



24 Newstead Avenue, Holton Le Clay, East Lindsey, DN36 5BU
£200,000

Key Features:

- Four Bedroom Semi Detached Home
- Popular Village Location of Holton Le Clay
- Versatile Family Accommodation
- Open Plan Kitchen/Conservatory
- Main Bedroom with En Suite Dressing Room
- Driveway & Detached Garage
- Excellent School Catchment

Located in the popular village of Holton Le Clay, this four bedroom semi detached home offers spacious and versatile accommodation, ideally suited to modern family living. The property is well placed for local amenities, and falls within a highly regarded school catchment, making it an attractive choice for buyers seeking both convenience and a well-connected village setting.

The accommodation is arranged over two floors and provides excellent flexibility. On the ground floor there is a front aspect lounge, kitchen, open plan conservatory, two bedrooms and a family bathroom.

To the first floor are two further bedrooms, including the main bedroom which enjoys the added advantage of an en suite dressing room.

Externally, the property stands within gardens to the front and rear, along with driveway parking and a detached garage.



ENTRANCE HALL

Accessed via an entrance porch to the side of the property. L-shaped with staircase leading to the first floor.

LOUNGE

15'1" x 12'0" (4.61 x 3.67)

Front aspect reception room with fireplace incorporating a modern gas fire.

KITCHEN

9'8" x 9'7" (2.95 x 2.93)

Fitted with a range of wall and base units, built-in double oven, gas hob and integrated fridge.

CONSERVATORY

20'10" x 12'7" (6.36 x 3.85)

Open plan to the kitchen and fitted with additional units, stainless-steel sink, integrated dishwasher, and plumbing for a washing machine. French doors open onto the patio area.

BATHROOM

6'8" x 6'0" (2.05 x 1.85)

Comprising a vanity unit, WC, and panelled bath with overhead shower.

BEDROOM 3

12'5" x 12'8" (3.79 x 3.87)

Rear aspect room with a built-in storage cupboard.

BEDROOM 4

9'10" x 7'11" (3.00 x 2.42)

Front aspect room.

FIRST FLOOR

BEDROOM 1

12'2" x 10'11" (3.72 x 3.35)

Front aspect main bedroom.

EN-SUITE DRESSING ROOM

12'9" x 7'10" (3.91 x 2.40)

Leading from the main bedroom, providing useful dressing and storage space.

BEDROOM 2

12'2" x 8'0" (3.71 x 2.44)

Rear aspect room with a built-in storage cupboard.

GARAGE

14'6" x 8'3" (4.44 x 2.52)

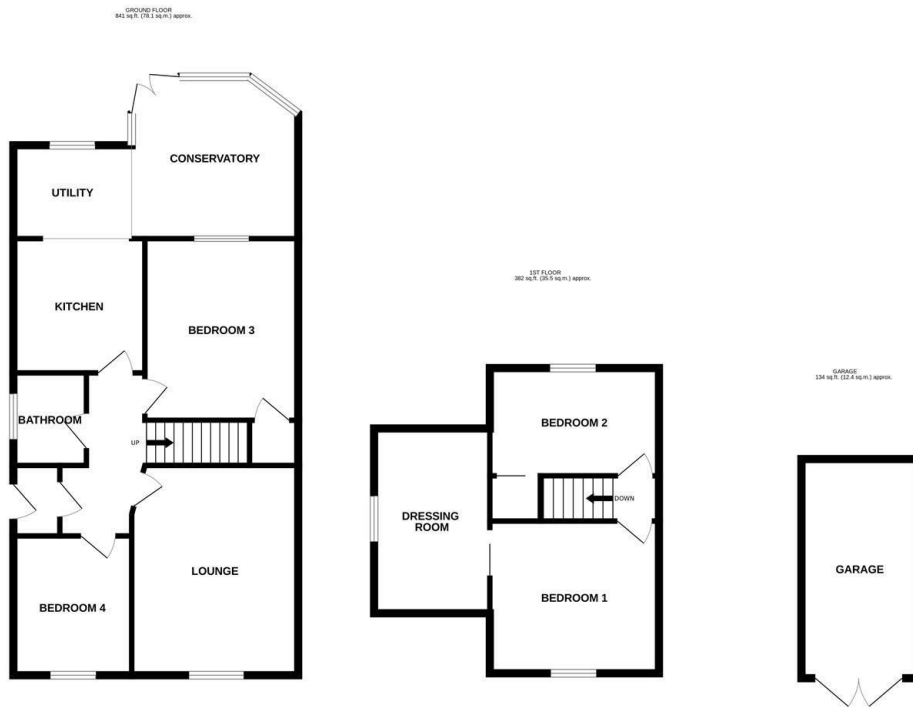
TENURE

FREEHOLD

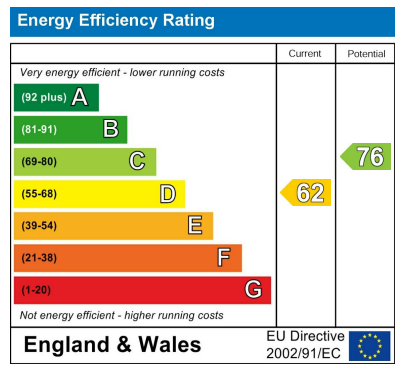
COUNCIL TAX BAND

B





TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
 Made with Metropix i2004.



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.
 Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
 Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

