



CROFTS ESTATE AGENTS

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



Tetney Lane

**Holton-Le-Clay
DN36 5AY**

**Offers in the Region Of
£215,000**

Crofts Estate Agents are delighted to offer for sale this well proportioned two bed semi detached bungalow, situated in the ever popular village of Holton-Le-Clay. The village itself boasts a variety of local amenities and catchment to superb schools for children of all ages. The property is beautifully presented throughout and benefits from a modern shower room, and extended kitchen-diner. Internal viewing will reveal a large, welcoming entrance hallway, lounge, kitchen-diner, shower room and two double bedrooms. Externally, there are well maintained gardens to the front and rear, with off road parking for around 4-5 cars. In addition the property also enjoys the added benefits of uPVC double glazing throughout and gas central heating. Viewings are strongly recommended and can be arranged immediately.

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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 the property reveals a welcoming space with coving to the ceiling, a radiator and a carpeted floor.

Lounge

11' 11" x 11' 11" (3.63m x 3.62m)

The lounge has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a cozy log burner.

Kitchen/Diner

16' 6" x 9' 11" (5.04m x 3.03m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a superb range of fitted units with Oak counter tops, a one and a half sink and drainer, washing machine and dish washer. There is also a good space for a dining table and chairs.

Bedroom One

13' 0" x 10' 2" (3.96m x 3.11m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

10' 3" x 11' 11" (3.13m x 3.62m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Shower Room

6' 4" x 5' 11" (1.93m x 1.81m)

The shower room has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and access to the loft. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

Outside

With a lovely frontage full of colours with established shrubs and a low maintenance area, there is also an abundance of space for off road parking. A gate then opens to reveal the rear garden which is full of vibrant colours with stunning flower beds, established shrubs and trees. There is also a decked and patio area, ideal for alfresco dining and plenty of lawn space. There is also a summer house, shed and 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

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.

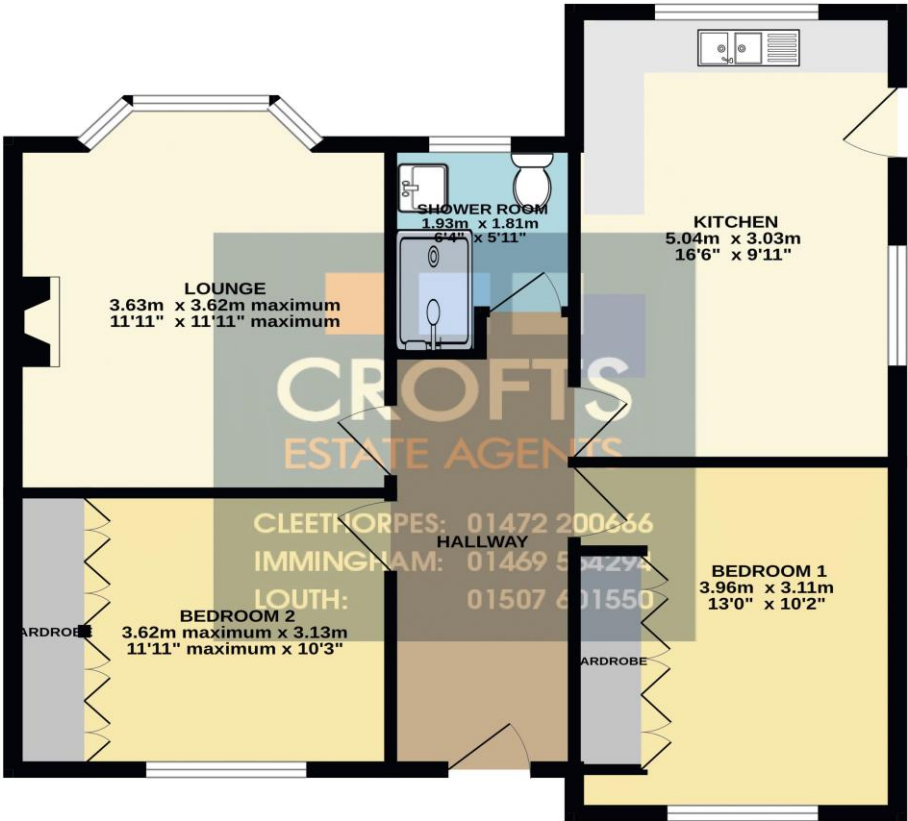
Mortgage and Financial Advice

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



GROUND FLOOR
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 62.3 sq.m. (670 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.