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Southfield Road, Holton-le-Clay



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£265,000

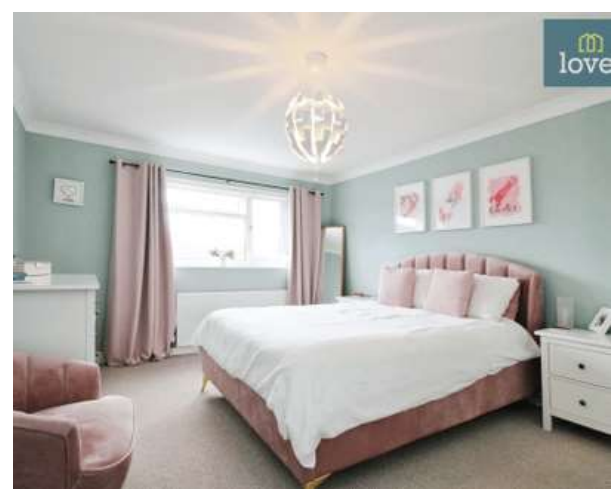


This immaculate detached four-bedroom house in Holton Le Clay, ideal for families, features a spacious reception room, a fully equipped kitchen, a landscaped garden, a garage, and modern amenities, all within a welcoming village with excellent transport links and local amenities.

#### Key Features

- Detached Family House
- Four Sizable Bedrooms
- Spacious Family Room
- Kitchen, Utility & GF Cloakroom With Wc
- Modern Bathroom
- Pleasant Rear Garden, Driveway & Garage
- EPC rating TBC
- Tenure: Freehold







This immaculate detached house, currently up for sale, is an ideal property for families. Located in the popular and welcoming village of Holton Le Clay, the property boasts excellent public transport links, proximity to local amenities, nearby schools, delightful walking routes, and a strong local community spirit.

The property consists of four bedrooms, one reception room, and one bathroom. The bedrooms are all spacious, with three sizable double rooms and one single room, all offering plenty of space for comfortable living. The reception room is a large and tastefully decorated space, offering both a lounge and dining area. It features sliding doors that open up to a beautiful landscaped garden, offering a seamless blend of indoor and outdoor living.

The kitchen is fitted with high gloss units and comes fully equipped with a dishwasher, fridge freezer, oven and hob with extractor hood over. It also includes a 1 & 1/4 sink and a convenient breakfast bar. Adjacent to the kitchen, you will find a utility room with similar units, plumbing for a washing machine, and space for a tumble dryer. Off the utility room, there is a handy cloakroom with a WC and sink.

The bathroom contains a shower over the bath, a WC, a sink, a storage cupboard, and a towel radiator, providing all the necessities for a comfortable and luxurious bathroom experience.

This property also boasts several unique features, including a landscaped garden, driveway, and garage. The house has been updated with new radiators and a boiler in 2021, and benefits from gas central heating and uPVC double glazing, ensuring a warm and cosy living environment all year round.

In summary, this is a superb property, offering beautifully presented and spacious accommodation, in a sought-after location, ideal for families. The immaculate condition of the house, combined with its desirable features, ensures it is ready to be moved into and enjoyed immediately. This property truly represents a fantastic opportunity for those seeking a comfortable and stylish home in Holton Le Clay village.

## Measurements

Lounge/Diner 4.45m X 8.42m  
 Kitchen 3.53m X 2.94m  
 Utility Room 3.71m X 1.58m  
 Cloakroom 1.51m X 0.77m  
 Bedroom 1 3.46m X 4.73m  
 Bedroom 2 3.59m X 3.22m  
 Bedroom 3 3.63m X 2.93m  
 Bedroom 4 2.28m X 2.55m  
 Bathroom 1.78m X 3.51m  
 Garage 2.91m X 4.76m

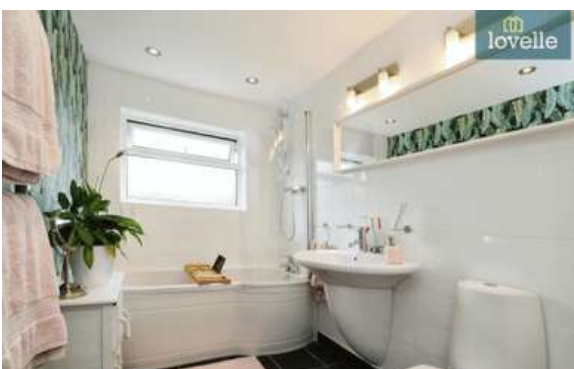


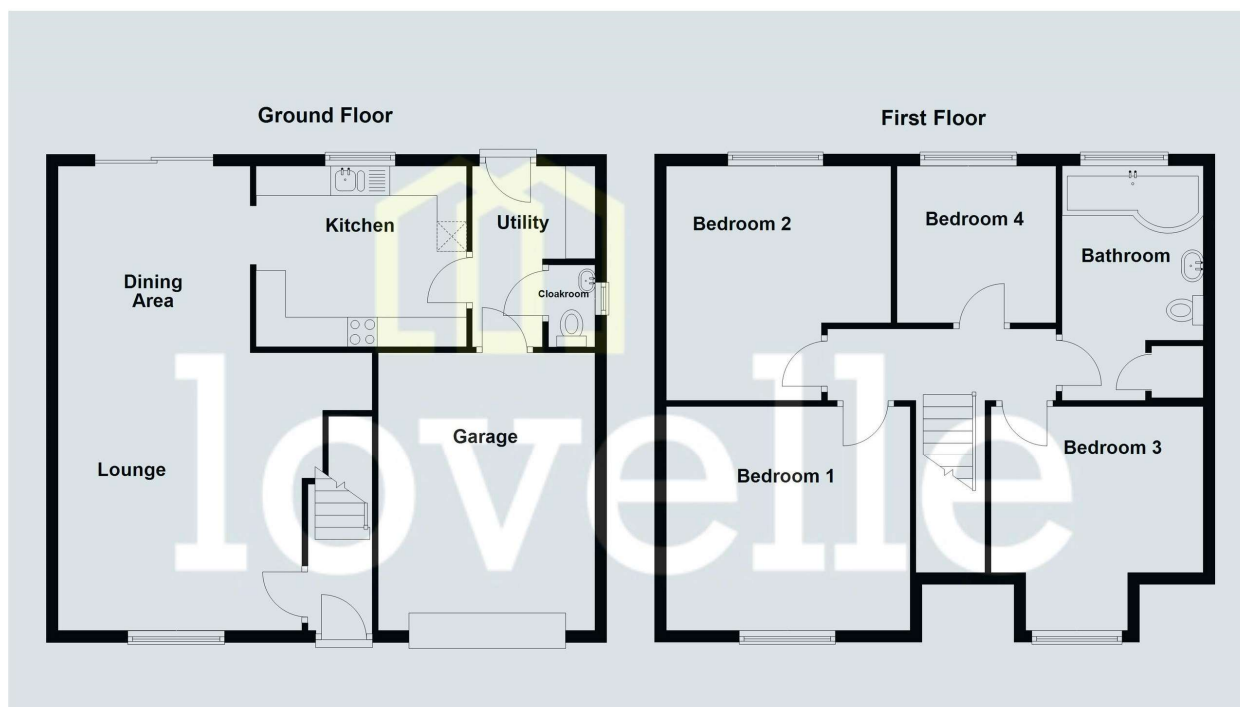
## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

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