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Carmen Crescent, Holton-le-Clay



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When it comes to
property it must be

lovelle



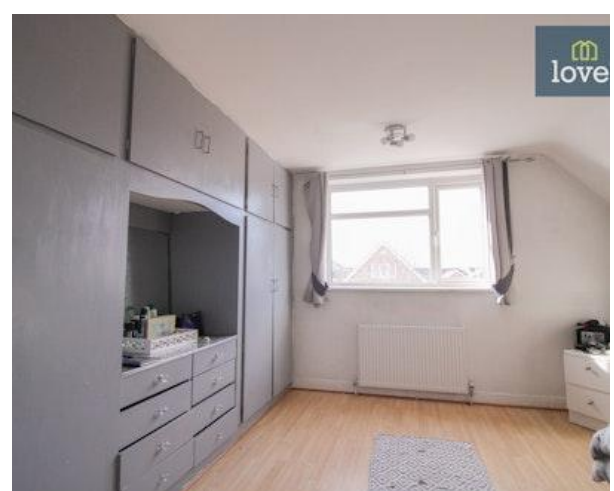
Guide price £178,000



For sale is a charming 3-bedroom detached house in Holton Le Clay village, featuring a spacious layout with unique details, a delightful garden, energy-efficient amenities, and convenient access to public transport, schools, and local amenities—ideal for families seeking comfort and convenience.

Key Features

- Detached House
- Spacious Accommodation
- Three Bedrooms, Two Reception Rooms
- Equipped Kitchen
- Modern Bathroom
- uPVC Double Glazing, GCH, Solar Panels
- EPC rating D
- Tenure: Freehold





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £178,000

For sale is this charming 3-bedroom detached house situated in the popular location of Holton Le Clay village. This property harbours an array of unique features, making it an ideal home for families.

Upon entry, the home greets you with a welcoming hallway that leads to the first floor. The ground floor accommodates a spacious bedroom, a large lounge featuring a delightful fire surround, a dining room with sliding doors that open up to a pleasant garden, and a well-equipped kitchen. The kitchen boasts an oven, hob & microwave, dishwasher, sink, and sleek white units offering ample storage. The fully tiled bathroom is not only practical but also aesthetically pleasing, complete with a shower, bath, sink, wc, and towel radiator.

The first floor reveals two sizeable double bedrooms, both fitted with built-in wardrobes for your convenience. Additionally, there is a separate WC and sink off the landing.

The exterior of the property is just as impressive, offering a large driveway and garage for parking and storage needs. The property also benefits from uPVC double glazing, gas central heating, and leased solar panels contributing to energy efficiency.

The location of this property is truly advantageous, with public transport links, nearby schools, and local amenities all within a short distance. This makes it a superb choice for those seeking a blend of convenience and tranquillity. Enjoy the spacious accommodation this property provides, and make it your family's new sanctuary.

Measurements

Lounge 3.62m X 6.49m
Dining Room 3.02m X 3.18m
Kitchen 3.17m X 4.24m
Bathroom 2.09m X 2.66m
Bedroom 1 3.54m X 4.42m
Bedroom 2 3.61m X 3.38m
Bedroom 3 3.21m X 3.64m

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.

Auction Comments 1

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Auction Comments 2

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

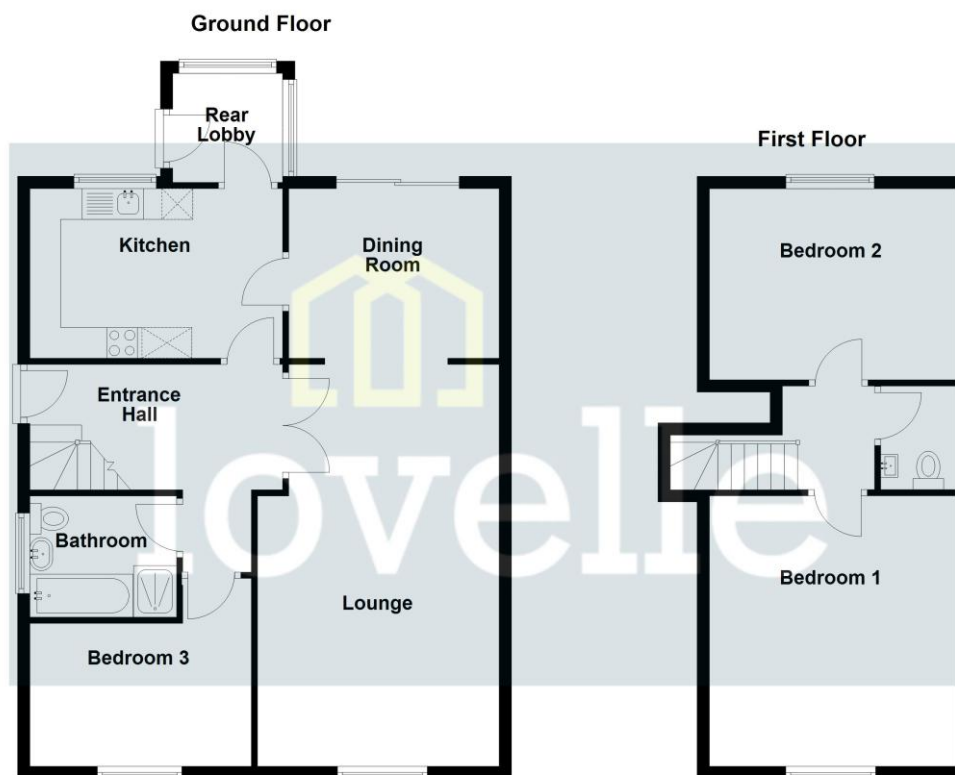
Auction Comments 3

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auction Comments 4

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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.

