carpet with grey wall décor and one feature wall, there are also 2x double wardrobes, a uPVC window, coving a pendant light and a radiator.

En suite

7' 5" x 8' 8" (2.27m x 2.64m)

The en-suite bathroom has a grey tiled flooring with pale tiled wall décor, the en-suite sports a W.C, sink, a corner shower and bath. Plus, the en-suite benefits from a radiator, a frosted uPVC window, 4x downlights, an extractor fan, and a shaver point.

Bedroom Two

12' 0" x 13' 6" (3.65m x 4.12m)

This bedroom has a neutral carpet and décor, there are built in wardrobes, a pendant light, radiator, coving and a uPVC window.

Bedroom three

11' 5" x 13' 2" (3.48m x 4.02m)

This bedroom has an off-white décor with a grey carpet, there is also a uPVC window, a radiator, a pendant light and a set of built in wardrobes.

Bedroom Four

10' 1" x 12' 6" (3.08m x 3.80m)

This bedroom has a grey carpet and décor style, there is a set of built in wardrobes in addition to storage and dressing room, 7x downlights, a radiator and a uPVC window.

Bedroom Five

10' 1" x 8' 5" (3.08m x 2.57m)

This bedroom has a light brown carpet with lilac décor, there is a pendant light, coving, a radiator, and a upvc window.

Family bathroom

8' 6" x 14' 8" (2.58m x 4.47m)

The family bathroom is a 4-piece white suite with a vanity sink +W.C, a stylish bathtub and a corner shower. There is also a radiator, a frosted uPVC window, a wooden effect vinyl flooring, stone effect splashback tiling, white wall décor, 5x downlights and an extractor.

Rear garden

The rear garden is superbly presented with neat manicured lawns to retained soil borders with varies plants and shrubs and taller trees that screen the neighbours properties. The garden has two patio areas with Pagoda over the main one with climbing plants, slab path across the back of the property to side storage shed and tall 6 foot plus timber fencing to all sides.

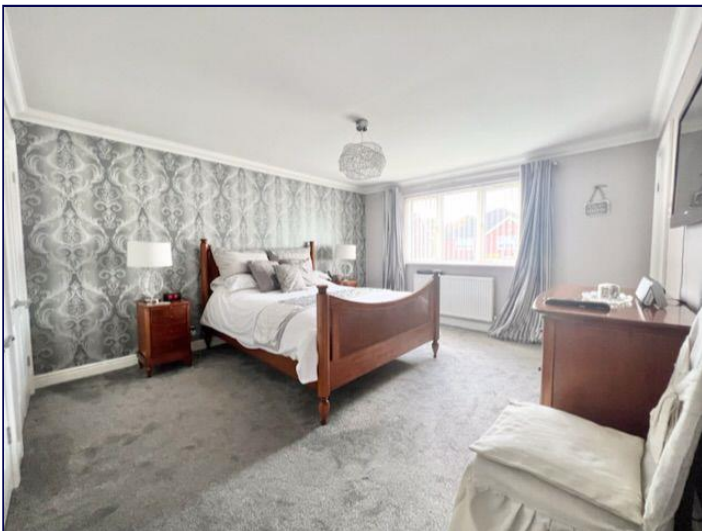
Front garden

A well manicured front has open block paved driveway with neat hedge to the front with lawn behind. a block paved path leads to a covered porch and continues across the front of the property.

Garage and driveway

16' 10" x 17' 1" (5.13m x 5.21m)

A double width driveway to the front leads to a block paved driveway through iron gates to further parking wide enough for a camper van or such likes on towards the double detached brick and tiled garage which has electric door, uPVC frosted door to the side and uPVC frosted window. The garage also has power and light.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

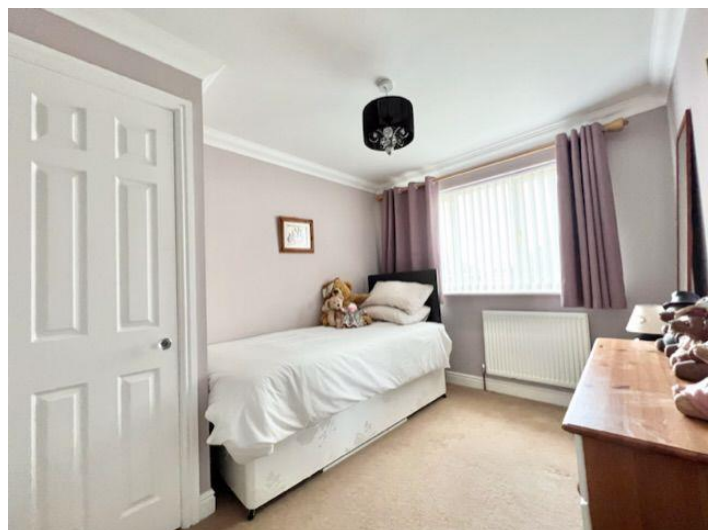
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



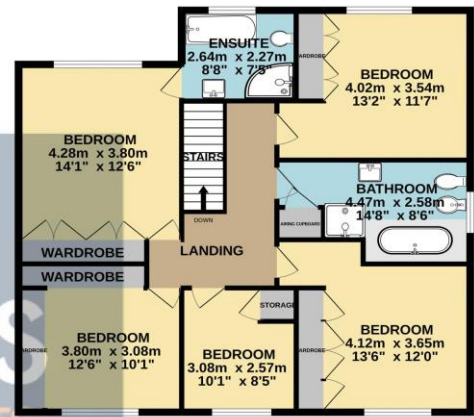
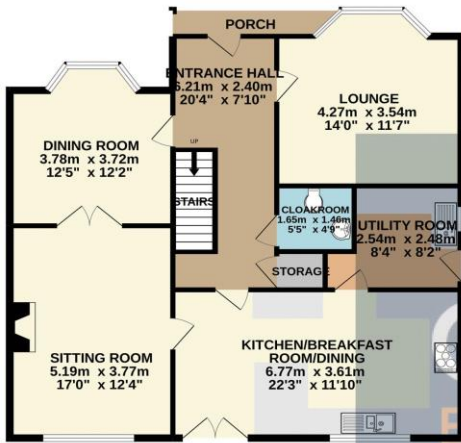


OPEN 7 DAYS A WEEK

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
128.1 sq.m. (1379 sq.ft.) approx.

1ST FLOOR
97.5 sq.m. (1049 sq.ft.) approx.



CROFTS
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TOTAL FLOOR AREA: 225.6 sq.m. (2428 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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