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



Lindsey Drive

Holton-Le-Clay
DN36 5EX

£287,500

Crofts estate agents are pleased to be able to bring to the market this well presented and extended three bedroom detached family home found within the popular village of Holton le Clay. Creating that ready to move into home, internal viewing is highly recommended, with the property itself offering entrance hallway, living room, lovely open plan dining living kitchen, utility, cloakroom and snug. To the first floor there is the landing, modern bathroom and three good sized bedrooms. Front and rear gardens with the front having ample off road parking and the rear enjoying a southerly facing aspect. Gas central heating and uPVC double glazing.

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Entrance Hallway

15' 1" x 6' 5" (4.603m x 1.951m)

With composite double glazed entry door and adjoining glazed panel to the front elevation, the hallway is neutrally decorated. Antico flooring. Central heating radiator. Staircase to the first floor.

Living Room

14' 4" into bay x 14' 10" (4.378m x 4.526m)

Walk in uPVC double glazed bay window to the front elevation and a further uPVC double glazed window to the side. Central heating radiator. A focal point of the room is created by the fireplace with tiled hearth and wooden mantle with recessed opening.

Kitchen/Living Area

13' 2" x 21' 8" (4.012m x 6.600m)

Offering uPVC double glazed windows to the rear and side elevations and opening to a dining living area. the kitchen itself offers an ample array of modern fitted wall and base units with contrasting work surface and breakfast bar. Inset one and a half sink and drainer and a four ring electric hob. Eye level double oven. Integrated fridge / freezer and dishwasher. Down lighting. Vertical central heating radiator and second radiator to the living or dining area. Continuation of the Antico flooring from the hallway.

Dining or Living Area

9' 4" x 11' 2" (2.856m x 3.396m)

Leading of from the kitchen this versatile space offers great views over the rear garden with floor to ceiling windows, french doors to the rear and a side patio door. Vertical central heating radiator.

Utility

7' 10" x 9' 0" (2.375m x 2.745m)

uPVC double glazed window to the side elevation and a rear entry door. With work surfacing, the utility has plumbing for an automatic washing machine.

Cloakroom

2' 7" x 5' 8" (0.798m x 1.739m)

uPVC double glazed window to the rear elevation. fitted with a wall mounted wash hand basin and a w.c. central heating radiator.

Snug/Office

11' 2" x 8' 10" (3.408m x 2.704m)

Formerly part of the garage, which has been partially converted to create this versatile space which creates a snug / office.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access. Central heating radiator.

Bedroom One

12' 0" x 12' 4" (3.651m x 3.754m) min
uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Bedroom Two

13' 2" x 11' 11" (4.008m x 3.625m)
uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bedroom Three

8' 5" x 8' 11" (2.576m x 2.727m)
A good sized third bedroom with uPVC double glazed window to the front elevation. Fitted wardrobe. Central heating radiator.

Bathroom

6' 11" x 9' 5" (2.103m x 2.869m)
A modern bathroom equipped with double curve ended bath, wall mounted vanity wash hand basin, close coupled w.c and a corner shower cubicle with electric shower. uPVC double glazed window to the rear elevation. Central heating towel radiator. Splashback tiling.

Outside

To the front there is a lawn and block paved driveway creating off road parking for a couple of cars. Up and over door leading into a storage area. the rear garden is well proportioned and offers a good degree of privacy and benefits from a southerly facing aspect., with lawn and patio areas.

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, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

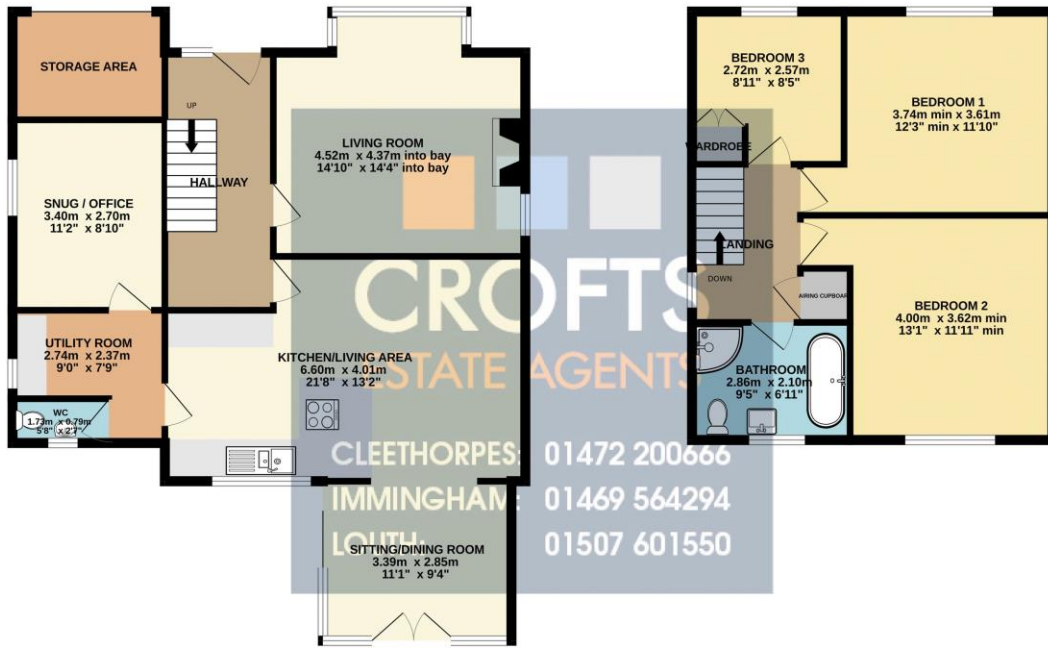
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
81.5 sq.m. (877 sq.ft.) approx.

1ST FLOOR
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA : 131.0 sq.m. (1411 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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