



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Southfield Road

Holton-le-Clay  
DN36 5YQ

Offers in Excess of £170,000

**NO FORWARD CHAIN - DETACHED BUNGALOW** - Crofts estate agents are delighted to offer for sale this detached bungalow located within a popular village location. A bungalow that although does require a little TLC certainly does offer potential buyers a great opportunity to create a lovely home. The kitchen doors which aren't fitted are safely stored within the property. The village boasts an enviable array of local amenities and internal viewing will reveal the entrance hall, lounge, kitchen-diner, two double bedrooms and the bathroom. With gardens to three sides, a driveway and a detached brick garage. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

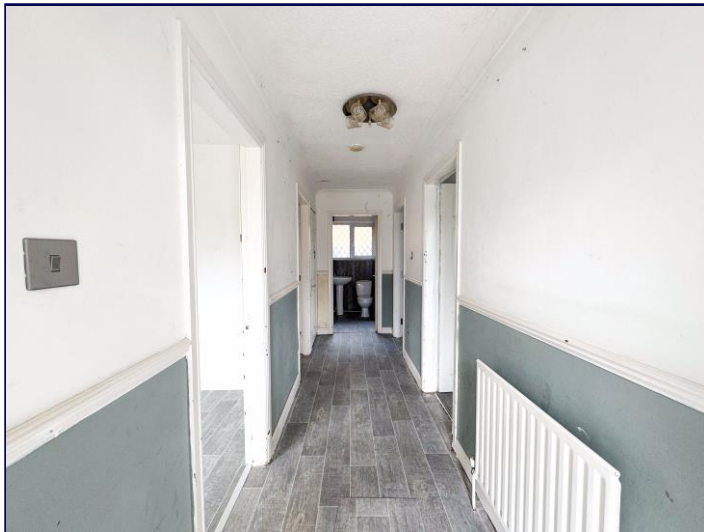
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### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and vinyl flooring. There is also access to a storage cupboard.

### Lounge

12' 4" x 11' 0" (3.77m x 3.35m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen/Diner

12' 5" x 11' 0" (3.78m x 3.35m)

The kitchen-diner has dual aspect windows to the side and front elevation, a door to the front, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven, hob and an extractor over. Whilst the majority of the kitchen is fitted the remaining doors are located within the property for any new owner.

### Bedroom One

11' 11" x 11' 0" (3.62m x 3.35m)

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

### Bedroom Two

11' 10" x 8' 4" (3.60m x 2.55m)

Bedroom two has a window to the side elevation, a radiator and laminate flooring. There is also access to the loft.

### Bathroom

5' 6" x 6' 9" (1.68m x 2.05m)

The bathroom has an opaque window to the rear elevation, a radiator and a white suite with a WC, basin and bath.

### Garage

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

### Outside

With gardens to three sides, with lawns to the front and side enclosed by perimeter brick walls. There is also a block paved courtyard ideal for alfresco dining which is accessed through a gate to the front or the kitchen door.

**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.

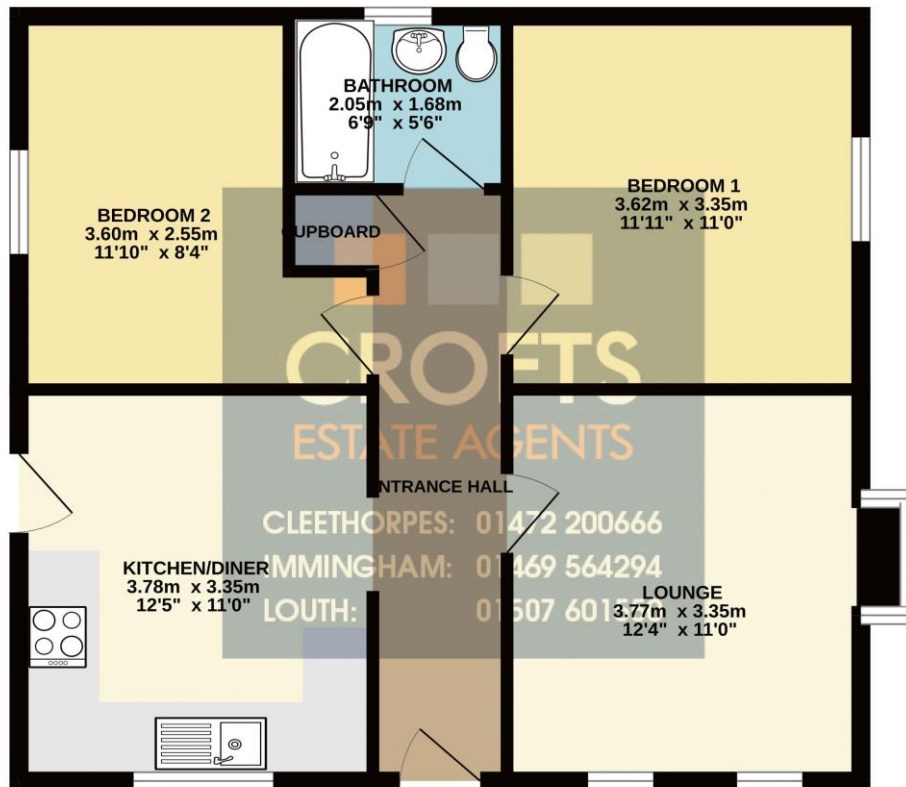
**Mortgage and Financial Advice**

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  
58.8 sq.m. (633 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (633 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		