



4 Runway Lane

Holton-Le-Clay, Grimsby, North East Lincolnshire DN36 5FF

Situated on Runway Lane in the popular village of Holton le Clay, this modern two-bedroom semi-detached property was built by Snape Builders and remains covered by the remainder of its 10-year warranty. Ideally suited to first-time buyers, the property is well placed for local amenities, schools and transport links, with the village offering a range of everyday facilities and easy access to Grimsby and the Lincolnshire coast. The property benefits from gas central heating and uPVC double glazing, with accommodation comprising lounge, kitchen/diner and cloakroom to the ground floor, with two double bedrooms and a bathroom to the first floor. Externally, there is an open-plan front garden with paved driveway providing off-road parking and an EV charging point. To the rear is an enclosed, southerly facing lawned garden with fenced boundaries and a dual-aspect paved patio area. Viewing is highly recommended to appreciate this modern home and its location.

Offers Over £165,000

- MODERN SEMI-DETACHED
- HOLTON LE CLAY
- BUILT BY SNAPE BUILDERS
- 10-YEAR WARRANTY
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- EV CHARGING POINT
- SOUTH FACING GARDEN
- VIEWING A MUST



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

ENTRANCE

Accessed via the front of the property through a modern composite door, opening into the lounge.

LOUNGE

19'9" x 11'6" (6.04 x 3.53)

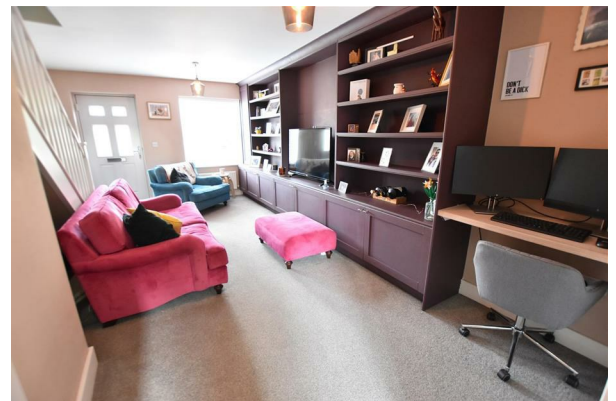
The lounge is a spacious and modern room with a uPVC double-glazed window with fitted blinds to the front aspect. The room features carpeted stairs with a white open-spindle balustrade, together with a modern media unit incorporating shelving and storage cupboards, plus a dedicated desk/office area. Two radiators and connecting doors provide access to the adjoining rooms, creating a practical and welcoming living space.



LOUNGE



LOUNGE



LOUNGE



LOUNGE



CLOAKROOM

The handy cloakroom has a white two-piece suite comprising a corner pedestal wash hand basin and low-flush WC. Finished with wood-effect vinyl flooring, a radiator and extractor fan.



KITCHEN DINER

11'8" x 8'2" (3.57 x 2.50)

The kitchen/diner benefits from a range of cream-fronted wall and base units with contrasting wood-effect work surfaces and matching upstands, incorporating a stainless steel sink and drainer, gas hob with stainless steel splashback, chimney-style extractor hood and electric fan-assisted oven. There is ample space for a freestanding fridge freezer and automatic washing machine, with the wall-mounted boiler housed within a matching unit. The room is finished with wood-effect vinyl flooring, a radiator, uPVC double-glazed window with modern white slat blinds and a uPVC double-glazed door leading to the rear garden. There is also space for a small dining table, creating a practical and welcoming kitchen/dining area.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



FIRST FLOOR

.

FIRST FLOOR LANDING

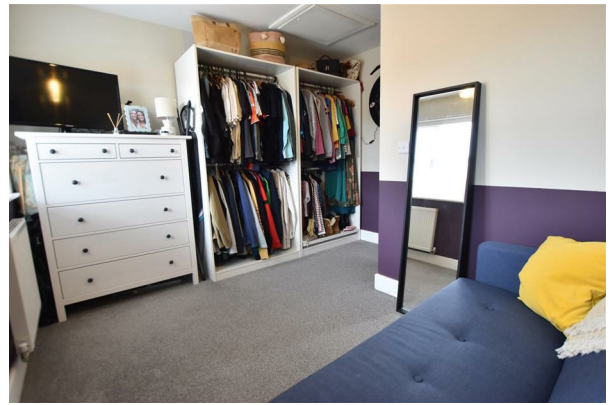
The landing has continued carpeted flooring, an open white-spindle balustrade and a radiator.



BEDROOM ONE

11'9" x 10'7" (3.60 x 3.24)

The larger of the two double bedrooms enjoys a pleasant front-facing aspect, featuring two uPVC double-glazed windows with modern white slat blinds. The room is finished with carpeted flooring, a radiator and convenient loft access. Currently utilised as a dressing room by the present vendors, this spacious bedroom offers excellent versatility and potential to suit a variety of needs.



BEDROOM ONE



BEDROOM TWO

11'8" x 8'9" (3.58 x 2.68)

The second double bedroom is positioned to the rear of the property and benefits from a uPVC double-glazed window with modern white slat blinds. The room is complemented by carpeted flooring and a radiator, creating a comfortable and welcoming space.



BEDROOM TWO



BATHROOM

8'2" x 5'5" (2.51 x 1.66)

The bathroom benefits from a modern white three-piece suite comprising a bath with shower over and glazed shower screen, pedestal wash hand basin and low-level flush WC. The room is finished with three tiled walls and a feature coloured wall, complemented by wood-effect vinyl flooring. Further benefits include a heated towel rail, extractor fan and a uPVC double-glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property stands within an open-plan front garden, featuring mature shrubs and a paved pathway leading to the entrance. A paved driveway to the side provides off-road parking and benefits from an EV charging point, with a wooden gate providing access to the rear garden. The southerly-facing rear garden enjoys fenced boundaries and is mainly laid to lawn, with mature planting to the borders and two paved patio areas, creating an ideal setting for relaxing afternoons and summer barbecues. A paved area to the side of the property houses a timber shed, providing useful additional storage, together with a handy bin storage area.



THE GARDENS



THE GARDENS



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

MANAGEMENT COMPANY

Management Fee We understand there is an estate management fee in the region of £135 per annum. This should be verified by your solicitor.

VIEWING ARRANGEMENTS

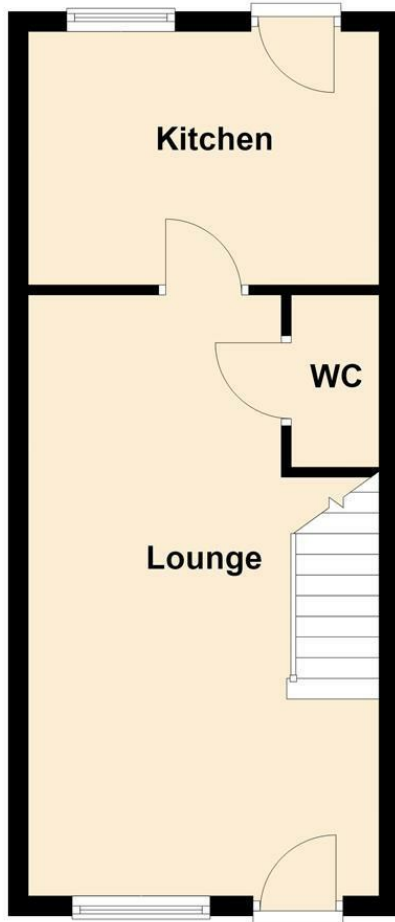
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

Approx. 30.5 sq. metres (328.8 sq. feet)

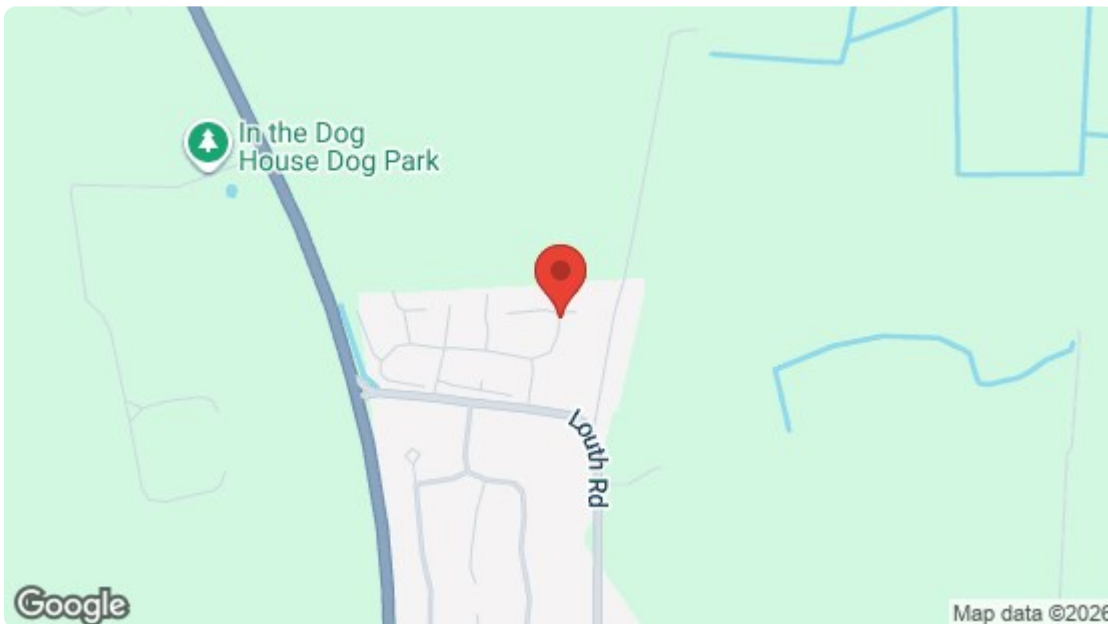


First Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.