



CROFTS ESTATE AGENTS

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



39 Pinfold Lane
Holton-Le-Clay
DN36 5DT

£385,000

Crofts are pleased to bring to the market this well presented FOUR DOUBLE BEDROOM detached family home which has been extended and altered from its original build to create an ideal family home. Set upon this larger than average plot, the front allows for ample off parking for several cars and then to the rear you find a lovely and established rear garden ideal for the family market and which enjoys a good degree of privacy and throughout the day and into the evening there is always a place to sit and catch the sun to some part of the garden during those summer days. Enjoying the benefits of double glazing and gas central heating this lovely home really needs to be viewed to be appreciated, with the accommodation comprising entrance hallway, bay fronted lounge, open plan kitchen dining/living, utility lobby and large walk in pantry, ground floor bathroom, landing, four bedrooms all of which can accommodate a double bed and then a finally a modern shower room. All set within this popular area of Holton Le Clay only a short stroll of a few of the villages amenities and local bus service.

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Entrance Hallway

13' 5" x 5' 5" (4.085m x 1.639m)

Offering decorative glazed composite entry door to the front elevation, the hallway is pleasantly presented and has a picture rail to the walls. Decorative glazed window to the side elevation. Staircase to the first floor with storage cupboard beneath. Central heating radiator.

Living Room

13' 11" into bay x 11' 5" (4.230m x 3.481m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling and dado rail to the walls. Central heating radiator. Feature fireplace with multi fuel burner.

Dining/Living Room

11' 6" x 14' 4" (3.507m x 4.364m)

uPVC double glazed window to the side elevation. Two central heating radiators. Coving and rose to the ceiling. Attractive fire surround. Opens to the kitchen.

Kitchen

8' 5" x 11' 0" (2.560m x 3.354m)

The kitchen offers French uPVC double glazed doors to the rear elevation along with two joined glazed panels. The kitchen offers a good complement of fitted wall and base units with roll edged work surfacing with enamel sink and drainer. Space to accommodate a range oven with fitted range extractor over and space for a

fridge/freezer. Down lighting to the ceiling. Door to a lobby/utility area.

Lobby/Utility

2' 10" x 5' 4" (0.865m x 1.629m)

uPVC double glazed window to the side elevation. Quarry tiled flooring. Wall mounted logic gas boiler. Plumbing for a washing machine. Doors to a pantry and to a ground floor bathroom.

Pantry

8' 5" x 2' 5" (2.553m x 0.742m)

A useful space which has been utilised as a walk in pantry / store and has a window to the side elevation. Fitted shelving.

Bathroom

5' 7" x 5' 4" (1.705m x 1.625m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin, low level w.c and a panelled bath with shower fitment. Central heating radiator.

First Floor Landing

17' 3" x 5' 4" (5.262m x 1.628m)

uPVC double glazed window to the front elevation. Central heating radiator. Loft access to the ceiling. Picture rail to the walls.

Bedroom One

11' 5" x 11' 5" (3.477m x 3.482m)

uPVC double glazed window to the front elevation. Pleasantly presented with picture rail to the walls and having a attractive decorative fireplace. Fitted wardrobes.

Bedroom Two

11' 3" into wardrobes x 11' 5" (3.435m x 3.479m)

uPVC double glazed window to the rear elevation. Picture rail to the walls. Central heating radiator. Fitted wardrobes and a airing cupboard.

Bedroom Three

9' 5" x 9' 9" (2.879m x 2.963m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Four

8' 11" x 10' 2" (2.727m x 3.093m)

uPVC double glazed window to the front elevation. Central heating radiator. Dado rail to the walls.

Shower Room

5' 8" x 5' 4" (1.718m x 1.618m)

A modern shower room fitted with a vanity wash basin, close coupled w.c and a shower cubicle. Partial tiling to the walls. Central heating towel radiator. uPVC double glazed window to the rear elevation.

Front Garden

To the front of the property there is a good sized front garden which is screened from the road by an established hedgerow. The garden itself offers a well manicured lawn with the garden being complemented with an abundance of mature plants and shrubs. A long paved driveway creates ample off road parking for multiple cars and leads down to the integral garage.

Rear Garden

One of the key selling features to this lovely home has to be that of its rear garden. Enjoying sunshine to parts of the garden throughout the whole of the day, this super garden is ideal for the family market and offers a great deal of space. The rear garden enjoys a great deal of privacy and stepping out of the rear doors firstly takes you onto a decked patio area ideal for outdoor entertaining and alfresco dining. The next section of the garden is lawned, again complemented with established trees and shrubs

along with a lovely wildlife pond which could be easily filled for those wishing to do so. Finally walking down the garden and past a trellis fence you find a working area with greenhouse and garden shed and a raised vegetable plot ideal for the keen gardener. The garden really needs to be viewed to be appreciated and to see the time and effort the present owners have spent in creating a lovely space to sit and relax.

Garage

There is an integrated garage which has internal light and power points. Up and over door to the front elevation and rear personal door.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

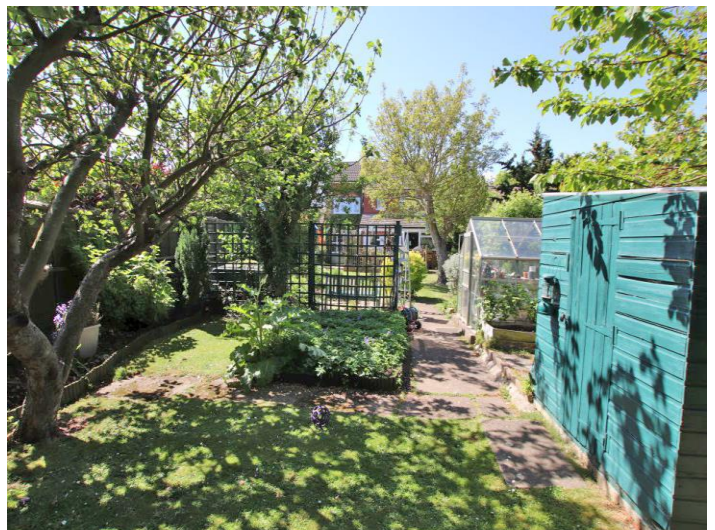
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



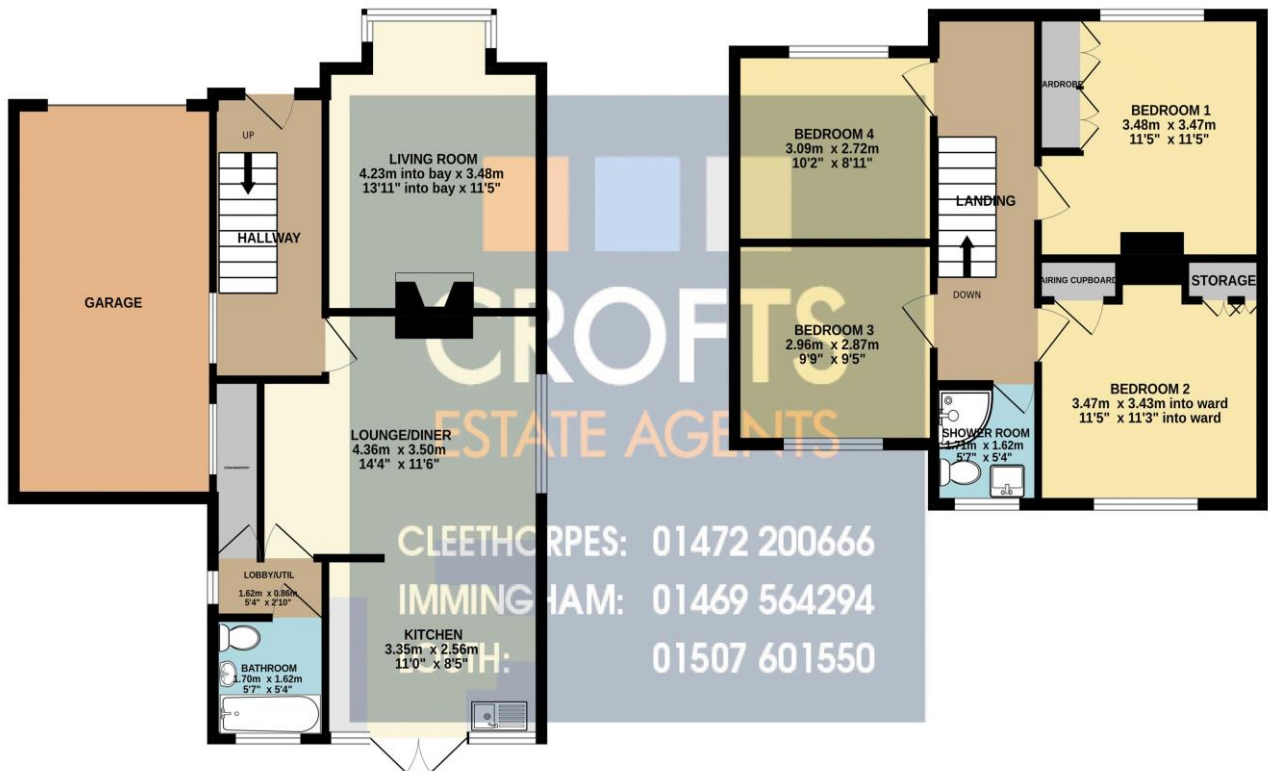


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
65.7 sq.m. (707 sq.ft.) approx.

1ST FLOOR
52.2 sq.m. (562 sq.ft.) approx.



TOTAL FLOOR AREA : 117.9 sq.m. (1269 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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