



## 9 Eastfield Rise

Holton - Le - Clay, Lincolnshire DN36 5AJ

Situated within a cul de sac position in the popular village Holton Le Clay having a wealth of local amenities including shops, schools, public houses and doctors surgery making this property suitable for buyers of all ages. The versatile accommodation comprises :- entrance hall, kitchen, lounge, dining room, two ground floor bedrooms and bathroom, two further good sized bedrooms and shower room to the first floor. Driveway providing ample off street parking and leading to the larger than average single garage. Attractive gardens to the front and rear. Gas central heating system and double glazing. Early viewing is highly recommended.

**£254,000**

- POPULAR VILLAGE
- DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- DRIVE AND GARAGE
- ATTRACTIVE GARDENS





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE HALL

Approached via a double glazed entrance door into the hall. Double glazed window to the front, radiator. Tiled effect flooring.



## KITCHEN

16'1" x 7'3" (4.92m x 2.21m)

Fitted with a range of wall and base units in a white finish with contrasting worksurface incorporating the one and a half bowl sink unit. Built in double oven and gas hob with extractor unit over. Plumbing for a washing machine and space for a fridge freezer. Double glazed windows to the front and side. Double glazed door to the side gives access to the driveway. Tiled flooring. Radiator.



## KITCHEN

Additional photo



## LOUNGE

16'6" x 11'10" (5.05m x 3.63m)

This spacious room with ornate fire surround in a white finish with mirror over, living flame effect gas fire with marble effect back and hearth. Wood effect flooring. Spelled staircase to the first floor with white spindles and hand rail in a wood finish. Two radiators. Double glazed window to the front. Coving to the ceiling with ornate rose. Open plan through to the dining room.



## LOUNGE

Additional photo



## LOUNGE

Additional photo



## DINING ROOM

15'8" x 8'11" (4.80m x 2.72m)

Continuation of the wood effect flooring, radiator, coving to the ceiling with ornate rose. Double glazed sliding patio doors to the rear giving access to the rear garden. Radiator, door to the side giving access to the inner hall.



## DINING ROOM

Additional photo



## INNER HALL

Access to the following rooms

### BEDROOM 3

11'10" x 9'4" (3.61m x 2.87m)

Double glazed window to the rear, radiator. Coving to the ceiling.



### BEDROOM 4

9'7" x 7'5" (2.94m x 2.28m)

Double glazed window to the rear, radiator. Coving to the ceiling.

### BATHROOM

10'11" x 5'7" (3.35m x 1.72m)

Fitted with a white suite comprising of bath with shower mixer tap and glass screen. Wash hand basin and low flush w/c inset into dedicated vanity unit with storage units under and wood effect tops. Aquaboarding to walls. Double glazed window to the side. Towel radiator in a chrome finish.



### BATHROOM

Additional photo



### LANDING

### BEDROOM 1

14'3" x 10'5" (4.36m x 3.18m)

Fitted with two double wardrobes. Generous walk in cupboard housing the Baxi boiler approximately 3 years old. Textured ceiling. Radiator. Double glazed window to the side.





## BEDROOM 1

Additional photo



## BEDROOM 2

12'0" x 10'5" (3.67m x 3.18m)

Fitted with a double wardrobe with storage cupboards over. Generous walk in cupboard. Textured ceiling. Radiator. Double glazed windows to the side and rear. Built in airing cupboard with radiator.



## BEDROOM 2

Additional photo



## SHOWER ROOM

6'3" x 8'9" (1.93m x 2.68m)

Fitted with a corner cubicle with electric shower. Wash hand basin inset into dedicated vanity unit and low flush w/c. Aqua boarding to the walls. Double glazed window to the side. Towel radiator in a chrome finish. Coving to the ceiling.



## OUTSIDE



## DRIVEWAY



## GARDENS

The property has a good sized frontage standing behind a brick wall being gravelled to provide additional parking if required surrounding well stock borders having ornamental plants and shrubs. Fencing either side. A concrete driveway with block detail leads to double timber gates which lead to the remainder of the driveway. The rear garden enjoys a good degree of privacy with decorative trellis planters, a paved patio area with block border detail, a neat lawn surrounded by well stock borders having numerous plants, flowers and shrubs. Boundaries are fenced. Security light. Useful storage area to the side.



## GARDENS

Additional photo



## GARAGE

A single garage with an up and over door, power and lighting. Additional workshop area to the side with double glazed door and window to the side.

## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## COUNCIL TAX BAND

Council Tax Band C

**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

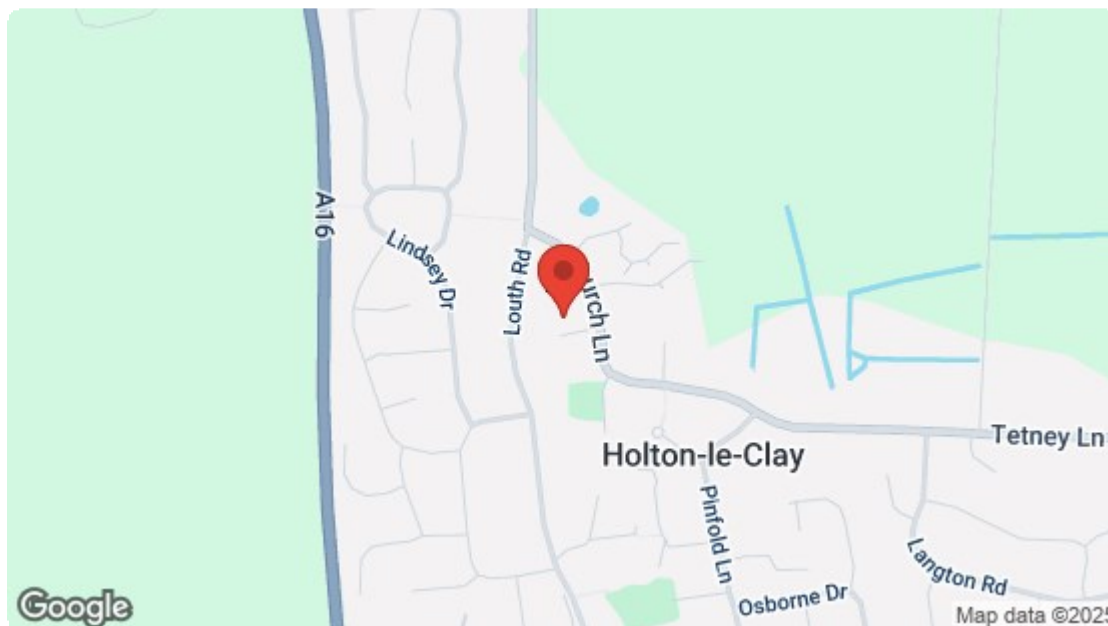
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



TOTAL FLOOR AREA: 114.8 sq.m. (1235 sq.ft.) approx.

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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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         | <b>84</b> |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.