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



Riby Court

Holton-Le-Clay
DN36 5BT

Offers in the Region Of £169,950

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Property Introduction

Crofts estate agents are pleased to be able to bring to the market this well presented and attractively decorated THREE bedroom semi-detached family home located within the ever popular village of Holton Le Clay. This lovely home creates a ready to move into property and would be ideal for that first time buyer taking their step onto the property ladder. The accommodation on offer briefly comprises entrance hall, living room, modern fitted dining kitchen, landing, three bedrooms and a bathroom. With the benefits of gas central heating and uPVC double glazing. An added bonus to this property is that there is a separate garage located across the road from the property. Well presented front and rear gardens. Viewing is highly advised.

Entrance Hallway

With double glazed entry door to the front elevation, the hallway is pleasantly decorated and has a gas central heating radiator. Staircase to the first floor.

Living Room

12' 6" x 12' 2" (3.802m x 3.718m) max

Attractively presented the living room has a uPVC double glazed bow window to the front elevation. Central heating radiator.

Kitchen/Diner

8' 3" x 18' 8" (2.516m x 5.685m)

This lovely modern kitchen is fitted with an excellent array of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with chimney extractor over, washer and fridge and freezer. Space to accommodate a table and chairs. Central heating radiator. Two uPVC double glazed windows to the rear elevation and a entry door to the side. Matching base unit which houses the gas boiler towards the dining end of the kitchen.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access.

Bedroom One

10' 9" x 11' 5" (3.272m x 3.472m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation.; Central heating radiator.

Bedroom Two

10' 1" x 9' 7" (3.083m x 2.932m)

uPVC double glazed window to the rear elevation. Fitted wardrobes and overhead storage cupboards. Central heating radiator.

Bedroom Three

7' 7" x 6' 11" (2.302m x 2.120m)

uPVC double glazed window. Central heating radiator.

Bathroom

5' 5" x 8' 8" (1.654m x 2.644m)

A modern bathroom equipped with a panelled bath with screen and electric shower over, vanity wash hand basin and a close coupled w.c. Tiling to the walls. Central heating radiator. uPVC double glazed window to the rear aspect.

Outside

The property offers both front and rear gardens, with the front garden set behind a wooden fence and is mainly lawned with a central pathway leading to the front entrance door. The good sized rear garden is again mainly lawned with a timber decking area adjoining the rear of the property and ideal for alfresco dining or outdoor entertaining. Outside tap. Included in the sale is the timber summer house and garden shed.

Garage

16' 3" x 8' 4" (4.96m x 2.53m)

The brick garage is located across the road from the property and is the centre garage within a block of five.

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 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.

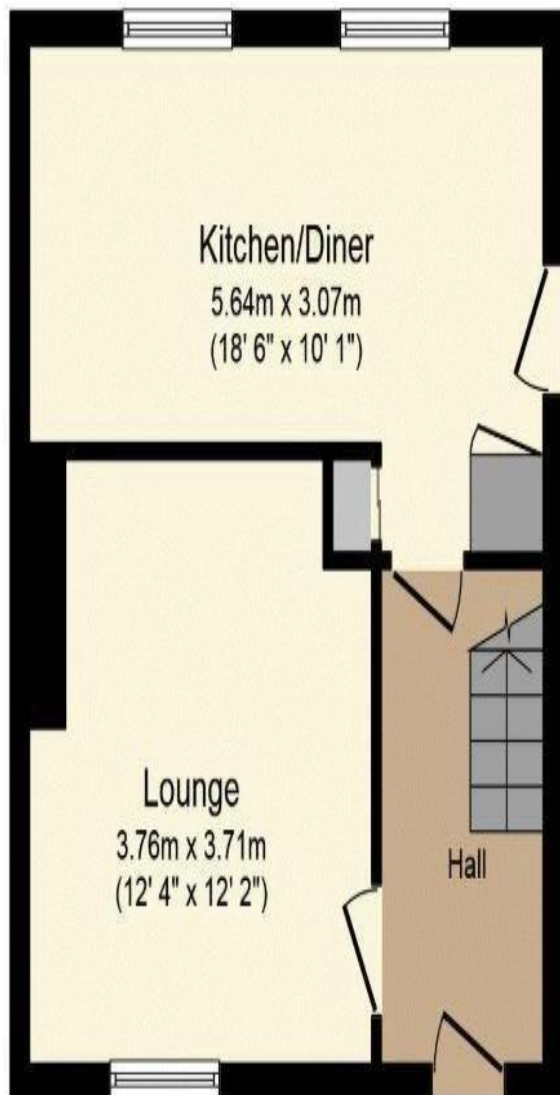
Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

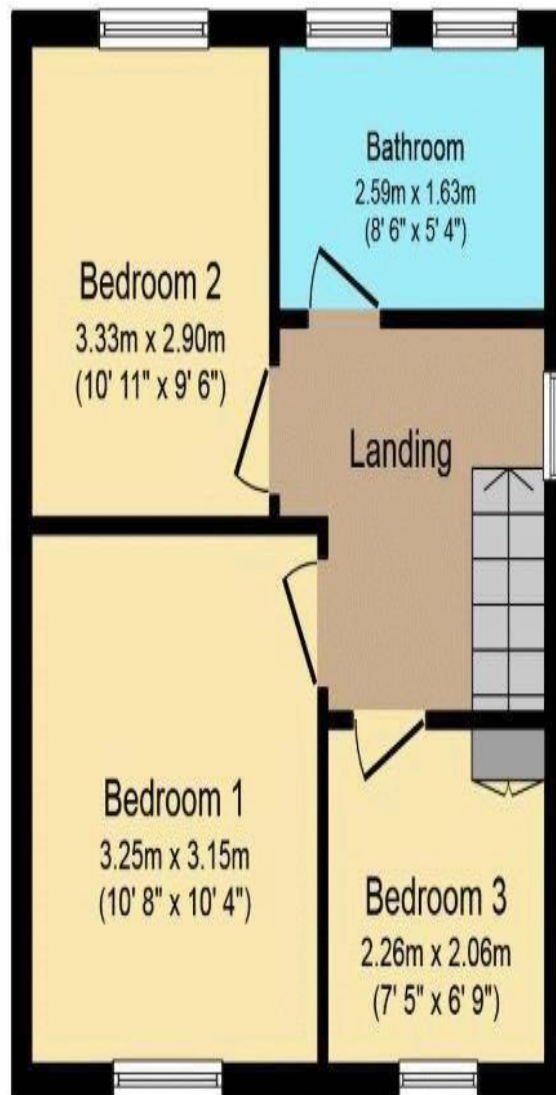
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT





Ground Floor



First Floor

