



CROFTS ESTATE AGENTS

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



The Crescent

Holton-Le-Clay
DN36 5EW

Offers in the Region Of
£239,950

NO FORWARD CHAIN - MODERN THROUGHOUT - IDEAL FOR A VARIETY OF BUYERS - Crofts estate agents are delighted to offer for sale this spacious detached bungalow which is located within the popular village of Holton le Clay. Having undergone a thorough scheme of modernising by the current owners, this property comes with viewing highly advised. The village itself boasts an array of local amenities and excellent road links to the towns of Grimsby and Louth. Internal viewing will reveal the entrance hall, lounge, kitchen, sun room, three bedrooms and the bathroom. With gardens to the front and rear, off road parking and a detached garage, the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the entrance porch reveals a welcoming space with coving to the ceiling, a radiator and a carpeted floor. There is also a fitted cupboard.

Lounge

16' 8" x 11' 10" (5.09m x 3.60m)

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

Kitchen

12' 10" x 7' 1" (3.91m x 2.17m)

The kitchen has two skylight windows and a window and door to the sun room along with vinyl flooring. There is also a modern fitted kitchen with plenty of counter space and storage along with a sink and drainer, an electric oven and hob with an extractor over. There is also a built in cupboard with plumbing for both a dish washer and washing machine.

Sun Room

8' 2" x 10' 0" (2.48m x 3.04m)

The sun room has tri aspect windows, a door to the side elevation and vinyl flooring.

Bedroom One

16' 8" x 10' 11" (5.09m x 3.34m)

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

Bedroom Two

9' 7" x 11' 1" (2.92m x 3.37m)

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

Bedroom Three

8' 0" x 7' 7" (2.43m x 2.31m)

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

Bathroom

7' 5" x 5' 6" (2.27m x 1.67m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin, shower and a bath with a glass screen.

Garage

17' 7" x 12' 0" (5.35m x 3.67m)

Split into two rooms with electrics and an up and over door.

Outside

With low maintenance gardens to the front and rear. There is ample off road parking with gates in the centre of the drive opening to reveal further secure parking and access to the garage.

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

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.

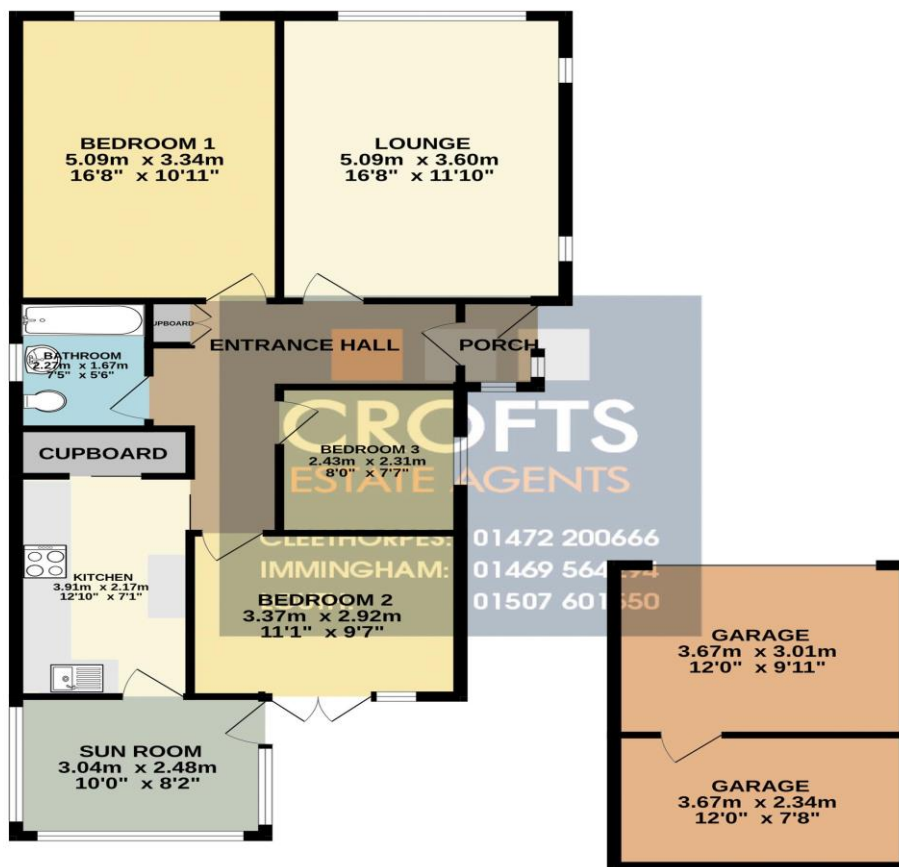
Mortgage and Financial Advice

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

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
103.6 sq.m. (1115 sq.ft.) approx.



TOTAL FLOOR AREA : 103.6 sq.m. (1115 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		