



# CROFTS ESTATE AGENTS

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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

Offers in Excess of £330,000

IDEAL FAMILY HOME - FLEXIBLE LIVING SPACES - DOUBLE GARAGE TO REAR - NEAR TO LOCAL AMENITIES AND SCHOOLS - Crofts estate agents are delighted to offer for sale this detached property which is located within the popular village of Holton le Clay. Ideally suited to a family, this property offers a tasteful finish and spacious living in equal measure. Nearby there are a wide variety of local amenities, bus links and excellent schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, dining room, sitting room, conservatory, WC, utility and kitchen all to the ground floor. To the first floor there are four bedrooms, an en-suite and bathroom. Externally there are gardens to the front and rear with a driveway providing ample off road parking space and access to the double garage. The property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hall

Entering the property through the entrance porch reveals a radiator and a carpeted floor.

### Lounge

15' 10" x 11' 1" (4.82m x 3.37m)

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

### Sitting Room

9' 8" x 9' 5" (2.95m x 2.87m)

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

### Dining Room

9' 11" x 11' 0" (3.01m x 3.35m)

The dining room has French doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor.

### Conservatory

17' 11" x 27' 10" (5.46m at longest x 8.49m at widest)

With tri aspect windows, two sets of French doors to the rear elevation, two radiators, a log burner and a carpeted floor.

### Kitchen

19' 4" x 15' 0" (5.90m at longest x 4.58m at widest)

The kitchen has a window and French doors to the conservatory, coving to the ceiling, a radiator and laminate flooring. There is a modern fitted kitchen with plenty of counter space and fitted units with a ceramic sink and drainer and Neff electric double oven and gas hob with an extractor over.

### Utility room

9' 10" x 6' 9" (3.00m x 2.05m)

The utility room has a window and door to the side elevation, a tiled floor, plumbing for a washing machine and dish washer, sink and drainer and fitted units.

### WC

2' 10" x 7' 11" (0.86m x 2.41m)

The WC has an opaque window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a basin.

### First Floor Landing

The first floor landing has a window to the front elevation, a radiator and a carpeted floor. There is access to the partially floored loft space.

### Bedroom One

15' 11" x 14' 8" (4.85m at longest x 4.46m widest)

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

#### **En-suite**

8' 10" x 6' 1" (2.69m x 1.86m)

The en-suite has an opaque window to the side elevation, a heated towel rail, laminate flooring, a WC, bidet, basin and a shower cubicle with a mains shower.

#### **Bedroom Two**

11' 5" x 11' 1" (3.49m x 3.39m)

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

#### **Bedroom Three**

11' 5" x 11' 2" (3.47m x 3.40m)

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

#### **Bedroom Four**

8' 0" x 9' 8" (2.44m x 2.94m)

Bedroom four has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. The bedroom also has fitted storage, wardrobe and wall units.

#### **Bathroom**

5' 7" x 9' 7" (1.69m x 2.92m)

The bathroom has an opaque window to the side elevation, a radiator, partially tiled walls and a tiled floor. There is also a WC, basin, bath and a shower cubicle with a mains shower.

#### **Double Garage**

18' 1" x 20' 1" (5.52m x 6.13m)

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

#### **Outside**

With a lawn to the front with established shrubs, and a driveway which continues down the side and provides ample off road parking space. The rear garden has a further lawn with established shrubs and a patio area ideal for alfresco dining.

#### **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.

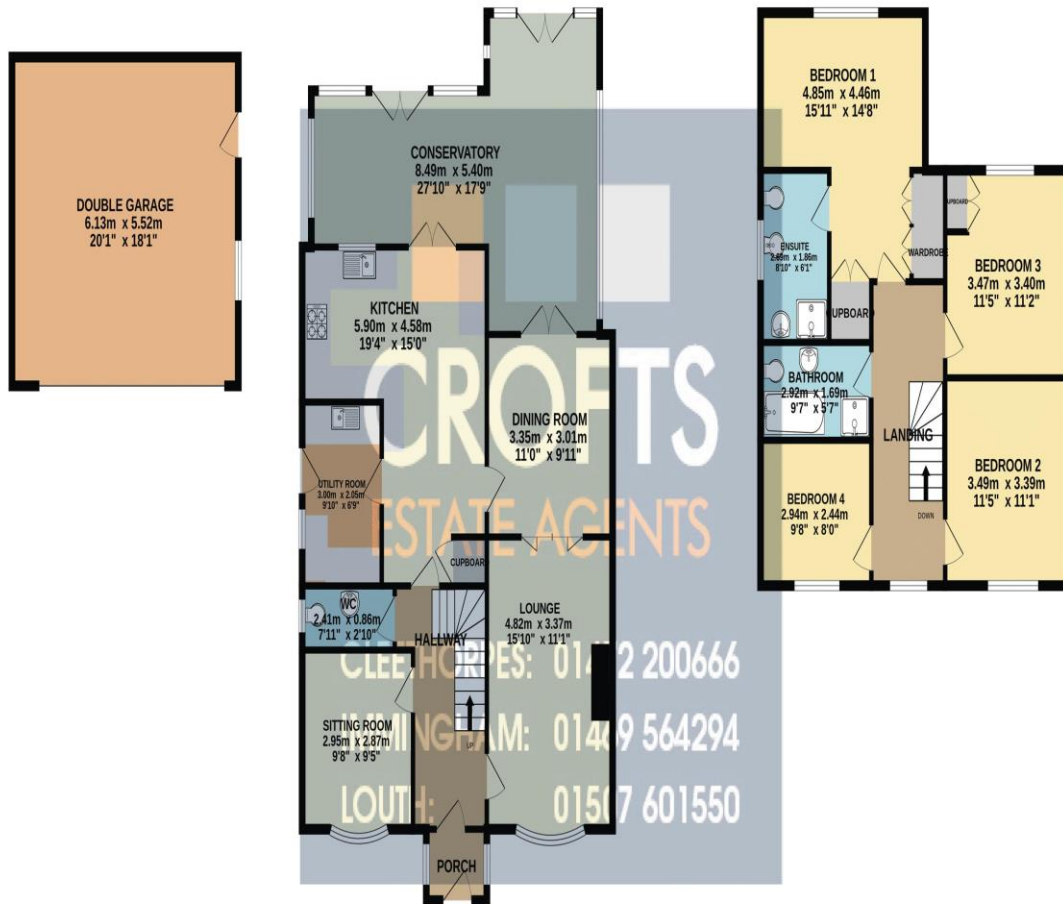
#### **Mortgage and Financial Advice**





GROUND FLOOR  
141.5 sq.m. (1524 sq.ft.) approx.

1ST FLOOR  
70.4 sq.m. (757 sq.ft.) approx.



TOTAL FLOOR AREA: 211.9 sq.m. (2281 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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