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Riby Court, Holton-le-Clay



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£179,950



This immaculate semi-detached house in Holton le Clay Village, perfect for first-time buyers or families, features three bedrooms, three reception rooms including a spacious lounge, kitchen/diner and conservatory, and is set on a generous corner plot with gardens, a drive, and a garage, all conveniently located near schools, transport links, and local amenities.

#### Key Features

- Semi Detached House
- Three Bedrooms
- Lounge, Dining Room & Conservatory
- Open Plan Kitchen/Diner
- Generous Corner Plot, Garage
- uPVC Double Glazed, Gas Central Heating
- EPC rating TBC
- Tenure: Freehold







For sale is this immaculate semi-detached house situated in the popular location of Holton le Clay Village. This property is an ideal purchase for first-time buyers or families, given its proximity to public transport links, nearby schools, local amenities, and scenic walking routes.

The house sits on a generous corner plot, featuring pleasant gardens, a drive and garage, and it benefits from uPVC double glazing and gas central heating. Internally, the property boasts three well-proportioned reception rooms, three bedrooms, a bathroom, and a kitchen.

The first reception room is a spacious lounge featuring dual aspect windows that invite ample natural light into the room, complemented by a feature electric fire. The second reception room offers a dining area open to the kitchen, creating a wonderful space for entertaining guests or family dining. The third is a conservatory, offering additional living space.

There are three bedrooms; two of which are double rooms. The first bedroom is equipped with built-in wardrobes, while the second has a useful cupboard. The third bedroom is a single room, perfect for a child's room or office.

The bathroom is fitted with a shower over the bath, as well as a WC and sink. The kitchen is fitted with oak fronted units and includes an oven and hob, sink, and plumbing for both a dishwasher and washing machine.

This property, with its unique features and ideal location, is a wonderful opportunity to acquire a beautiful home in a desirable location.

## Measurements

Lounge 6.37m X 3.72m

Kitchen 3.66m X 2.77m

Dining Room 2.71m X 3.05m

Conservatory 2.91m X 3.05m

Bedroom 1 2.78m X 3.40m

Bedroom 2 2.90m X 2.90m

Bedroom 3 2.12m X 2.16m

Bathroom 2.65m X 1.65m



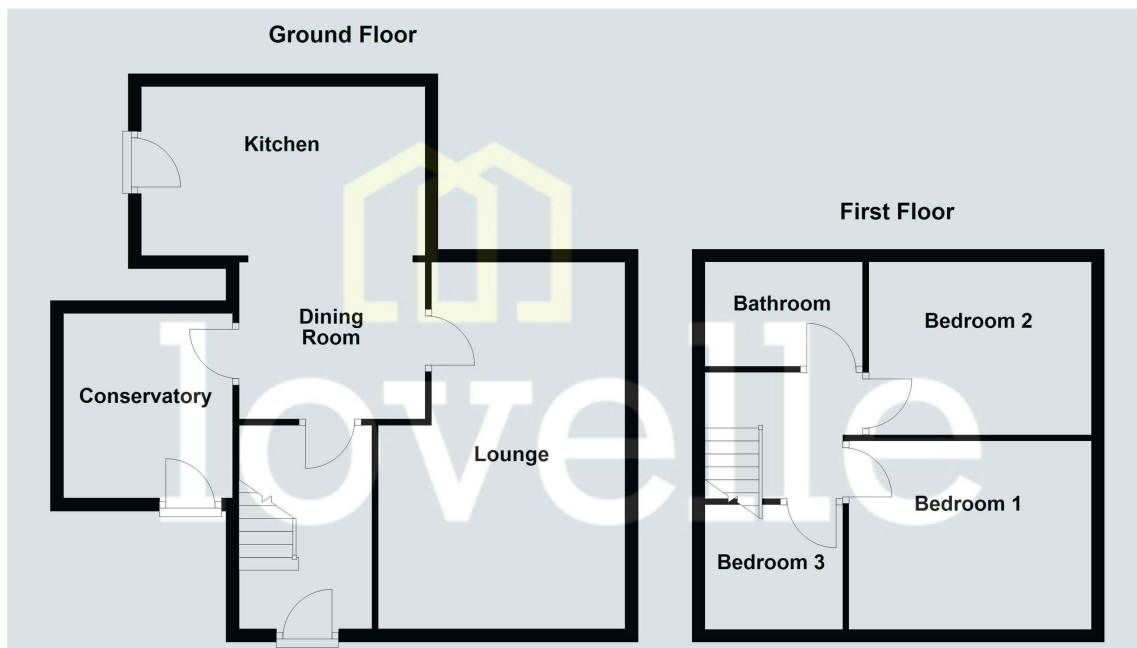
## Disclaimer

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 items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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