



**SOUTHFIELD ROAD, HOLTON-LE-CLAY, GRIMSBY**  
**ASKING PRICE £245,000**



\*\*\*NO ONWARD CHAIN\*\*\*

It is a pleasure for TES Property to bring to the market this three bedroom detached house located in the sought after village of Holton-le-Clay. The property offers spacious living throughout and briefly comprises an entrance hallway, an open plan kitchen diner and living room, sun room, three bedrooms and bathroom.

Externally the property benefits from a sizeable driveway which provides ample off road parking space, secure rear garden that is laid to lawn, along with a garage and summer house.

View now before it's too late!



#### Entrance Hallway

5'11" x 14'11"

Enter the property via a uPVC front door into a welcoming hallway where there is laminate flooring, coving to the ceiling, staircase leading to the first floor landing with a useful space and storage cupboard below. There is a radiator, wall mounted lighting and a door leading into;

#### Kitchen Diner

19'1" x 9'11"

Open plan kitchen diner fitted with a range of modern wall, base and drawer units with a complimentary work surface over. There is an integrated fridge freezer, 'Gorenje' microwave, 'Hotpoint' oven and five ring induction hob. The kitchen also features a one bowl sink unit with drainer and mixer tap, a breakfast bar, uPVC double glazed window to the rear, coving to the ceiling, two radiators, a sliding uPVC door leading into sun room and an opening into;

#### Lounge

12'9" x 12'5"

With coving to the ceiling, uPVC double glazed windows to the front and side, feature fireplace and a radiator.

#### Sun Room

8'11" x 17'9"

Bright and airy sun room with uPVC windows to all three exterior walls and sliding doors leading out into the rear garden.

#### First Floor Landing

6'5" x 9'0" (max)

With doors leading into all first floor rooms, coving to the ceiling, loft access hatch and a uPVC double glazed window to the side.

#### Bedroom 1

9'10" x 11'3"

Spacious double bedroom with coving to the ceiling, uPVC double glazed window to the rear, T.V aerial point and a radiator.

#### Bedroom 2

9'9" x 11'3"

Sizeable double bedroom with uPVC double glazed window to the front, coving to the ceiling and a radiator.

#### Bedroom 3

9'0" x 7'5"

With uPVC double glazed window to the rear, coving to the ceiling, T.V aerial point and a radiator.

#### Bathroom

5'2" x 8'2" + 4'6" x 2'10"

L - shaped bathroom fitted with a four piece suite consisting of a W.C, corner shower cubicle, wash hand basin with mixer tap and bath with shower attachment. The bathroom is fully tiled with a chrome heated towel rail, frosted uPVC double glazed window to the front and a storage cupboard.

#### Outside

The property is fronted with a long gravelled driveway that provides off road parking for multiple vehicles. The front of the property also features an area to the side that is laid to lawn, gated access either side of the property, fencing to the boundary and a wall mounted light.

The rear garden is mostly laid to lawn with mature hedging to the side and rear boundary. The garden benefits from a summer house which opens out onto a private decked area to the corner. There is a block paved patio area perfect for dining in the summer months, along with a storage shed and garage.

The garage approximately measures 2.589m x 5.266m and has an up and over door, window to the side, power, lighting and a side door providing direct access to the rear garden.

To the front of the garage is a covered car port or work shop area that has a gateway leading to the driveway and garden, power and lighting.

#### Summer House

8'11" x 11'6"

With two sets of double opening doors leading out onto decking area and garden.

#### Tenure

The property is believed to be freehold and we await solicitors confirmation.

#### Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Brochure Prepared  
March 2024.

Council Tax Band  
East Lindsey Council Tax Band:

#### Viewings

By prior appointment through TES Property office  
in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

#### Opening Hours

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

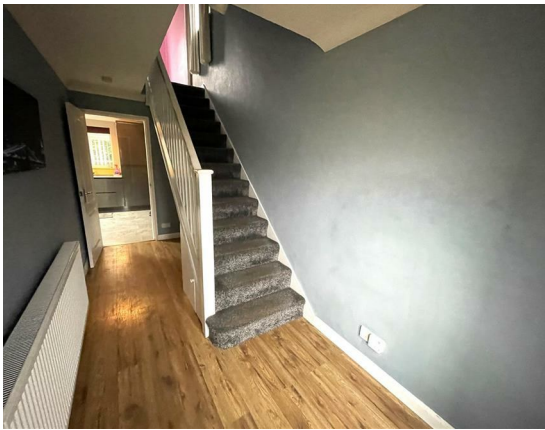
#### Location - Holton-le-Clay

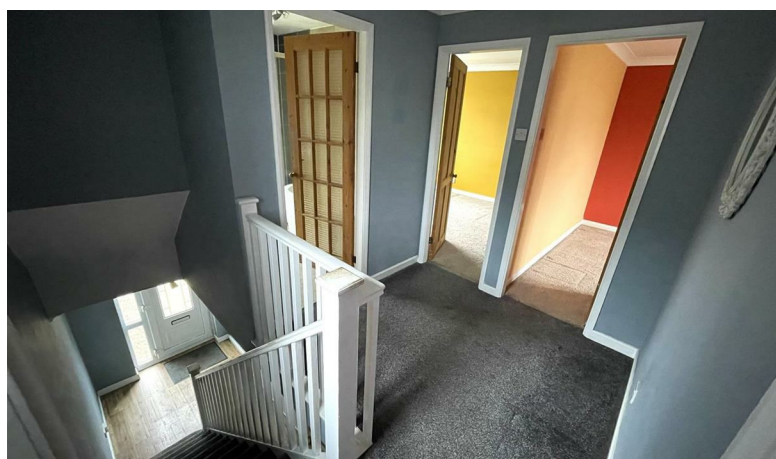
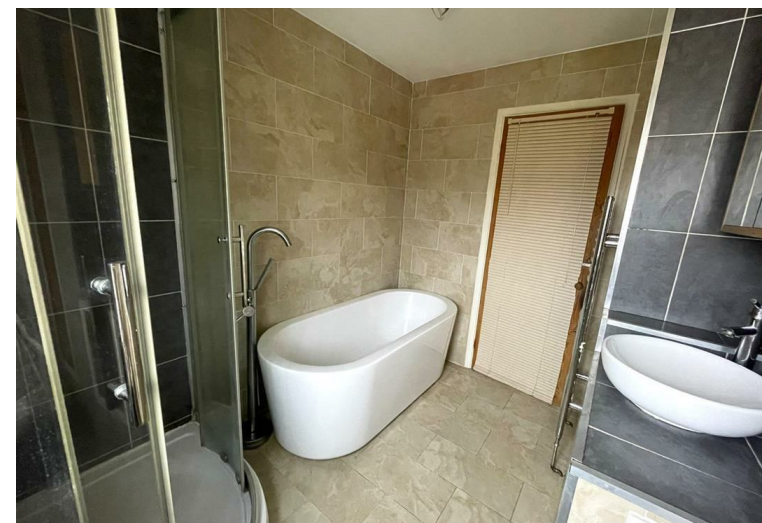
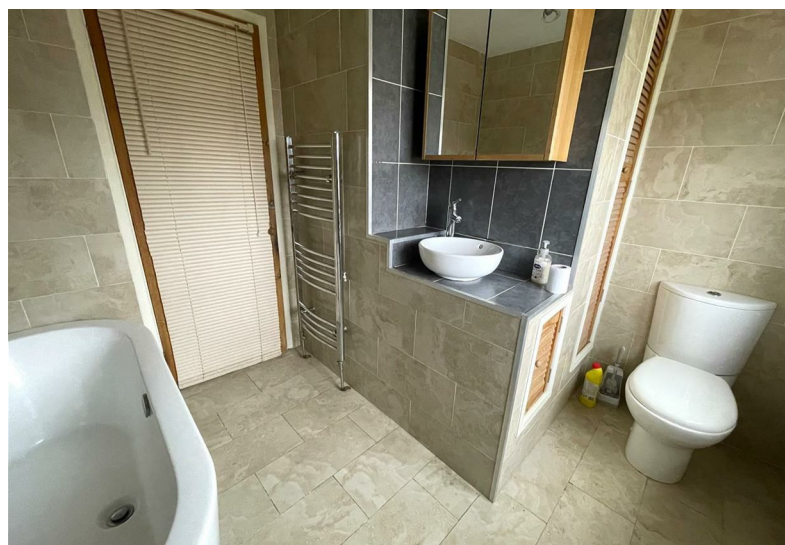
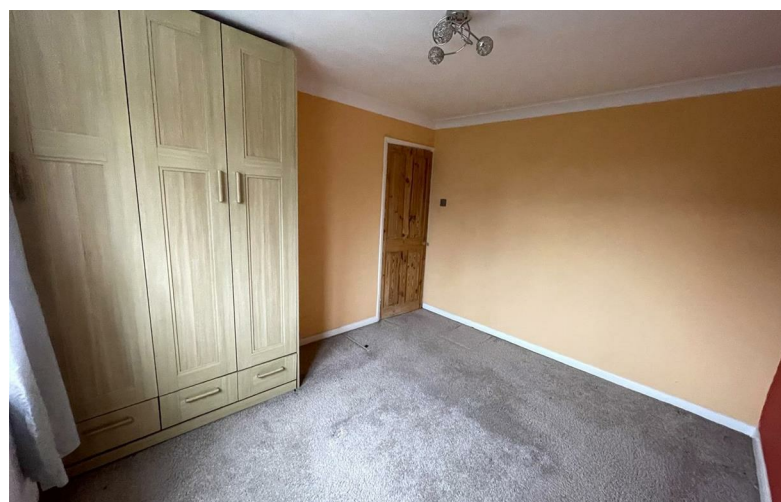
Holton-le-Clay is a popular village which offers a wide range of amenities including a pharmacy, a small supermarket, fish and chip shop, food outlets, hairdressers, an infant and junior school, and much more.

The village is situated only 4.5 miles south of Grimsby and 10.7 miles north of Louth and is on the Louth to Grimsby bus route.

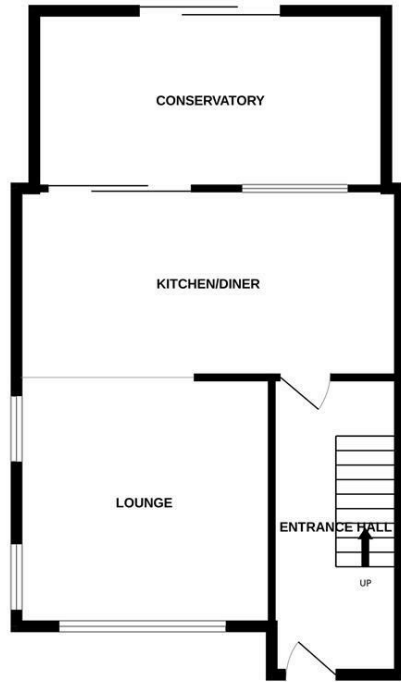
There are a wide range of walks and hikes around the area and only 3.4 miles to Cleethorpes Central Beach.



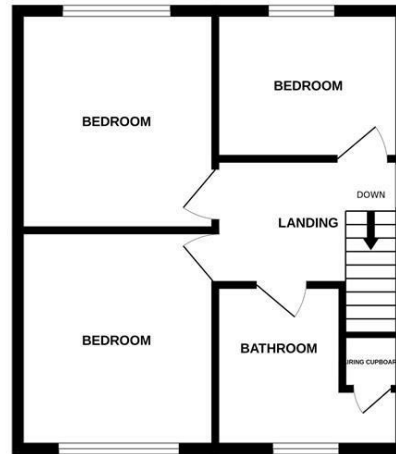




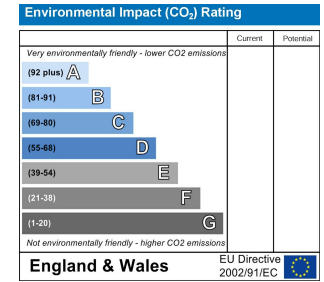
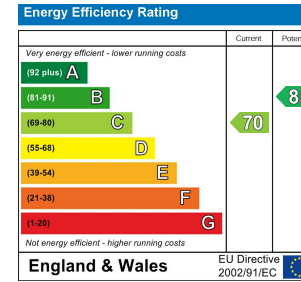
GROUND FLOOR



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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