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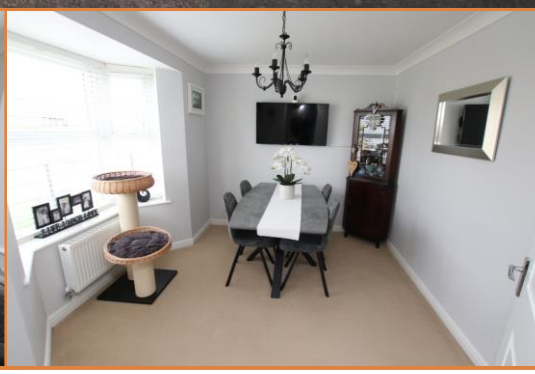

2 Bevers Way Holton-Le-Clay
Grimsby
DN36 5FH

£250,000

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Property Description
Occupying an impressive corner plot just off Church Lane in this well-established and highly regarded village location, this outstanding double bay-fronted modern family home offers spacious, stylish living ideal for today's buyer. Built in 2014 by Persimmon Homes, the property boasts a thoughtfully designed layout and is beautifully presented throughout, finished to an exceptional standard with quality carpets and attractive ceiling fan lighting—truly reminiscent of a show home. The ground floor accommodation is both versatile and inviting, comprising a welcoming entrance hallway, cloakroom/WC, an elegant dining room, and a contemporary lounge. Both the lounge and the modern fitted kitchen benefit from French doors opening onto a superb decked patio area, creating a seamless flow between indoor and outdoor living—perfect for entertaining. To the first floor, the home continues to impress with four generously sized bedrooms, including a stunning principal bedroom with its own en suite shower room, alongside a stylish family bathroom fitted with a modern suite. Externally, the property enjoys a well-proportioned rear garden, mainly laid to lawn and complemented by a decked seating area ideal for social gatherings. Further benefits include a driveway providing off-road parking and a detached single garage with a convenient courtesy door to the garden. A fantastic opportunity to acquire a truly turnkey family home in a sought-after location—early viewing is highly recommended.

Entrance Hallway
A bright and inviting hallway, tastefully decorated in soft neutral tones, featuring a winding staircase to the first floor. Finished with coving to the ceiling and a radiator.

Cloakroom
Fitted with a modern white suite comprising a low flush WC and a slimline pedestal wash hand basin with tiled splashback, complemented by a radiator.

Lounge
20' 6" x 10' 9" (6.25m x 3.28m)
A spacious and stylishly presented living room, enhanced by a front-facing uPVC bay window allowing for plenty of natural light. Featuring coving, radiators, and a ceiling fan light, with French double glazed doors opening onto the decked patio area—ideal for indoor-outdoor living.

Dining Room
8' 5" x 11' 1" (2.56m x 3.37m)
An elegant and well-proportioned reception room with a uPVC bay window to the front, coving to the ceiling, and a radiator—perfect for formal dining or versatile family use.

Kitchen
13' 5" x 11' 1" (4.09m x 3.38m)
A well-appointed and generously sized kitchen offering space for casual dining. Fitted with a range of contemporary high gloss wall and base units with contrasting work surfaces, incorporating a stainless steel one-and-a-half bowl sink with mixer tap and matching upstands. Integrated Zanussi appliances include a four-ring gas hob with extractor over and a fan-assisted oven with grill, alongside plumbing for a dishwasher and space for an American-style fridge freezer. Finished with coving, a radiator, and French doors opening onto the rear garden.

Utility Room
A practical and useful addition providing additional storage and plumbing for a washing machine, with a uPVC double glazed door offering direct access to the rear garden.

First Floor Landing

A bright and airy landing area featuring a deep stairwell with ceiling fan light, access to the loft space, and a built-in airing cupboard housing the hot water system.

Bedroom One
11' 2" min x 12' 8" (3.40m x 3.86m)
A spacious principal bedroom, attractively decorated in a light, neutral colour scheme, with a radiator and a uPVC window overlooking the rear garden. Benefiting from a private en suite shower room.

Ensuite
7' 1" x 5' 4" (2.16m x 1.63m)
Fitted with a modern white suite comprising a low flush WC, pedestal wash hand basin, and a double walk-in tiled shower with thermostatic controls and glass screen. Additional features include a radiator, extractor fan, and a uPVC double glazed window.

Bedroom Two
11' 0" x 9' 2" (3.35m x 2.79m)
A well-proportioned double bedroom, tastefully decorated and enjoying views over the rear garden, with a radiator and uPVC double glazed window.

Bedroom Three
11' 0" x 9' 6" (3.35m x 2.90m)
Another generous double bedroom positioned to the front of the property, featuring a radiator and a double glazed window.

Bedroom Four
10' 5" x 9' 5" (3.17m x 2.87m)
A further spacious bedroom, ideal for family use or as a home office, with a radiator and front-facing double glazed window.

Bathroom
7' 6" x 6' 2" (2.29m x 1.88m)
A contemporary family bathroom fitted with a white suite comprising a low flush WC, pedestal wash hand basin, and a panelled bath with tiled surround. Finished with a ceramic tiled floor, radiator, extractor fan, and a uPVC double glazed window.

Garage
17' 2" x 9' 0" (5.23m x 2.74m)
A detached brick-built single garage with an electric remote-controlled door, complete with power and lighting, and a useful courtesy door providing access to the rear garden.

Outside
Occupying a desirable corner plot, the property enjoys lawned areas to the front and side, complemented by a driveway and boundary railings. There is potential to extend the parking area further (subject to the necessary permissions). A paved pathway leads to the front entrance, while a side gate opens into the enclosed rear garden, which is mainly laid to lawn and features a decked and patio seating area—perfect for outdoor entertaining.

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 and all viewings are strictly by appointment only please.

Council Tax Information
Band D: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
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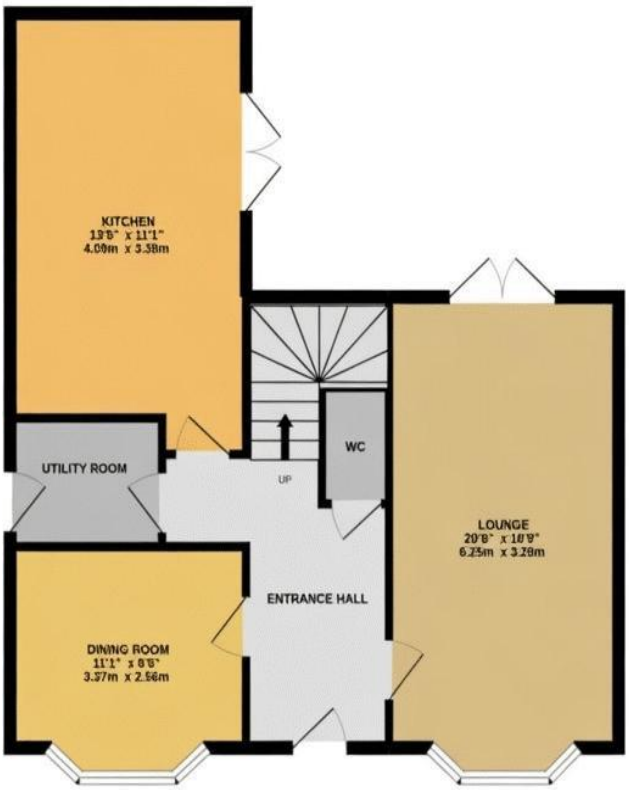
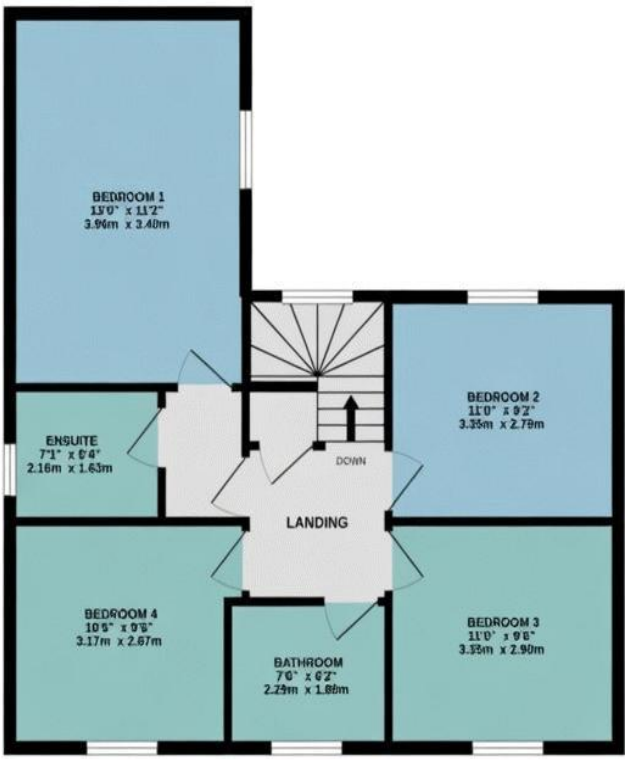
OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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