



# 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 5EQ

Offers in the Region Of  
£225,000

EXTENDED - MODERN SEMI DETACHED BUNGALOW - An ideal opportunity to purchase a lovely home which is ideal for both a family or someone looking to downsize. With a versatile accommodation and modern finish. Situated within a village with an excellent array of local amenities and schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen-diner, three bedrooms and the shower room. With low maintenance gardens to the front and rear, a driveway providing off road parking and also a garage. The property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hall

Entering the property reveals access to the loft, a radiator and a carpeted floor. There are also three built in cupboards.

### Lounge

15' 5" x 10' 11" (4.70m x 3.33m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

### Sitting Room

10' 10" x 10' 4" (3.31m x 3.16m)

The sitting room has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen/Diner

10' 1" x 16' 11" (3.07m x 5.15m)

The kitchen-diner has windows to quadruple elevations, sliding patio doors to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, an electric oven and FIVE ring gas hob with an extractor over. There is also plumbing for a washing machine and space for a dining table and chairs.

### Bedroom One

12' 7" x 10' 11" (3.84m x 3.33m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

9' 11" x 7' 5" (3.01m x 2.27m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

### Bedroom Three

8' 8" x 7' 0" (2.65m x 2.13m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

### Shower Room

6' 5" x 5' 4" (1.95m x 1.63m)

The shower room has an opaque window to the side elevation, a heated towel rail, tiled floor and a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

### Garage

The garage has an up and over door with a window and door to the side elevation.

### Outside

With a block paved frontage providing off road parking. There is a driveway providing access to the rear garden and garage. The rear garden is low maintenance and enclosed by perimeter fencing, ideal for entertaining and benefits from Indian sandstone paving.

#### **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 B: 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.

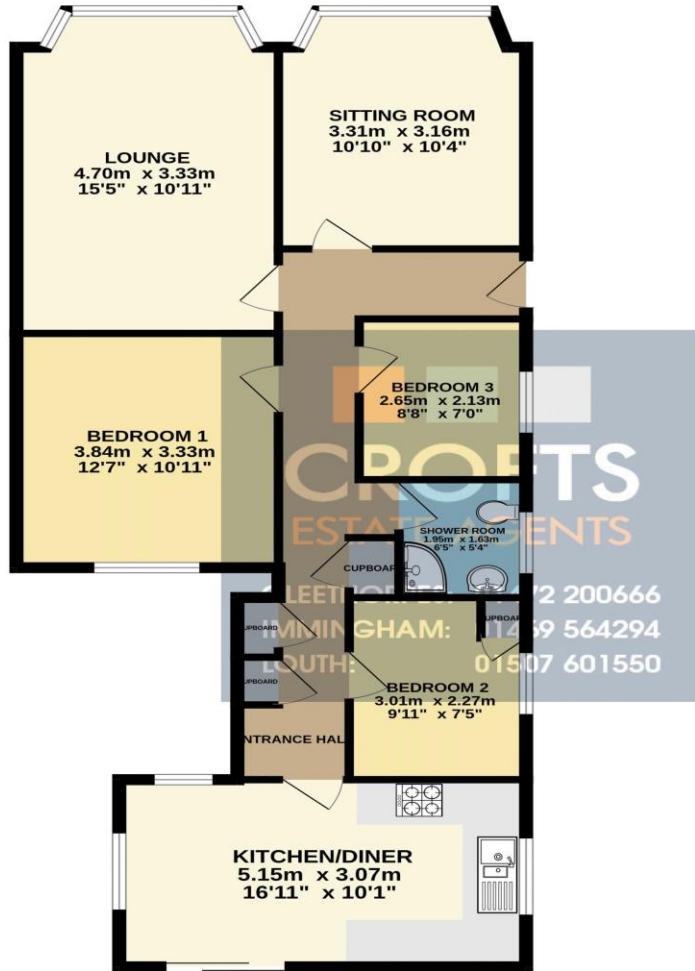
#### **Mortgage and Financial Advice**

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.**



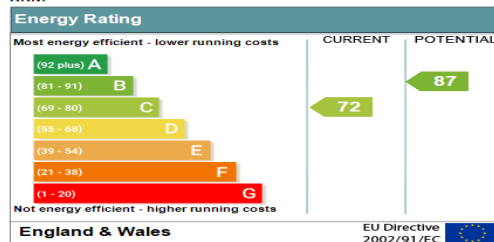
GROUND FLOOR  
86.9 sq.m. (935 sq.ft.) approx.



TOTAL FLOOR AREA : 86.9 sq.m. (935 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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Address: 30 Holton Mount, Holton-le-Clay, GRIMSBY, DN36 5EQ  
RRN:



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