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Freeman Court
Holton-Le-Clay
Grimsby
DN36 5DB

Offers in the Region Of £219,950

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



Property Introduction

Situated in the popular village of Holton-le-Clay, this beautifully presented detached bungalow on Freeman Court offers a wonderful opportunity for those seeking a move-in ready home in a quiet, well-regarded location. Tastefully decorated throughout, the property provides a comfortable and versatile layout ideal for a range of buyers. The accommodation includes a bright and welcoming lounge, perfect for relaxing, and a modern kitchen-diner offering ample space for cooking and everyday dining. A delightful conservatory sits to the rear, providing an additional living area that enjoys views over the garden and can be enjoyed all year round. There are two well-proportioned bedrooms, along with a stylish shower room. Externally, the bungalow boasts attractive gardens to both the front and rear, with the rear garden offering a private and low-maintenance outdoor space ideal for entertaining or unwinding. A driveway provides off-road parking and leads to a detached garage, offering further storage or workshop potential. With its tasteful presentation, convenient layout and desirable location close to local amenities and transport links, this lovely bungalow is ready for its next owners to simply move in and enjoy. Early viewing is highly recommended.

Entrance Hall

Entering the property reveals a welcoming hallway with access to the loft, coving to the ceiling, a radiator and Karndean flooring.

Lounge

16' 10" x 11' 4" (5.14m x 3.46m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen/Diner

19' 0" x 12' 2" (5.79m widest x 3.71m longest)

The kitchen-diner has windows and a door to the rear elevation, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with plenty of counter space, a one and a half sink and drainer and plumbing for both a washing machine and dish washer. There is also an electric double oven and a gas hob with an extractor over as well as space for a dining table and chairs.

Conservatory

8' 6" x 10' 10" (2.58m x 3.29m)

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

Bedroom One

11' 0" x 10' 11" (3.361m x 3.34m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted furniture.

Bedroom Two

10' 11" x 7' 10" (3.33m x 2.40m)

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

Shower Room

5' 10" x 10' 7" (1.78m x 3.23m)

The shower room has an opaque window to the side elevation, a radiator and tiled walls and flooring. There is also a modern white suite with a WC, vanity basin and a walk in enclosure with a mains shower. There is also a fitted cupboard.

Garage

The garage has an up and over door, a window to the side elevation and electrics.

Outside

With a tidy front garden with a lawn and established shrubs and a driveway providing off road parking and access to the driveway. The rear garden has a further lawn with established shrubs and a patio area 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, 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

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.

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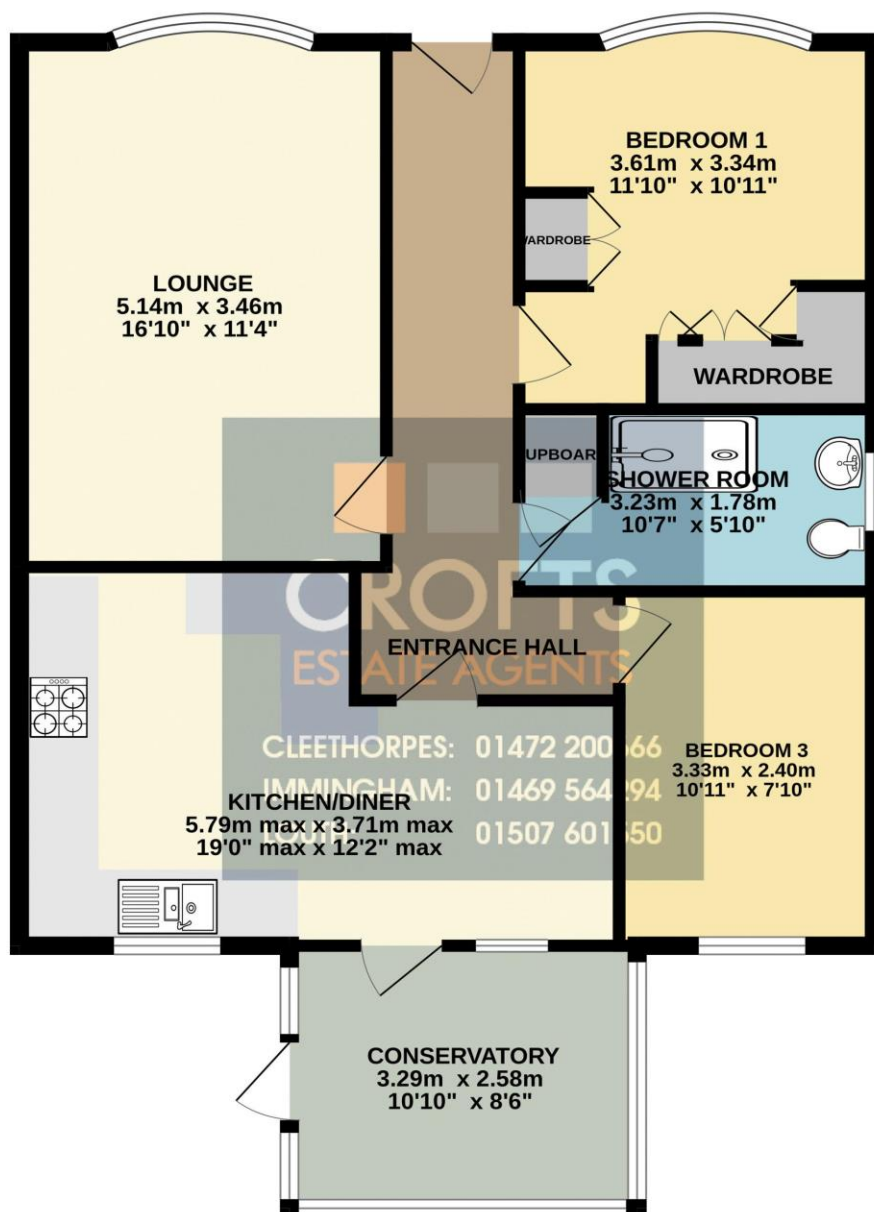
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Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
80.3 sq.m. (864 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 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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