



# CROFTS ESTATE AGENTS

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



Silver Street

Holton-Le-Clay  
DN36 5DX

Offers in the Region Of  
£173,500

Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within the ever popular village of Holton le Clay. Idea for someone looking to downsize, this property is sure to be popular and therefore comes with viewing highly advised. The village boasts a wide array of local amenities as well as bus links and excellent road links. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, two bedrooms and also the shower room which has a modern suite. Externally there are gardens to the front and rear with a gated driveway and the property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hallway

Entering the property reveals access to the loft, a radiator and laminate flooring.

### Lounge

15' 10" x 11' 11" (4.83m x 3.63m)

The lounge has French doors with windows either side leading into the conservatory, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Conservatory

9' 1" x 10' 2" (2.78m x 3.10m)

The conservatory has tri aspect windows, a door to the side and laminate flooring.

### Kitchen

10' 11" x 8' 11" (3.34m x 2.71m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear, coving to the ceiling, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer and plumbing for a washing machine.

### Bedroom One

12' 1" x 11' 11" (3.69m x 3.63m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring. There is also a wall of fitted wardrobes.

### Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m)

Bedroom two has a window to the front elevation, a radiator and laminate flooring.

### Shower Room

7' 0" x 5' 5" (2.13m x 1.64m)

The shower room has an opaque window to the side elevation, a heated towel rail and a tiled floor. There is also a modern suite with a WC, basin, fitted storage, a shower cubicle with a mains shower and complimentary tiling.

### Outside

A gated driveway provides off road parking on the driveway. There is a tidy front garden and a gate to the rear garden. The rear garden is a great size and has an abundance of established shrubs, flower beds and trees. With a patio area ideal for alfresco dining and also a large greenhouse.

**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  
68.6 sq.m. (739 sq.ft.) approx.



TOTAL FLOOR AREA : 68.6 sq.m. (739 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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