



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Tetney Lane  
Holton Le Clay  
DN36 5AR

Auction Guide Price £200,000

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### Property Description

Crofts Estate Agents are delighted to present this NO FORWARD CHAIN stylishly modern detached home, perfectly positioned in the highly sought-after and peaceful village of Holton-le-Clay. Combining tranquillity with convenience, this property offers easy access to public transport, local amenities, green spaces, parks, and well-regarded schools — making it an ideal choice for families and first-time buyers alike. Step inside to discover two bright and spacious reception rooms. The main lounge is a warm and inviting space, filled with natural light from large windows overlooking the garden and featuring an elegant electric fireplace and direct garden access. The second reception room is equally welcoming, enhanced by dual-aspect windows that create a light and airy feel. The modern kitchen is fully equipped with an oven, hob, and plumbing for both a dishwasher and washing machine, along with space for a fridge — perfect for everyday living. Lobby and cloakroom. Upstairs, you'll find three generously sized bedrooms. The principal bedroom enjoys a dual-aspect design, creating a bright and spacious retreat. The second bedroom is another comfortable double, while the third room offers excellent versatility, with the bonus of built-in overhead storage. Beautiful painted wooden floorboards throughout the first floor add character

and charm. The family bathroom features a thoughtful design with built-in storage, a bath with overhead shower, WC, and basin. Outside, the property impresses with a large, enclosed southerly facing rear garden — perfect for entertaining or relaxing. A private driveway provides ample off-road parking, and the recently renovated garden workshop offers endless possibilities, whether as a creative studio, place to work, home business or a tranquil retreat. With neutral décor throughout and modern comforts including UPVC double glazing and gas central heating, this home offers the perfect blend of style, practicality, and comfort — ready for you to make it your own.

### Entrance Hallway

8' 6" x 6' 3" (2.583m x 1.914m)

uPVC double decorative glazed entry door to the front elevation and a uPVC double glazed window to rear at the foot of the stairs. Understairs storage. Central heating radiator.

### Kitchen/Breakfast Room

10' 7" x 13' 5" (3.232m x 4.089m)

This lovely sized breakfast kitchen offers a good complement of fitted wall and base units with contrasting work surfacing with inset bowl sink and drainer. Splashback tiling. Integrated four ring gas hob and eye level twin oven. Plumbing and space for a washer and dryer. Central heating radiator. Two uPVC double glazed windows to the front elevation and a further double glazed window to the side.

### Lobby

uPVC double glazed entry door to the side elevation leading out to the garden. Central heating radiator. Cupboard housing the service meters.

### Cloakroom

Equipped with a w.c and wash hand basin. Window to the rear elevation.

### Sitting/Dining Room

11' 1" x 13' 2" (3.380m x 4.001m)

The first of the sitting rooms creates this versatile space offering a multitude of uses. With two double glazed windows to the side elevation allowing for ample natural light the property is decorated in this modern clean cut style as found throughout the property. Coving and rose to the ceiling and dado rail to the walls. Central heating radiator. French doors through to the living room.

### Living Room

17' 6" x 13' 2" (5.344m x 4.012m)

Again another versatile room having uPVC double glazed windows to the side, large window to the rear and side entry door out to the garden. Two central heating radiator. Electric fire with surround creating a pleasant focal point. Two central heating radiators.

### First Floor Landing

Neutrally decorated this light and airy landing has ample natural light to brighten the area with window to the front elevation and two further windows to the side. Large walk in storage cupboard.

Loft access and down lighting to the ceiling. Central heating radiator.

### Bedroom One

9' 8" x 13' 3" (2.937m x 4.026m)

A lovely double bedroom which offers a dual aspect with uPVC double glazed windows to both the side and rear elevations. Central heating radiator.

### Bedroom Two

9' 2" x 13' 5" (2.783m x 4.101m)

The second of the double bedrooms has two uPVC double glazed windows to the front elevation. Central heating radiator. Useful storage cupboard.

### Bedroom Three

6' 8" x 9' 6" (2.022m x 2.901m)

The final of the three bedrooms is located to the middle of the property and has a window to the side. Central heating radiator. Useful fitted overhead storage cupboards above the door.

### Bathroom

5' 11" x 9' 6" (1.810m x 2.897m)

The family bathroom is equipped with a close coupled w.c, pedestal wash hand basin and a panelled bath with electric shower over. Splashback tiling. uPVC double glazed window to the side elevation. Storage cupboard.

### Outside

One of the key selling features to this stylish home has to be that of its gardens. Screened from the road by established shrubbery and tree, the front provides ample off road parking. A personal gate to the side provides access down the side and onto the rear garden. The rear garden is ideal for the family market, well proportioned, southerly facing and ideal for those whom like to entertain from home along with alfresco dining. To the far end of the garden there is a brick store, which does need some works, but will create ideal garden storage. The garden offers a large expanse of lawn along with gravelled beds, shrubs, plants and trees. Detached garden room.

### Garden room

20' 5" x 6' 5" (6.216m x 1.95m) max

Yet another selling feature to this property has to be the recently converted workshop which now creates this lovely garden room which has 7 inch insulation added to the walls. Attractively presented this is an ideal space that could be put to a variety of



uses such as a place to set up a home business, tranquil retreat, home office or many other ideas. Also subject to permissions there may even be the opportunity to extend this to create a granny annexe or similar.



### 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 and all viewings are strictly by appointment only please.

### Council Tax Information

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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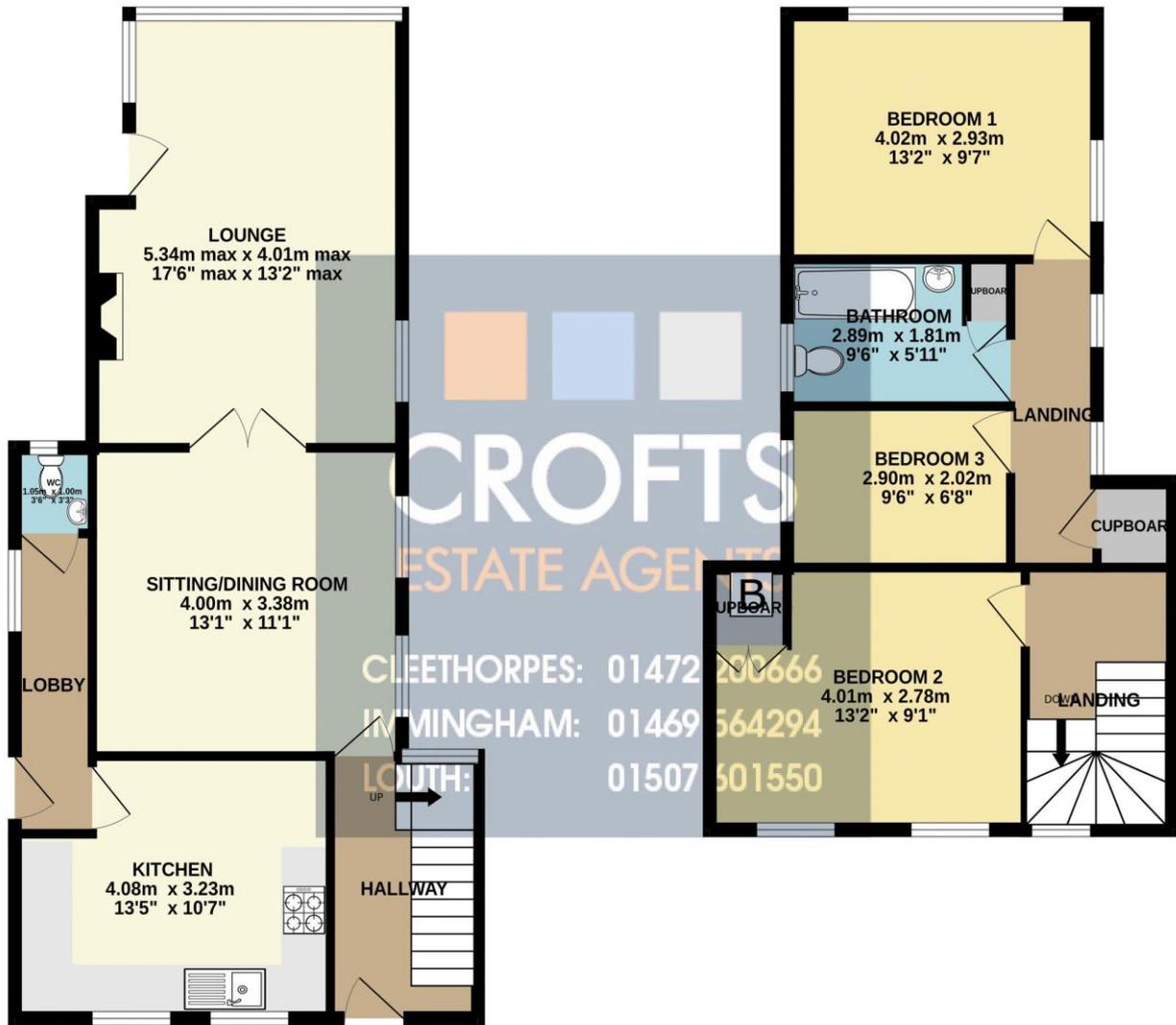
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Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
58.3 sq.m. (628 sq.ft.) approx.

1ST FLOOR  
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA: 106.0 sq.m. (1141 sq.ft.) 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.  
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