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Mount Pleasant, Holton-le-Clay



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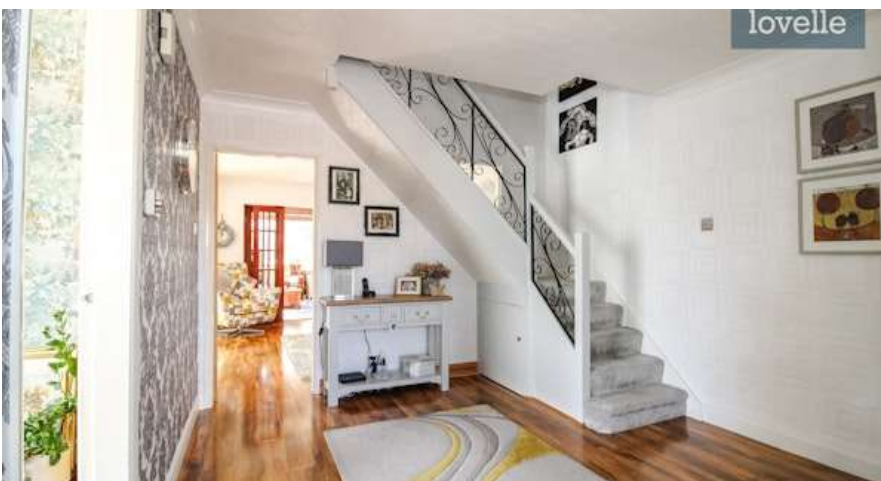


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When it comes to  
property it must be

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**£240,000**



This immaculate three-bedroom semi-detached house, situated in a desirable cul-de-sac in Holton le Clay, features spacious living areas, a modern kitchen, sun room, ample storage, a beautiful garden, generous parking, garage and easy access to local amenities—making it the perfect family home or an ideal choice for first-time buyers.

#### Key Features

- Fabulous Semi-Detached House
- Three Double Bedrooms
- Three Spacious Reception Rooms
- Stunning Kitchen/Diner
- Landscaped Gardens, Drive & Garage
- uPVC DG & GCH
- EPC rating D
- Tenure: Freehold







Offered for sale in immaculate condition, this exceptional three-bedroom semi-detached house is perfectly positioned within a sought-after cul-de-sac in the ever popular village of Holton le Clay, offering easy access to public transport links, local schools, amenities, and picturesque walking routes. This home presents an ideal opportunity for first-time buyers and families seeking both comfort and style.

Step into the property via a spacious and welcoming hallway, complemented by a cloakroom with WC and sink for guest convenience. Enjoy three well-appointed reception rooms, including a tastefully decorated lounge featuring dual aspect windows, creating a bright and airy space. The versatile family room flows seamlessly into the modern kitchen, which boasts contemporary units, a double oven, microwave, induction hob, integrated dishwasher, washer, wine cooler, and space for a dining table—perfect for entertaining. A sliding door opens to the garden enhancing the sense of indoor-outdoor living.

The adjoining sun room, with its vaulted ceiling, expansive windows overlooking the beautiful garden, and doors leading outside, offers a tranquil retreat. A ceiling fan ensures comfort year-round.

Upstairs, three double bedrooms all benefit from built-in wardrobes, providing ample storage. The stylish bathroom includes a heated towel rail, shower over bath, WC and sink. Loft access is available via the landing with drop-down ladders; the loft is part boarded, providing a storage solution.

Externally, the property enjoys a private rear aspect. The large driveway offers generous off-road parking and leads to a much larger than average garage. The beautifully maintained, well-stocked garden is the perfect space for relaxation.

Additional features include uPVC double glazing and efficient gas central heating throughout. This superb home offers space, flexibility and quality, making early viewing highly recommended.

## Disclaimer

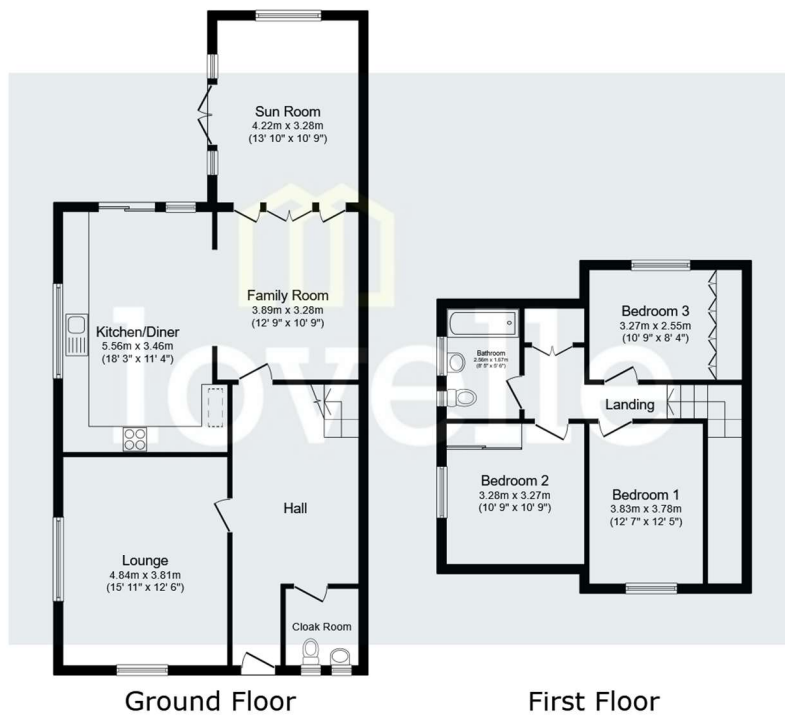
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## Mobile and broadband

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.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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