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Runway Lane, Holton-le-Clay



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£225,000



An immaculate three-bedroom semi-detached family home in the sought-after village of Holton-le-Clay, offering modern open-plan living, en-suite to the main bedroom, driveway and garage parking, and an enclosed rear garden, with convenient access to local amenities and nearby Grimsby.

Key Features

- Semi-Detached House
- Three Bedrooms
- Two Bathrooms & Cloakroom
- Modern Kitchen / Diner
- Spacious Lounge
- Driveway & Garage
- EPC rating B
- Tenure: Freehold



This immaculate three-bedroom semi-detached house is for sale in the sought-after village of Holton-le-Clay, near Grimsby, and is well suited to families and first-time buyers.

A spacious and welcoming hall gives access to a cloakroom with WC and sink. The modern kitchen is fitted with units incorporating an oven and hob, fridge freezer, dishwasher and washer, and features an open-plan dining space with French doors opening onto a pleasant enclosed garden. Doors connect the kitchen to a tastefully decorated lounge with bay window, creating a practical and sociable ground floor layout.

Upstairs, the main double bedroom benefits from an en-suite shower room with walk-in shower, WC and sink. There is a further double bedroom and a spacious single bedroom, served by a family bathroom with shower over bath, sink and WC. The property is uPVC double glazed and gas central heated.

Outside, there is a driveway and garage providing off-street parking, together with an enclosed rear garden ideal for children's play or outdoor dining.

Holton-le-Clay offers a range of local amenities including shops, primary and secondary schools, and access to walking routes and green spaces in the surrounding countryside. Nearby Waltham and Grimsby provide further facilities, supermarkets and leisure options. Bus services connect the village to Grimsby and Louth, where onward rail services from Grimsby Town station offer routes to Manchester, Sheffield and beyond, with journey times to Manchester typically around two and a half hours.

Disclaimer

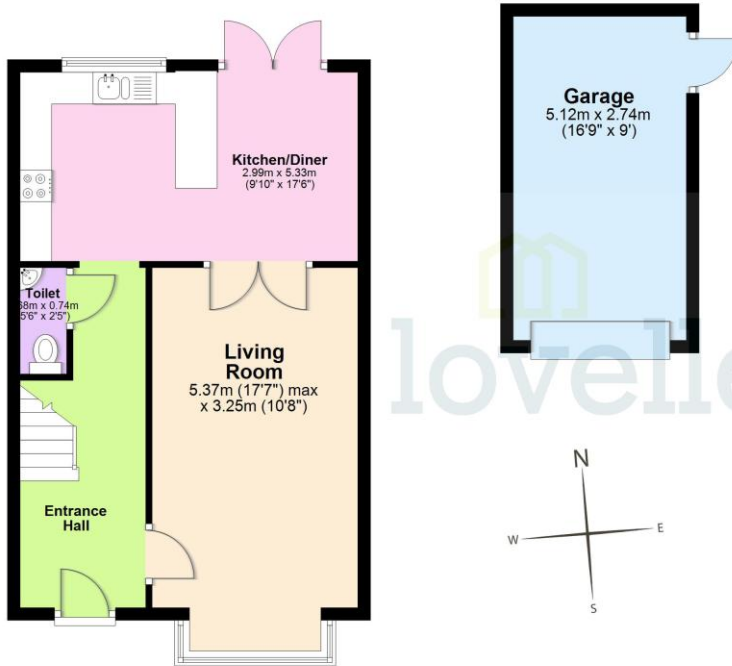
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

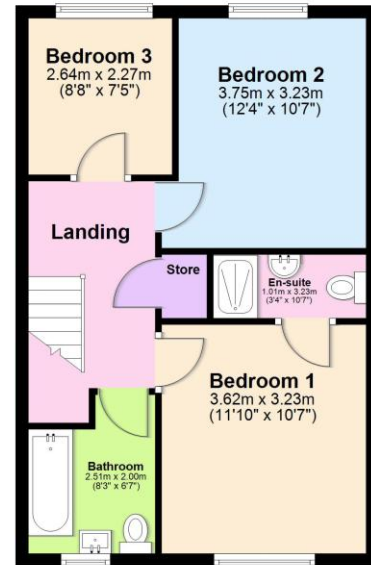
Ground Floor

Approx. 59.8 sq. metres (643.6 sq. feet)



First Floor

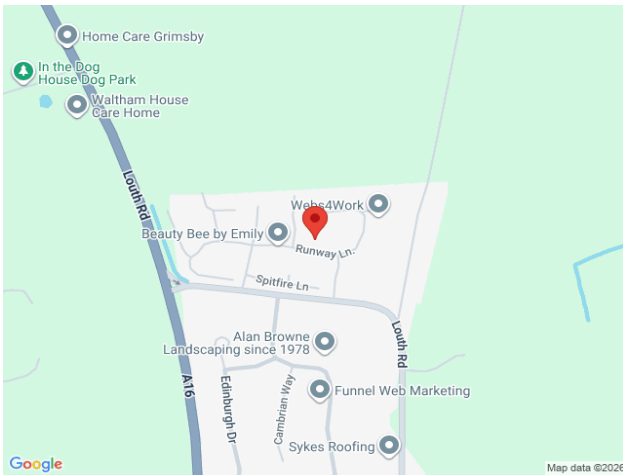
Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.



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