



# CROFTS ESTATE AGENTS

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



## Edinburgh Drive

Holton-Le-Clay  
DN36 5DF

Offers in the Region Of  
£325,000

EXTENDED DETACHED - SOLAR PANELS - CAR CHARGING POINT - GARAGE - AMPLE OFF ROAD PARKING - A great opportunity for a buyer to purchase a lovely family home within the village of Holton le Clay. Just ready for someone to come in and make it their own and create a home for years, this property comes with viewing highly advised. The village itself boasts a wide variety of local amenities with schools for children of all ages, shops, bus links and great road links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility room and WC all to the ground floor. To the first floor there are four bedrooms and the bathroom. With front and rear gardens, a garage, gated driveway with secure off road parking and a car charging point. The property also benefits from uPVC double glazing, gas central heating and solar panels.

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**Entrance Hall**

Entering the property reveals a welcoming hall way with a window to the side elevation, a radiator and laminate flooring.

**WC**

5' 10" x 4' 5" (1.78m x 1.35m)

The WC has an opaque window to the side elevation, a heated towel rail and laminate flooring. There is also a superb suite with a WC and vanity basin.

**Lounge**

11' 10" x 19' 5" (3.61m x 5.91m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

**Kitchen**

9' 10" x 12' 4" (2.99m x 3.76m)

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a fitted kitchen with a one and a half sink and drainer, plumbing for a dish washer and an electric oven and hob with an extractor over.

**Utility room**

9' 1" x 5' 5" (2.78m x 1.65m)

The utility room has a window to the rear elevation, door to the side, a radiator and laminate flooring. There is also a sink and drainer, fitted unit and plumbing for a washing machine.

**Dining Room**

20' 0" x 10' 0" (6.09m x 3.05m)

The dining room has a window to the side elevation, French doors to the rear, a radiator and laminate flooring.

**First Floor Landing**

With a window to the side elevation, access to the loft and a carpeted floor. There is also a an Oak and glass banister.

**Bedroom One**

11' 11" x 11' 8" (3.62m x 3.56m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

**Bedroom Two**

9' 11" x 13' 2" (3.01m x 4.01m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

### Bedroom Three

9' 11" x 10' 11" (3.01m x 3.34m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

### Bedroom Four

11' 11" x 7' 5" (3.62m x 2.25m)

Bedroom four has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

### Bathroom

5' 10" x 9' 1" (1.77m x 2.76m)

The bathroom has an opaque window to the front elevation, modern wall boarding, a heated towel rail and laminate flooring. There is also a superb suite with a WC, vanity basin, bath and a shower cubicle with a mains shower.

### Garage

With an up and over door, window to the side elevation and electrics.

### Outside

With a long driveway to the front providing ample off road parking and beyond composite gates which open to reveal access to the garage. There is also a lawn to the front with established shrubs. The rear garden is enclosed by perimeter fencing with a patio area ideal for alfresco dining, further lawn and established shrubs.

### 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](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

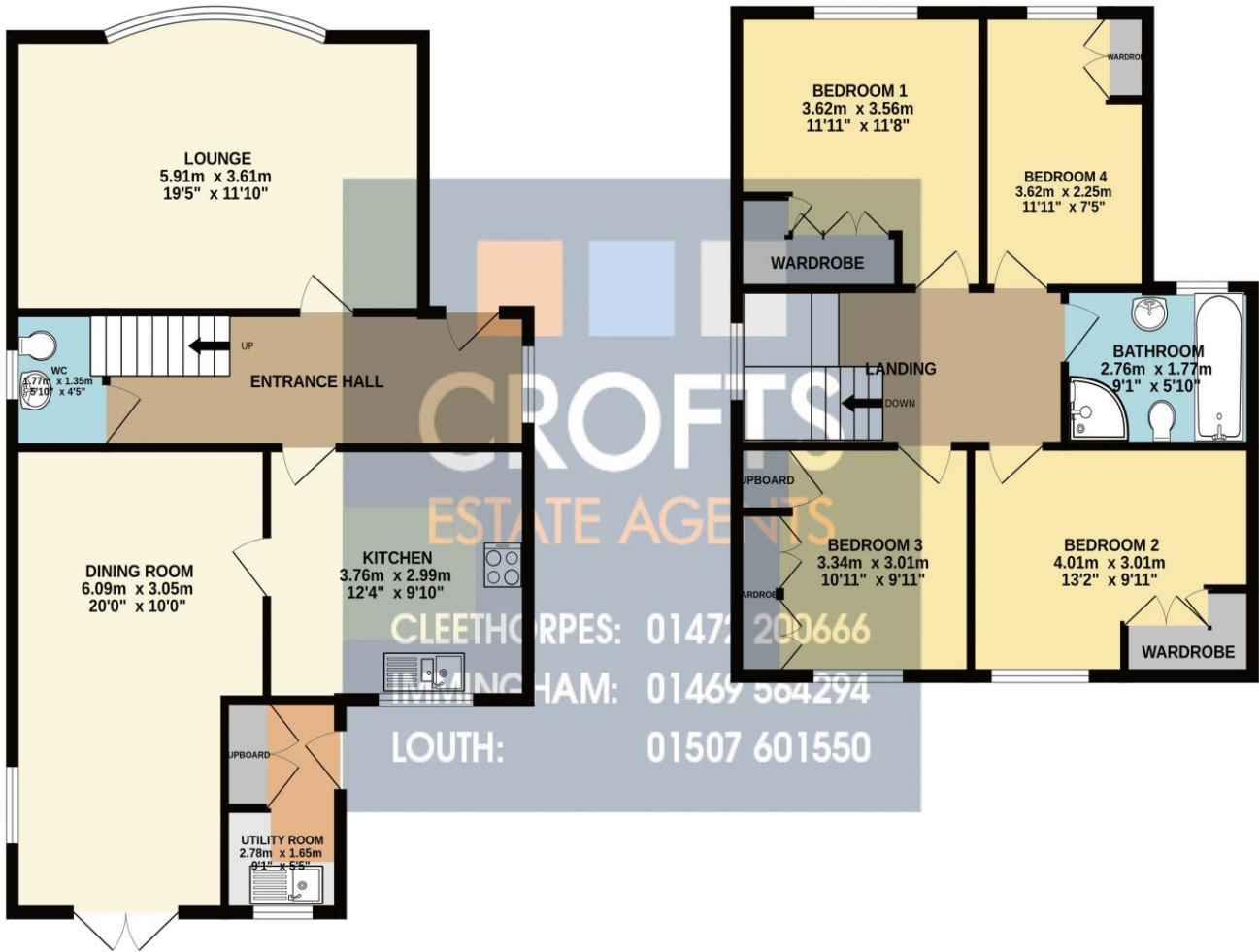
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
72.7 sq.m. (783 sq.ft.) approx.

1ST FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA: 131.7 sq.m. (1417 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.