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



**113 Picksley Crescent
Holton Le Clay
DN36 5YF**

**Offers in the Region Of
£300,000**

A FOUR DOUBLE BEDROOM detached Family Home in a Prime Corner Position Offered for sale with no forward chain, and occupying a superb corner plot on Picksley Crescent/Louth Road, this exceptional family home has been thoughtfully updated to suit modern living, blending stylish finishes with a spacious, functional layout. Set within generous gardens, the property benefits from gas central heating, uPVC double glazing and a charming log-burning stove. The ground floor features a largely open-plan design, beginning with an inviting entrance hall, generous family lounge flows seamlessly into the dining/living kitchen area — the heart of the home. A utility room and a cloakroom/WC complete the ground floor. Upstairs, you'll find four spacious bedrooms, including the main with a en-suite shower room, along with a family bathroom featuring a corner bath. The rear of the property boasts a south-facing lawned garden with a patio and a part-covered pergola — perfect for outdoor entertaining. A generous side garden offers further space and potential for extension (subject to planning permission).

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

14' 4" x 6' 4" (4.371m x 1.924m)

Offering composite entry door to the front elevation with two adjoining glazed panels. Central heating radiator. Down lighting and coving to the ceiling. Staircase to the first floor.

Lounge

17' 9" x 11' 10" (5.4m x 3.609m)

A spacious living room with uPVC double glazed bow window to the front elevation. Coving to the ceiling. Central heating radiator. A focal point of the lounge is created by the log burner with hearth and tiled backing to the wall. The lounge then opens through to the kitchen dining living area.

Dining/Living Area

12' 7" x 11' 10" (3.826m x 3.619m)

The open plan dining living area is neutrally decorated and has coving to the ceiling. Central heating radiator. uPVC double glazed French doors to the rear opening to the decking and pergola. The dining living area opens to the kitchen.

Kitchen

11' 5" x 11' 0" (3.471m x 3.365m)

A lovely sized kitchen offering an excellent array of modern wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with stainless steel wall splashback guard and chimney hood over.

Integrated dishwasher and fridge and freezer. uPVC double glazed window to the rear elevation. Coving and down lights to the ceiling.

Utility

8' 1" x 6' 2" (2.452m x 1.877m)

uPVC double glazed entry door to the rear and window to the side elevation. Fitted with roll edged work surfacing with space beneath for a washer and dryer. Central heating radiator.

Cloakroom

2' 11" x 6' 2" (0.877m x 1.881m)

uPVC double glazed window to the side elevation. Fitted with a w.c, vanity wash hand basin and tiled splashback.

First Floor Landing

Loft access and coving to the ceiling. Storage cupboard.

Family Bathroom

7' 1" x 8' 0" (2.164m x 2.444m)

uPVC double glazed window to the rear elevation. Fitted with a corner bath, pedestal wash hand basin and close coupled w.c. Splashback tiling. Chrome effect central heating towel radiator.

Bedroom One

12' 5" x 11' 11" (3.787m x 3.625m)

uPVC double glazed window to the front elevation. Central heating radiator. Door to the ensuite.

Ensuite

3' 2" x 8' 7" (0.954m x 2.626m)

Fitted with a pedestal wash hand basin, close coupled w.c and shower cubicle with electric shower. Aqua boarding to the walls. Central heating radiator.

Bedroom Two

10' 0" to wardrobe x 14' 3" (3.057m x 4.336m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Fitted wardrobes to one wall.

Bedroom Three

11' 0" x 10' 11" (3.357m x 3.330m)

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

Bedroom Four

11' 5" x 10' 1" (3.485m x 3.077m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside

The property is set upon this larger than average plot with ample parking to the front and with the driveway leading upto the integrated garage. The remainder of the garden is mainly gravelled offering the ability to stand a caravan or similar. The property also benefits from a side garden area and this subject to permissions offers the ability to extend the property sideways for those wishing to do so. One of the benefits of the property is the good sized rear garden which enjoys a great degree of privacy and is also southernly facing therefore enjoying a sunny aspect. Timber decking with pergola over. The garden offers a blank canvas for those buyers looking to make their own stamp.



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 D: 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

1ST FLOOR



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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