



**23 Lindsey Drive, Holton-Le-Clay, DN36 5HA**  
**£285,000**

## Key Features:

- Four Bedroom Detached Dormer Bungalow
- Popular Village Location
- Spacious & Versatile Family Accommodation
- Modern Kitchen & Shower Room
- Detached One Bedroom Annex To The Rear
- Excellent School Catchment
- Ample Driveway Parking
- No Forward Chain
- VIDEO VIEWING AVAILABLE

An individual four bedroom detached dormer bungalow located in the popular village of Holton Le Clay, ideally placed for local amenities, schools, and a short commute to the market town of Louth and Cleethorpes seafront.

Offering spacious and versatile family accommodation over two floors, comprising; a side entrance hall, generous lounge, kitchen, dining room, modern shower room and two bedrooms on the ground floor. To the first floor are two further bedrooms and a wc.

Situated at the rear of the property is a detached annex complete with a kitchenette and shower room - featuring highly versatile space also ideal as a games room or home office.

Set in well maintained gardens with ample off road parking...Offered for sale with no forward chain.



### ENTRANCE HALL

Accessed via the side of the property. With a built-in storage cupboard and stone tiled floor.

### LOUNGE

17'10" x 12'7" (5.44 x 3.85)

With front and side aspect windows, and modern wall mounted electric fire.

### KITCHEN

12'2" x 12'0" (3.73 x 3.67)

Fitted with a range of modern cream gloss units and contrasting work tops incorporating a ceramic sink. Range cooker with extractor over, plumbing for a washing machine and space for further appliances. Side aspect window and access to the side of the property.

### DINING ROOM

12'2" x 8'10" (3.72 x 2.71)

A versatile room with staircase to the first floor, and French doors opening onto the rear garden.

### SHOWER ROOM

8'10" x 5'4" (2.70 x 1.63)

Featuring a large walk-in shower, vanity sink unit and wc. Heated towel rail. Obscure glazed window.

### BEDROOM 1

13'2" x 12'0" (4.02 x 3.67)

To rear aspect, with storage cupboard housing the Ideal Logic gas central heating boiler.

### BEDROOM 2

10'4" x 8'5" (3.16 x 2.57)

To front aspect.

### FIRST FLOOR LANDING

With a rear aspect picture window.

### BEDROOM 3

13'7" x 10'0" (4.16 x 3.05)

To rear aspect, with access to eaves storage space.

### BEDROOM 4

10'0" x 8'3" (3.06 x 2.52)

To rear aspect

### WC

6'9" x 3'2" (2.08 x 0.99)

Fitted with a hand basin and wc.

### OUTSIDE

The property is approached by a spacious block paved driveway continuing through double gates to the rear. The rear garden is low maintenance featuring Indian sandstone paving and artificial lawn.

### ANNEX

22'8" x 16'3" (6.92 x 4.96)

A versatile room complete with kitchenette comprising of storage base units and work top inset with a stainless steel sink. Dual aspect windows. En-suite shower room fitted with a quadrant shower enclosure, pedestal basin and wc.

### TENURE

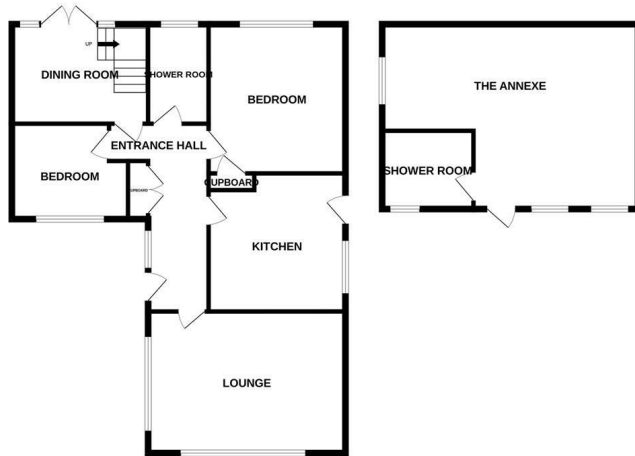
FREEHOLD

### COUNCIL TAX BAND

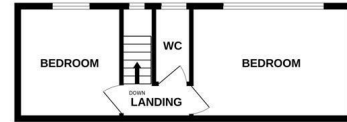
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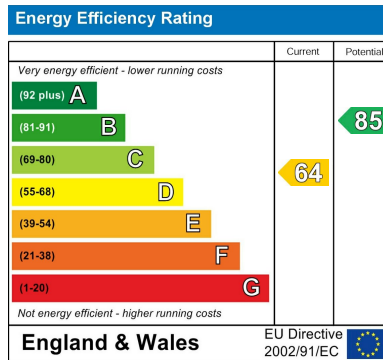
GROUND FLOOR



1ST FLOOR



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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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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