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Langton Road

Holton-Le-Clay
DN36 5BJ

Offers in the Region Of £220,000

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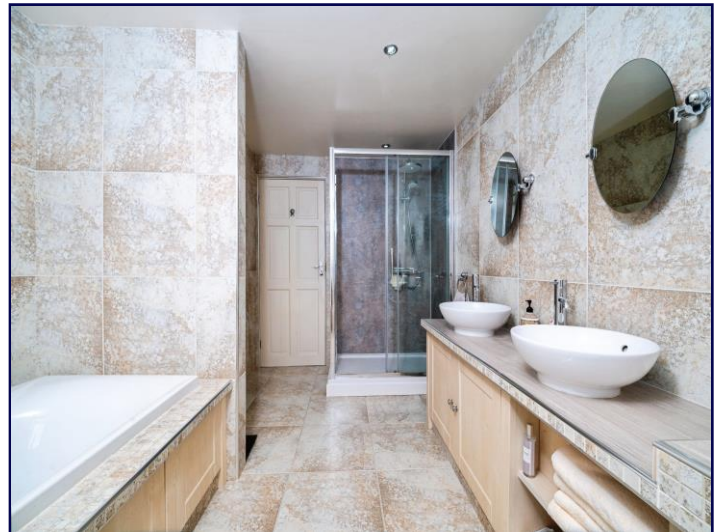
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Property Introduction

Situated in the highly sought-after village of Holton-le-Clay, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or those looking to enjoy village living. With generous gardens, excellent outdoor space and a detached garage, this superb property is ready to move straight into. The accommodation begins with a welcoming entrance leading into a bright and comfortable lounge, providing the perfect space to relax and unwind. To the rear of the property is a stylish kitchen-diner, offering ample cupboard and worktop space together with room for family dining and entertaining. French doors allow plenty of natural light to flood the room while providing easy access to the rear garden. A convenient ground floor WC completes the accommodation on this level. To the first floor are three well-proportioned bedrooms, each offering comfortable living space for a growing family, home office or guest accommodation. The impressive four-piece family bathroom comprises a panelled bath, separate shower cubicle, wash hand basin and WC, creating a practical and luxurious space for everyday living. Externally, the property occupies a generous plot with attractive gardens to both the front and rear. The enclosed rear garden provides an excellent space for outdoor entertaining, children's play or simply relaxing during the warmer months. A delightful summer house offers additional versatility and could be utilised as a home office, hobby room or peaceful retreat. To the rear of the garden is a detached garage, complemented by a driveway providing off-road parking.

Located within easy reach of local amenities, well-regarded schools and transport links, this fantastic home combines spacious accommodation with excellent outdoor space in one of the area's most desirable villages. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling and a tiled floor.

Lounge

14' 10" x 12' 10" (4.52m x 3.90m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

12' 9" x 18' 11" (3.89m x 5.77m)

The kitchen-diner has dual aspect windows to the side and rear elevation, French doors to the rear, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer and space for a dining table and chairs.

WC

4' 11" x 2' 7" (1.50m x 0.80m)

With a WC and basin.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom 1

11' 7" x 11' 5" (3.53m x 3.49m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom 2

9' 3" x 11' 5" (2.82m x 3.49m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom 3

6' 11" x 7' 10" (2.12m x 2.38m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

12' 5" x 9' 0" (3.79m x 2.74m)

The bathroom has an opaque window to the rear elevation, tiled walls and flooring and a radiator. There is also a WC, twin basins, a bath and shower cubicle with a mains shower.

Garage

14' 10" x 13' 2" (4.52m x 4.02m)

With an roller door, window to the rear and a door to the side featuring power and lighting, plumbing for a radiator, and a useful mezzanine level providing excellent additional storage.

Outside

With a block paved frontage providing ample off road parking, there are also established shrubs. The rear garden is also low maintenance with a feature patio ideal for entertaining, further established shrubs and a perimeter fencing.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 113.1 m² (1,218 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

