



32 Pinfold Lane, Holton-Le-Clay, Lincolnshire, DN36 5DH
£205,000

Key Features:

- New build homes available Spring 2026
- Collection of 2 & 3 bedroom link properties
- Kitchen diner & lounge
- Downstairs WC & family bathroom
- Driveway parking for two cars
- Energy efficient air source heating
- EV charging point included as standard
- 10 year new build warranty

CAG Developments present a brand new collection of 2 & 3 bedroom homes, located in the popular village of Holton Le Clay. Designed with modern living in mind, these properties offer practical layouts, energy efficient features and excellent value for buyers.

Perfect for first time purchasers, young families or anyone looking for a fresh start in a brand new home. Register your interest ahead of the Spring 2026 release.



KITCHEN DINER

LOUNGE

CLOAKROOM/W.C

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BATHROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

