



## 15 Picksley Crescent Grimsby, North East Lincolnshire DN36 5DR

**NO FORWARD CHAIN** – Beautiful Detached Home in Holton le Clay.

Joy Walker Estate Agents are pleased to offer this immaculately presented four-bedroom detached home, tucked away in a quiet cul-de-sac in the ever-popular village of Holton le Clay. Set on a generous plot, this stylish property has been thoughtfully updated to create a spacious and versatile family home. Inside, a welcoming hallway leads to three reception rooms including a formal lounge, a cosy family room with garden access, and an open-plan dining room flowing into a stunning high-spec kitchen. Complete with quartz worktops, high-gloss units, quality appliances, a breakfast bar, and bifold doors to the garden, the kitchen is ideal for modern family living. A utility room and ground-floor cloakroom add further convenience. Upstairs, four double bedrooms provide ample space, with the impressive master suite featuring a private dressing room and en-suite. Two beautifully appointed bathrooms offer both luxury and practicality, including a spa-style suite with freestanding bath and walk-in Aqualisa shower.

Outside, the landscaped rear garden with Indian sandstone patio offers a private, peaceful retreat. A large driveway, garage with EV charging point, and garden shed complete the picture. Located close to excellent schools, amenities, transport links, and countryside walks, this turn-key property is perfect for families seeking space, style and location. Early viewing is highly recommended.

**£389,950**

- VILLAGE LOCATION
- LARGE DETACHED FAMILY HOME
- LIVING DINING KITCHEN
- UTILITY ROOM
- CLOAKROOM
- LOUNGE
- REAR SITTING ROOM
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE
- FOUR BEDROOMS
- FAMILY SHOWER ROOM



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE HALL

Accessed via a composite door into the hallway which has wood effect LVT flooring, painted ceiling beams, radiator and large cloaks cupboard and carpeted stairs with feature balustrade.



### WALK IN COAT CUPBOARD

Accessed from the hallway a further handy cloaks cupboard with racking and shelving, tiled flooring and door leading to the cloakroom.



### CLOAKROOM/WC

The cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with storage. Finished with tiled walls and floor, down lights and uPVC double glazed window to the rear.





## LOUNGE

20'3" x 10'10" (6.19m x 3.32m)

This large than average lounge has a uPVC double glazed bow window to the front aspect and uPVC double glazed French doors with side light panels leading to the garden room. finished with coving to the ceiling, carpeted flooring, two radiators and feature marble fire surround with matching heart6 and inset electric fire.



## LOUNGE



## GARDEN/SITTING ROOM

16'5" x 9'1" (5.01m x 2.79m)

This handy addition can be accessed and open to the lounge and living kitchen creating an ideal family entertaining area, ample natural light comes from the dual aspect uPVC double glazed windows and French doors leading to the garden. Finished with carpeted flooring and radiator.



## GARDEN/SITTING ROOM



## LIVING DINING KITCHEN

13'8" x 14'2" (4.18m x 4.32m)

The living dining kitchen benefits from modern grey gloss fronted wall and base units with matching pan draws and Quartz work surfaces with matching upstands and incorporates an inset sink with hand spray mixer tap, five ring gas hob with Quartz splashback and black chimney style extractor hood above and double electric fan assisted ovens beneath and integrated dishwasher. The quartz work surfaces extends to a handy breakfast bar area. This great space is open plan to the dining or further living area and creates a fabulous family space finished with coving and down lights to the ceiling, wood effect LVT flooring, radiator and uPVC double glazed bi-fold doors with Velux window above.



## LIVING DINING KITCHEN



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## LIVING DINING KITCHEN

11'8" x 10'7" (3.58m x 3.23m)

Open to the kitchen with continued decoration and flooring, radiator and uPVC double glazed window to the front aspect. Presently used as a dining area.



## UTILITY ROOM

11'8" x 5'10" (3.58m x 1.78m)

The handy utility room benefits from a range of matching units with Quartz work surfaces and matching upstands and incorporates a inset sink, under counter space for an automatic washing machine and tumble dryer and space for a freestanding fridge and freezer. Finished with wood effect vinyl flooring, modern tall radiator, uPVC double glazed window to the rear aspect and glazed uPVC door to the garden.



## FIRST FLOOR LANDING



## FIRST FLOOR LANDING

Having continued carpeted flooring and matching modern balustrade, coving to the ceiling and a uPVC double glazed window to the front aspect.



## MASTER SUITE With Bedroom, Dressing Room & Ensuite





## MASTER BEDROOM

11'9" x 10'9" (3.59m x 3.28m)

The master bedroom is a great size and has a uPVC double glazed window to the front aspect, coving to the ceiling, with ceiling fan light, carpeted flooring and radiator. Door leading to the dressing room.



## DRESSING ROOM

11'8" x 8'11" (3.56m x 2.74m)

The handy dressing room has coving to the ceiling, down lights, two modern radiators, carpeted flooring and uPVC double glazed window to the front aspect.



## DRESSING ROOM



### ENSUITE BATHROOM WITH SHOWER ENCLOSURE

8'11" x 8'5" (2.74m x 2.58m)

The modern en suite bathroom benefits from a white four piece suite comprising of; Tear shaped freestanding bath with floor standing taps and hand shower attachment, walk in shower with dual shower heads one being rainfall and glazed screen with black trim, modern grey combination unit housing providing ample storage and housing the hand wash basin and low flush wc with hidden cistern. Finished with modern tiled walls to dado height, wood effect vinyl flooring, two tall radiators, coving and down lights to the ceiling and a uPVC double glazed window to the rear aspect.



### ENSUITE BATHROOM WITH SHOWER ENCLOSURE



### BEDROOM TWO

11'10" x 10'9" (3.63m x 3.28m)

The second double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM THREE

10'3" x 10'2" (3.13m x 3.12m)

To the rear aspect with a uPVC double glazed window, carpeted flooring, radiator and built in airing cupboard which houses the wall mounted boiler.



### BEDROOM FOUR

10'11" x 8'8" (3.35m x 2.65m)

To the rear of the property with a uPVC double glazed window this fourth bedroom is presently used as a hobby room and is finished with carpeted flooring and radiator.



### SHOWER ROOM

5'0" x 2'6" (1.54m x 0.77m)

The modern shower room benefits from a white three piece suite which comprises of; walk in shower with dual head one being rainfall and glazed screen with black trim and modern combination unit providing ample storage and housing the hand wash basin and low flush wc with hidden cistern. Finished with full modern tiling to the walls, wood effect laminate flooring, tall radiator and uPVC double glazed window to the rear aspect.



### OUTSIDE



## GARDENS

The property stands back from the road with hedged boundaries and double wrought iron access gates leading to the large front garden which is of low maintenance and provides ample off road parking for several vehicles. The front garden is mainly laid with shingle and has dual access to the rear garden. The rear garden has a mixture of hedging and fenced boundaries and is mainly laid to lawn with mature and well stocked borders. A large paved patio area provides ample space for outside entertaining for those lazy Sunday afternoons and evening. A true delight for a budding gardener. Metal shed providing ample further storage space.



## GARDENS



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## GARAGE

21'2" x 9'0" (6.46m x 2.75m)

Having double doors to the front aspect and rear courtesy door and is fitted with electric, lighting, handy storage cupboard and houses the second wall mounted boiler.

## FRONT VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - C

## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.