



CROFTS ESTATE AGENTS

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



South View

Holton le Clay
DN36 5BW

Offers in the Region Of
£189,995

Crofts estate agents are delighted to offer for sale this spacious and modern semi detached property which is located within the ever popular village of Holton le Clay. Ideal for a family, this property is sure to be popular and therefore comes with viewing highly advised. The village boasts an enviable array of local amenities including shops, public houses, takeaways and schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, a WC and bathroom. With gardens to the front and rear, a garage and driveway providing ample off road parking. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

Entering the property reveals a door to the lounge and garage with laminate flooring.

Lounge

15' 4" x 11' 8" (4.67m x 3.55m)

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

Dining Room

9' 0" x 8' 11" (2.74m x 2.71m)

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

Conservatory

11' 11" x 11' 3" (3.64m x 3.42m)

The conservatory has dual aspect windows, French doors to the side elevation, a radiator and a carpeted floor.

Kitchen

8' 11" x 11' 8" (2.71m x 3.56m)

The kitchen has a window to the rear elevation and laminate flooring. There is also a modern range of fitted units with plenty of counter space along with a sink and drainer and plumbing for both a washing machine and dish washer. There is also an electric oven, combi microwave, induction hob and an extractor over.

Inner Hall

With a window to the side elevation and a carpeted floor.

First Floor Landing

The first floor landing has access to the loft, coving to the ceiling, a radiator and a carpeted floor.

Bedroom One

10' 10" x 10' 9" (3.30m x 3.27m)

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

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.13m)

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

Bedroom Three

7' 9" x 10' 3" (2.36m x 3.12m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

7' 9" x 6' 6" (2.36m x 1.97m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a heated towel rail and laminate flooring. There is also a vanity basin and a P shaped bath with a glass screen and mains shower.

WC

4' 6" x 2' 8" (1.37m x 0.81m)

The WC has an opaque window to the front elevation, a WC and laminate flooring.

Garage

15' 0" x 8' 10" (4.57m x 2.68m)

The garage has an up and over door and electrics.

Outside

To the front there is ample space for off road parking and also a low maintenance area. There is a gate to the side which leads to the rear garden. The rear garden has a lawn, established shrubs and a patio area which is 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 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

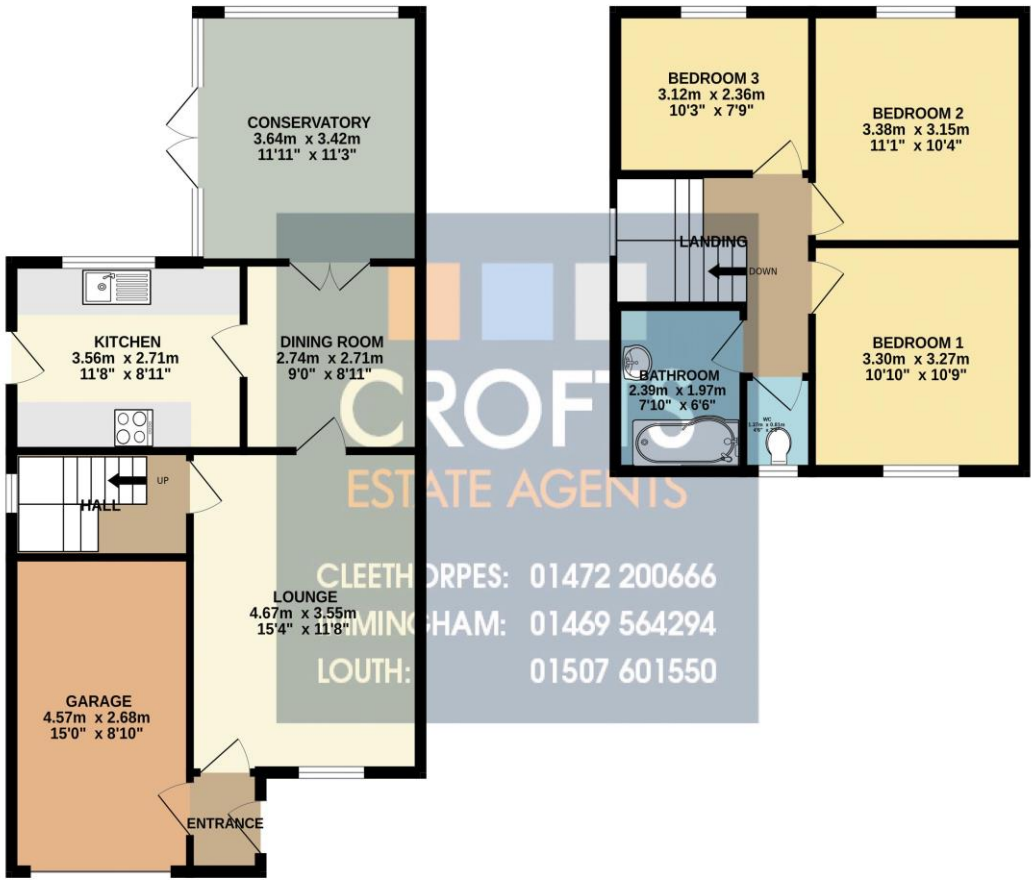
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
64.7 sq.m. (696 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 106.7 sq.m. (1148 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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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