



Lindsey Drive, Holton-le-Clay, DN36 5HA

FOR SALE - £269,950

CanTERS

Chartered Surveyors

Found within the much sought after village of Holton-le-Clay is this well presented Three Bedroom Chalet Style House with single garage. The accommodation over two floors, which benefits from Gas Central Heating and Upvc Double Glazed Windows briefly comprises; Entrance Hall, Sitting Room, Kitchen Diner, Conservatory, Family Bathroom and a Bedroom to the ground floor. To the first floor are Two Bedrooms and an En-Suite Shower Room.

The village of Holton-le-Clay offers a variety of amenities which include local schools, public houses, convenience stores, hot food takeaways and a regular bus service. Grimsby and Cleethorpes town centre is approximately five miles distant which offers many attractions and shopping facilities.

Entrance Hall	With Upvc double glazed door with frosted side panel, coving to the ceiling, dado rail and storage cupboard. Staircase to the first-floor accommodation.
Sitting Room	3.77m x 4.61m Found to the front of the property and having dual aspect windows. Coving to the ceiling, wall mounted lighting and contemporary styled electric fireplace with glowing pebble bowl.
Kitchen Diner	4.81m x 3.95m max With modern shaker style grey wall cupboards and base units with contrasting quartz worktops incorporating an inset drainer sink unit with mixer tap over. Integrated double oven and four ring gas hob with chimney style extractor over. Integrated dishwasher, washing machine, and space for an American style fridge freezer. Tiled splashback, coving to the ceiling, a window overlooking the rear garden and an understairs cupboard. The ceramic tiled floor continues through to the conservatory.
Conservatory	3.58m x 2.9m With Upvc double glazed windows and doors beneath a pitched polycarbonate roof.
Family Bathroom	2.26m x 1.81m With white suite comprising; low flush WC, vanity style wash hand basin with mixer tap over and panelled bath with mixer tap. Part tiled walls, tiled flooring and window to rear elevation.
Bedroom 3	2.50m x 2.71m With window to front aspect.
First Floor	
Landing	Off which can be found two bedrooms and a storage cupboard.
Bedroom 1	3.79m max x 3.46m max With built in cupboard and window to front aspect.
Bedroom 2	3.79m max x 3.46m max With built in wardrobes and window to rear elevation.
En Suite Shower Room	Fitted shower cubicle with glass panel door and shower fitting, vanity style wash hand basin. Window to side aspect. The shower room provides access to the second bedroom.
Outside	The property stands back behind a fenced front boundary with the front garden being laid to lawn and a driveway leading to the detached brick & tile garage with electric door and side personal door via wooden gates. The rear garden is laid partly to lawn with paved patio and gravelled boarder. Outside tap.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	`C` NB: This can be reviewed by the Local Authority.
EPC Rating:	`D`

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 31/07/2025

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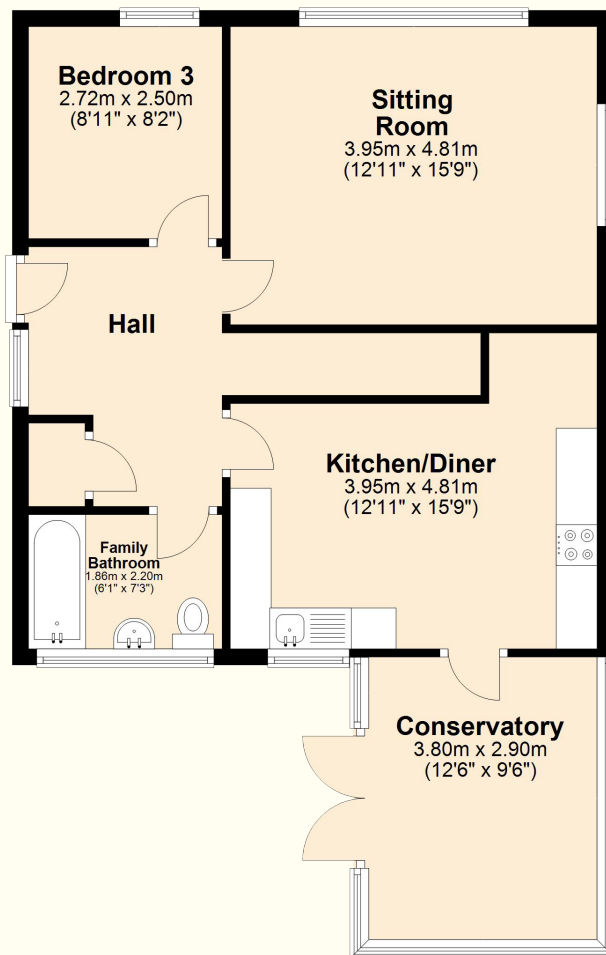
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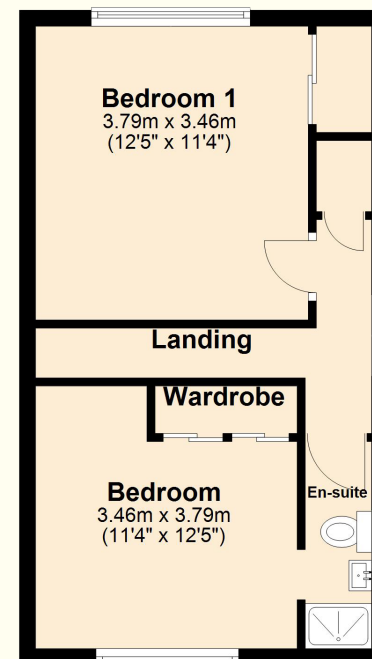
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Ground Floor



First Floor



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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting Room



Sitting Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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ADDITIONAL PHOTOS & PLANS



Conservatory



Family Bathroom



Bedroom 3



Bedroom 1



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



En-Suite Shower Room



Rear Garden



Rear Elevation

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