



**114 Louth Road, Holton-Le-Clay, Lincolnshire, DN36 5AB**  
**£294,000**



#### Key Features:

- Four Bedroom Detached Property
- Popular Village Location
- Master Bedroom With En-Suite
- Dining Kitchen
- Lounge, Dining Room & Sun Room
- Driveway Parking & Integral Garage
- No Forward Chain

An individually designed four bedroom detached home located on Louth Road, in the highly regarded village of Holton Le Clay. The property is sure to appeal to a variety of buyers looking for a village home with easy access onto the A16, close to a wide range of local amenities and within catchment of popular schools. Well presented, the property offers traditional style accommodation, comprising; entrance hall with cloak/wc, a bay fronted lounge, connecting dining room, sun room, a dining kitchen and utility area. To the first floor are four bedrooms including three doubles, and a family bathroom - the master bedroom features its own en-suite shower room. Set in well maintained gardens, with driveway parking and an integral garage. Viewing highly recommended....Offered for sale with No Forward Chain.





### ENTRANCE HALL

Front entrance to the property, an L-shaped hall with staircase to the first floor and access to the integral garage.

### CLOAKROOM

5'1" x 3'5" (1.57 x 1.05)

Fitted with a low level wc and hand basin.

### LOUNGE

17'10" x 11'10" (5.46 x 3.61)

A bay fronted lounge, with fireplace incorporating an inset gas fire (disconnected). French doors opening into:-

### DINING ROOM

9'10" x 8'11" (3.02 x 2.72)

Separate dining space, open plan to:-

### SUN ROOM

9'2" x 7'4" (2.81 x 2.25)

Overlooking the rear garden, with access onto the patio area.

### DINING KITCHEN

13'11" x 10'5" (4.25 x 3.19)

A cottage style kitchen fitted with a range of wall and base units, and work surfaces incorporating a stainless steel sink. Built-in oven/grill, gas hob with extractor over, and plumbing for a dishwasher. Rear aspect window.

### SIDE ENTRANCE LOBBY/UTILITY

With fitted storage cupboard housing the gas central heating boiler, and ideal space for an American style fridge/freezer.

### FIRST FLOOR

#### BEDROOM 1

18'3" x 8'5" (5.58 x 2.59)

Master bedroom with a front aspect dormer window, and built-in wardrobe.

#### EN SUITE SHOWER ROOM

Fitted with a pedestal basin, wc, and shower enclosure.

#### BEDROOM 2

12'11" x 10'5" (3.94 x 3.18)

To front aspect, with fitted wardrobes.

#### BEDROOM 3

11'10" x 10'1" (3.63 x 3.09)

To rear aspect, with fitted wardrobes.

#### BEDROOM 4

9'9" x 7'4" (2.98 x 2.26)

To front aspect.

### BATHROOM

7'10" x 7'9" (2.39 x 2.38)

Fitted with a traditional style suite comprising a panelled bath with overhead shower, pedestal basin, and wc. Built-in storage/airing cupboard.

### OUTSIDE

The property is situated centrally on Louth Road, set well back with access via a slip road. Approached by a driveway to the front with lawned garden and access to the integral garage. The rear garden offers great privacy having high hedge screening to the boundaries, and is laid to lawn with a patio area and inset pond.

### GARAGE

An integral garage providing plumbing for a washing machine.

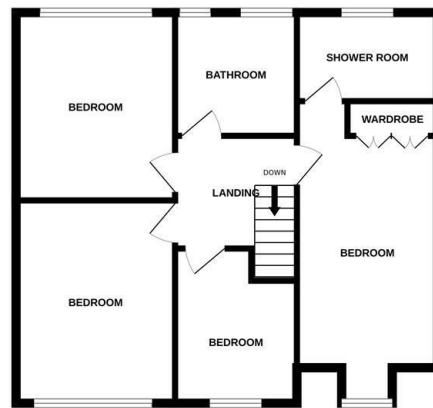
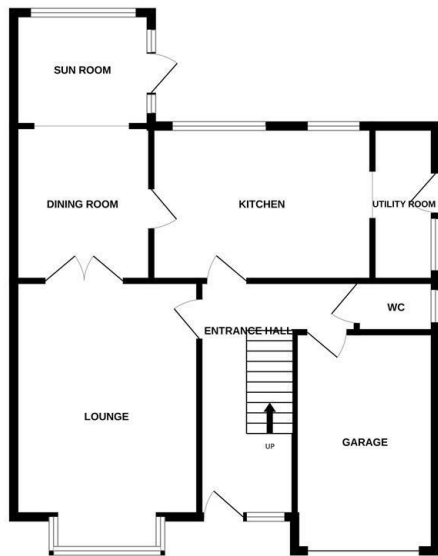
### TENURE

FREEHOLD

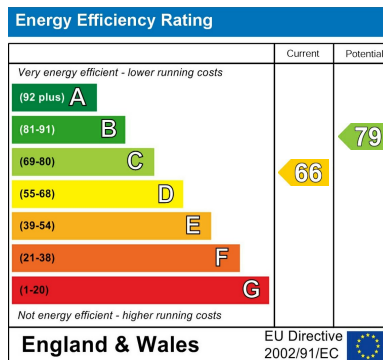
### COUNCIL TAX

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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 misstatement. 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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