



# CROFTS ESTATE AGENTS

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



## Holton Mount

Holton-Le-Clay  
DN36 5EH

OIRO £199,950

Creating an ideal purchase opportunity for a variety of buyers, early viewing is highly advised on this lovely sized three bedroom detached bungalow found within the popular and well regarded village of Holton le Clay. With the benefit of being sold with no forward chain on the vendors side, this pleasant home has gas central heating and uPVC double glazing, with the accommodation on offer briefly comprising entrance hall, well proportioned living room, good sized kitchen/diner, cloakroom, three bedrooms (two of which are generous doubles) and a wet room. Externally, the property has a driveway creating ample off road parking and has established garden to the front and rear elevations, with the rear enjoying a good degree privacy and a sunny facing aspect. The property does require some decorating but priced to sell.

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#### Entrance Hallway

Offering uPVC double glazed entry door to the side elevation with adjoining glazed panel. Central heating radiator. Loft access.

#### Living Room

16' 9" x 11' 2" (5.1m x 3.4m)

This light and airy room has a dual aspect with uPVC double glazed window to the front and two further windows to the side. Central heating radiator. Decorative fireplace.

#### Kitchen/Diner

13' 1" x 11' 2" (4m x 3.4m)

A well proportioned kitchen diner with uPVC double glazed window to the side elevation. The kitchen offers a range of fitted wall, base and a larder unit with complementary roll edged work surfacing with inset one and a half sink and drainer. Integrated four ring electric hob with extractor set into a Dutch canopy over. Integrated double eye level oven. Central heating radiator. Airing cupboard.

#### Lobby

uPVC double glazed entry door to the rear elevation. Storage cupboard housing an Ideal Logic boiler. Door to w.c.

#### W.C

With w.c and having a uPVC double glazed window to the rear elevation.

#### Bedroom One

13' 1" x 10' 10" (4m x 3.3m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator. Wardrobes, drawer and dressing table area.

#### Bedroom Two

10' 10" x 9' 10" (3.3m x 3m)

With central heating radiator and uPVC double glazed window, the second double bedroom is located to the front of the property.

#### Bedroom Three

7' 10" x 6' 11" (2.4m x 2.1m)

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

#### Wet Room

6' 11" x 6' 3" (2.1m x 1.9m)

Equipped with a pedestal wash hand basin, low level w.c and shower area with electric shower. Partial tiling to the walls. Fitted extractor fan. uPVC double glazed window to the side elevation.

#### Outside

This pleasant property boasts established gardens to the front and rear elevations, with the front garden having lawn complemented with flower borders. Driveway creating off road parking and leading

down to the rear garden and hard standing. The rear garden offers a good degree of privacy and again has lawn and a patio area. Timber garden shed. the rear garden has the added bonus of a sunny facing aspect being southerly in direction.

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

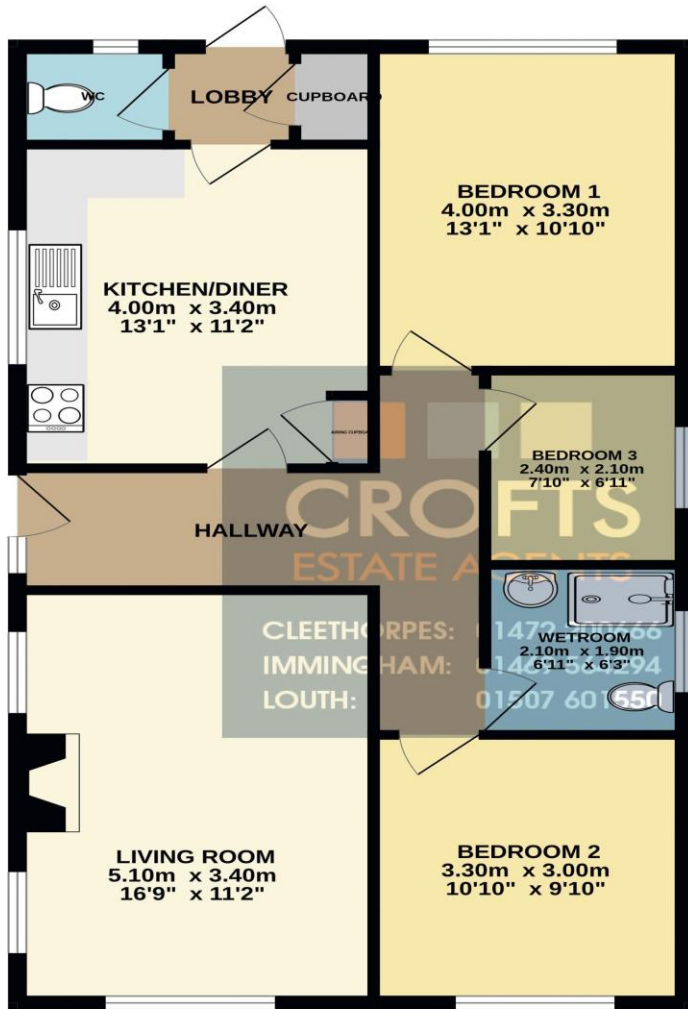
### **Mortgage and Financial Advice**

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

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*

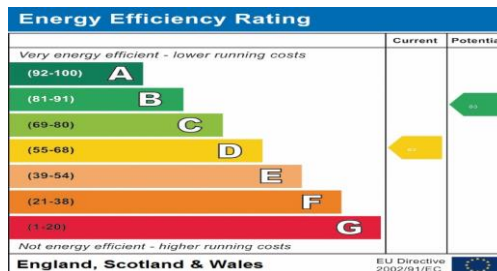


GROUND FLOOR  
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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