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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

£179,950

Early viewing is highly advised on this most beautifully presented two bedroom semi-detached bungalow set within the popular village of Holton Le Clay, laying between the towns of Grimsby and Louth. Creating a ready to move into home, this super bungalow is well presented throughout and enjoys the benefits of gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, bay fronted living room, kitchen, two bedrooms and a bathroom. To the front there is a large blocked paved driveway creating ample off road parking for several vehicles or standing for a caravan / motor home or similar. Lovely and well presented rear garden which is quite private and has the added bonus of enjoying a southerly facing aspect.

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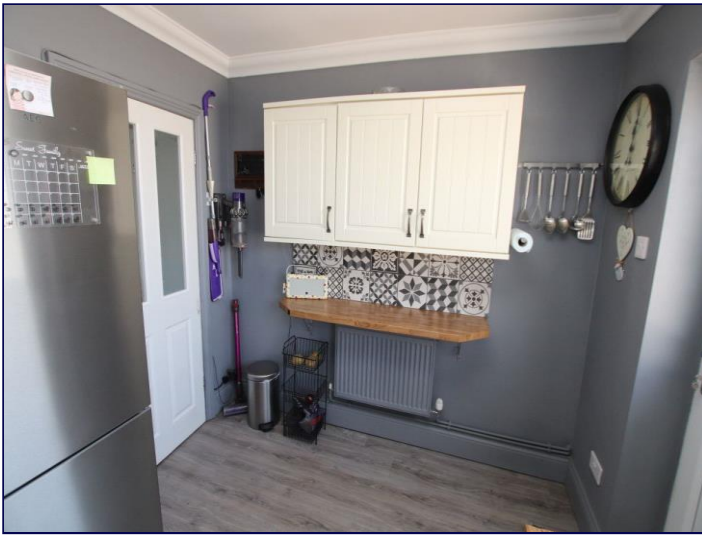
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Entrance Hallway

With Georgian styled entrance door to the side elevation, the hallway is pleasantly decorated and has coving, loft access and down lighting to the ceiling. Central heating radiator.

Living Room

17' 6" into bay x 11' 8" (5.336m x 3.565m)

This lovely sized living room has a walk in uPVC double glazed bay window to the front elevation with plantation shutters. Central heating radiator. Attractively decorated and having a focal point created by a log burner inset into the chimney breast with brick surround, wooden inset mantle and a tiled hearth.

Kitchen/Breakfast Room

10' 3" x 8' 5" (3.130m x 2.570m)

This attractive fitted kitchen offers a good compliment of fitted base and wall units with contrasting work surfacing and breakfast bar. Inset enamel sink and drainer. Integrated oven and a four ring gas hob with brushed steel extractor over. Splashback tiling. Plumbing for an automatic washing machine. Coving and down lights to the ceiling. uPVC double glazed window and an entry door to the rear elevation.

Bathroom

6' 4" x 5' 5" (1.931m x 1.640m)

uPVC double glazed window to the side elevation. Equipped with a panelled bath with screen and shower over along with a fitted w.c

and vanity wash hand basin. Down lighting and fitted extractor. Central heating towel radiator.

Bedroom One

12' 7" x 11' 1" (3.825m x 3.368m)

The first of the double bedrooms is located to the rear and has coving to the ceiling. Central heating radiator. Freestanding wardrobes along one wall, which may be available via separate negotiation.

Bedroom Two

8' 5" x 9' 9" (2.558m x 2.982m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Front Garden

To the frontage of then property there is a large block paved area and driveway creating ample off road parking for several vehicles or standing for a caravan or motorhome. The driveway continues down the side elevation of the bungalow and through some timber gates providing access down to the detached garage.

Rear Garden

One of the key selling features to this lovely home has to be that of its rear garden which enjoys a great degree of privacy and has the added bonus of being southerly facing and therefore enjoying the majority of the days sun creating a real suntrap. The garden offers

lawned area along with a raised border. Two patio areas, one to enjoy a morning coffee and the second which then enjoys the majority of the sun. As mentioned there is a detached garage to the rear garden which has internal light and power. Timber garden shed located behind 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 B: 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.

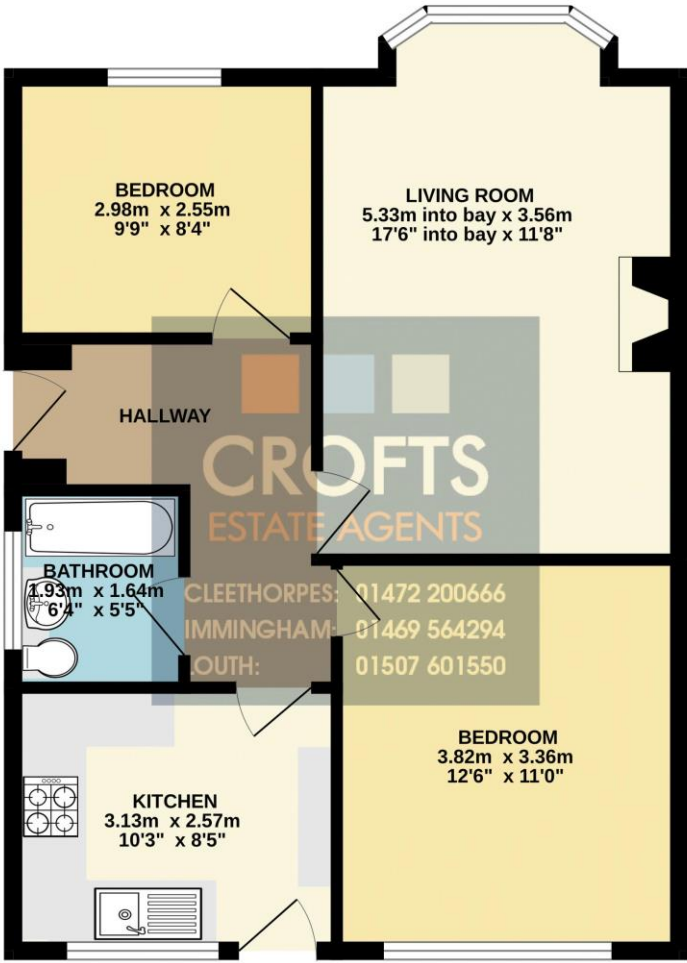
Mortgage and Financial Advice

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
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA : 56.1 sq.m. (604 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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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