



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



61 Lindsey Drive  
Holton-Le-Clay  
DN36 5EX

£370,000

Without a doubt in this agents opinion this is one of the finest examples of this type of property on the market today, comprising of a well proportioned four bedroom detached family with superb open plan dining living kitchen to the rear and the added bonus of a games/cinema room. One of the other main features to this property is that it has been adapted to the ground floor for wheelchair access to the side which enters into a lobby area with wet room, bedroom and sitting room off, which also access the main hallway to the property. benefitting from double glazing, central heating and underfloor heating this beautiful home briefly comprises entrance hallway, spacious living room, super open plan dining kitchen and family room, utility, cloakroom, games room and as previously mentioned a sitting room, lobby, wet room and bedroom ideal for an elderly relative or someone requiring wheelchair access. To the first floor you find a light and airy landing, lovely stylish bathroom and then four good sized bedrooms. Outside the property once again impresses with ample parking to the front and then a lovely sized rear garden with open fronted garden room ideal for outdoor entertaining.

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#### Entrance Hallway

23' 9" x 6' 11" minimum (7.234m x 2.110m)  
uPVC double glazed entry door to the front elevation and a further double glazed window to the side. Staircase with useful understairs storage.

#### Sitting Room

9' 2" x 9' 11" (2.791m x 3.024m)  
This is a versatile room and is currently used as a sitting room for the annex styled accommodation uPVC double glazed window to the front elevation. Laminate floor. Central heating radiator. Opens through to the side lobby.

#### Lobby

6' 4" x 3' 10" (01.924m x 1.180m)  
uPVC double glazed entry door to the side elevation with an external ramp for wheelchair access. Doors to the wet room and the bedroom.

#### Wet Room

6' 3" x 5' 7" (1.899m x 1.690m)  
Equipped with a close coupled w.c and a wall mounted wash hand basin. Shower area with electric shower. Tiling to the walls.

#### GF Bedroom

7' 6" x 9' 11" (2.294m x 3.012m)  
With uPVC double glazed window to the side elevation and having laminate flooring. Central heating radiator.

#### Living Room

19' 0" x 11' 11" (5.779m x 3.623m)  
Pleasantly presented and having a uPVC double glazed window to the front elevation. Double doors to the rear opening through to the dining kitchen. Central heating radiator. Feature open fireplace. Central heating radiator.

#### Kitchen/Diner

12' 0" x 28' 10" (3.669m x 8.800m)  
A fantastic space offering a lovely light and airy feel to it and benefitting from underfloor heating. The quality kitchen offers an excellent array of fitted units with central island, one and a half sink, Neff double oven, four ring hob, dishwasher and quartz work surfacing. Integrated wine fridge. Down lights to the ceiling. Bi folding doors to the rear opening out to the garden. Ample space to accommodate a large dining table and chairs. The kitchen then opens through to the family room.

#### Family Room

14' 1" x 13' 0" (4.284m x 3.950m)  
Offering two velux windows, window to the rear and French doors to the side. Underfloor heating. A great space looking over the garden.

#### Utility room

9' 0" x 5' 1" (2.735m x 1.557m)  
uPVC double glazed window to the rear elevation. Plumbing for a washing machine and dryer. Work surfacing over. Tiled flooring.

**Cloakroom**

8' 3" x 3' 2" (2.522m x 0.959m)

With tiled flooring with underfloor heating and fitted with a vanity wash basin and w.c.

**Games Room/Sitting Room**

15' 3" x 8' 11" (4.658m x 2.719m)

Formerly part of the garage, this has been converted into an ideal games/cinema room. Laminate flooring. Central heating radiator.

**First Floor Landing**

13' 4" x 7' 0" (4.066m x 2.128m)

uPVC double glazed window. Loft access.

**Bathroom**

9' 5" x 9' 11" (2.860m x 3.016m)

Superb bathroom, stylishly presented and fitted with a vanity wash hand basin, close coupled w.c, free standing bath and walk in shower. uPVC double glazed window to the rear elevation. Black towel radiator. Cupboard with ideal logic gas boiler. Down lighting to the ceiling. Central heating radiator.

**Bedroom One**

14' 1" x 9' 11" (04.281m x 3.027m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

**Bedroom Two**

10' 1" x 11' 10" into the wardrobes. (3.067m x 3.614m)

With fitted wardrobes along one wall with mirrored doors. uPVC double glazed window to the rear elevation. Central heating radiator.

**Bedroom Three**

8' 6" x 11' 11" (2.588m x 3.620m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Bedroom Four**

10' 0" x 6' 11" min (3.050m x 2.109m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Outside**

Set upon this lovely sized plot with ample parking to the front. Remainder of the garage creating useful storage. Good sized rear garden with patio area ideal for alfresco dining, lawn and an open fronted garden room to the rear.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

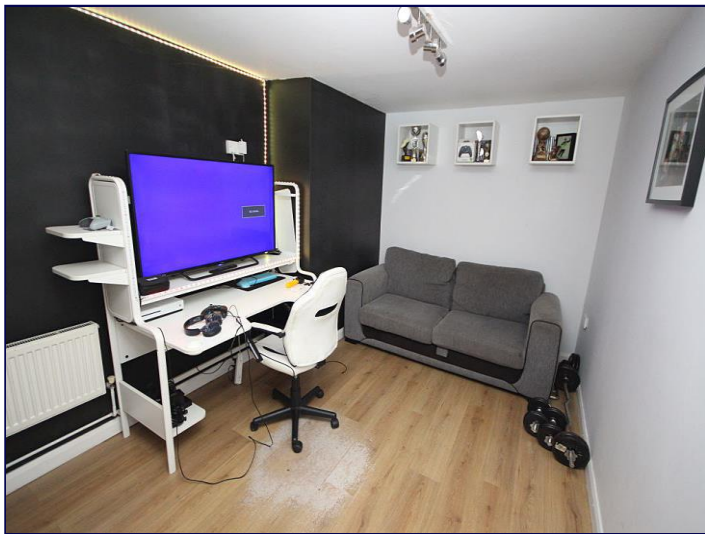
**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



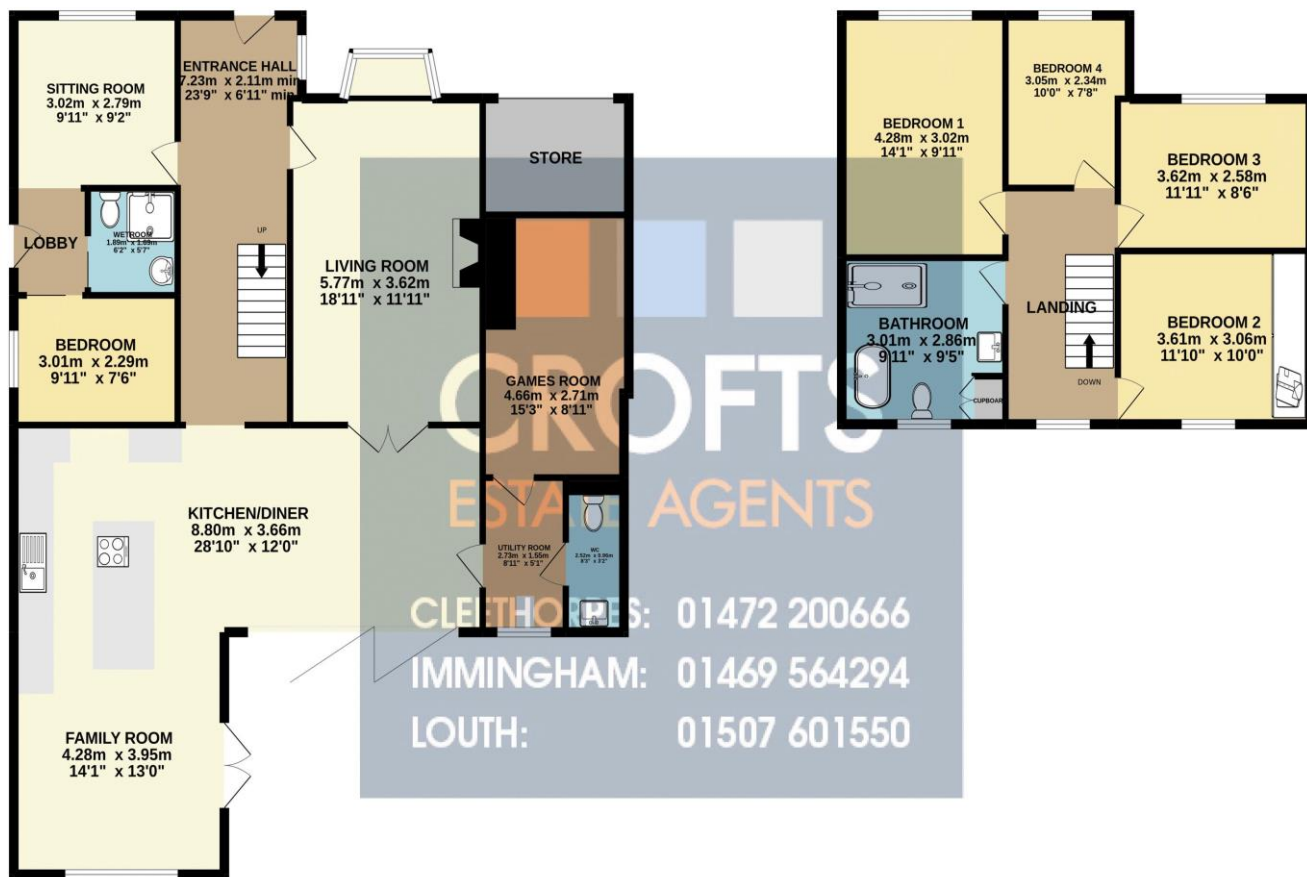


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
132.3 sq.m. (1424 sq.ft.) approx.

1ST FLOOR  
58.6 sq.m. (630 sq.ft.) approx.



TOTAL FLOOR AREA : 190.9 sq.m. (2055 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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