



# CROFTS ESTATE AGENTS

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## The Crescent

Holton-Le-Clay  
DN36 5EW

Offers in the Region Of £235,000

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### Property Introduction

Crofts Estate Agents are pleased to present this beautifully modernised and spacious detached bungalow, ideally located on The Crescent in the highly sought-after village of Holton le Clay. Finished to a high standard throughout, this stylish home is ready to move into and will appeal to a wide range of buyers, from downsizers to families seeking single-level living. The accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, a contemporary fitted kitchen, and a versatile sun room offering additional living space. There are three well-proportioned bedrooms and a modern bathroom, all presented in excellent condition. Externally, the property benefits from low maintenance well-maintained gardens to both the front and rear, providing ideal spaces for relaxation or entertaining. There is also ample off-road parking and a detached garage, adding further practicality. Additional features include uPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the year. Holton le Clay itself offers a range of local amenities, including shops, schools, and transport links, with convenient access to both Grimsby and Louth. Early viewing is highly recommended to fully appreciate the quality and space this superb home has to offer.

### Entrance Hall

Entering through the entrance porch reveals a welcoming space with coving to the ceiling, a radiator and a carpeted floor. There is also a fitted cupboard.

### Lounge

16' 8" x 11' 10" (5.09m x 3.60m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Kitchen

12' 10" x 7' 1" (3.91m x 2.17m)

The kitchen has two skylight windows and a window and door to the sun room along with vinyl flooring. There is also a modern fitted kitchen with plenty of counter space and storage along with a sink and drainer, an electric oven and hob with an extractor over. There is also a built in cupboard with plumbing for both a dish washer and washing machine. The dish washer and washing machine will also be included.

### Sun Room

8' 2" x 10' 0" (2.48m x 3.04m)

The sun room has tri aspect windows, a door to the side elevation and vinyl flooring.

### Bedroom One

16' 8" x 10' 11" (5.09m x 3.34m)

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

### Bedroom Two or Dining Room

9' 7" x 11' 1" (2.92m x 3.37m)

Bedroom two has a window and French doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. This room could also be used a dining room.

### Bedroom Three

8' 0" x 7' 7" (2.43m x 2.31m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bathroom

7' 5" x 5' 6" (2.27m x 1.67m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin, shower and a bath with a glass screen.

### Garage

17' 7" x 12' 0" (5.35m x 3.67m)

A large garage which is split into two rooms with electrics and an up and over door.

### Outside

With low maintenance gardens to the front and rear. There is ample off road parking with gates in the centre of the drive opening to reveal further secure parking and access to the garage.

### 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 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

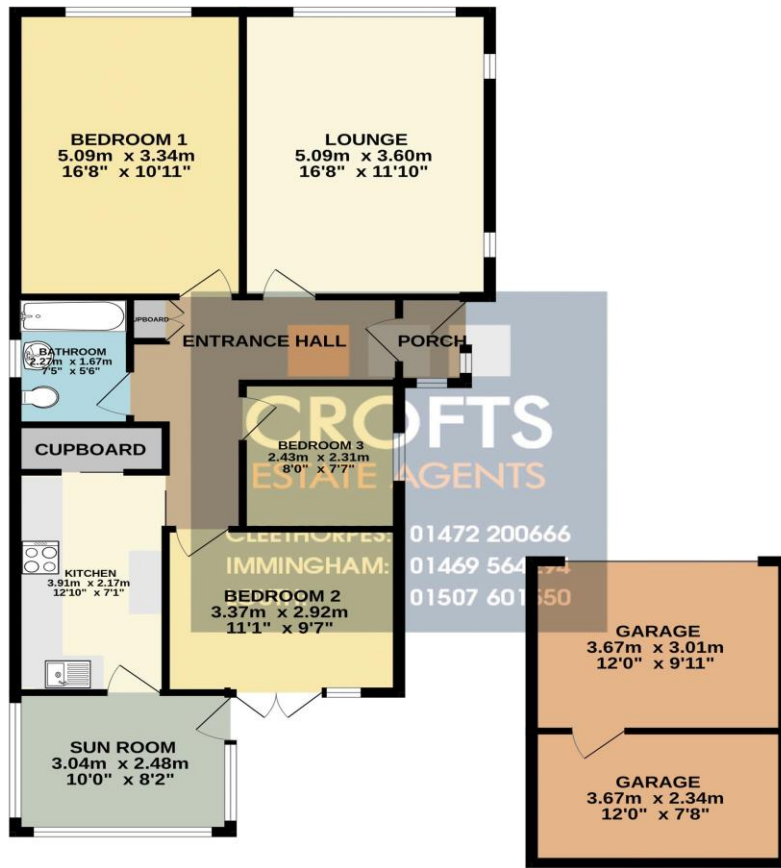
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
103.6 sq.m. (1115 sq.ft.) approx.



TOTAL FLOOR AREA : 103.6 sq.m. (1115 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		