



# CROFTS ESTATE AGENTS

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56 Church Lane  
Holton-Le-Clay  
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Offers in the Region Of £345,000

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### Property Description

This deceptively spacious three double-bedroom detached family home must be viewed internally to be fully appreciated, as its true scale and versatility are not immediately apparent from the exterior. The property also benefits from approved planning permission for further extension, offering excellent potential for future development. The home is well-appointed throughout, featuring gas central heating and uPVC double glazing. The ground floor comprises a welcoming entrance hallway, a generously sized bay-fronted living room, a stylish open-plan dining kitchen, an additional sitting room, utility room, cloakroom, boiler cupboard, and a principal bedroom complete with an en-suite wetroom. To the first floor, the property offers a landing area, a modern family bathroom, and two further spacious double bedrooms. Externally, the property occupies a substantial plot with wraparound gardens, with the rear garden providing a high degree of privacy and enjoying a sunny aspect throughout the day. Additional benefits include an attached garage, a separate detached single garage, ample off-road parking, and secure gated access suitable for a caravan, motorhome, or similar vehicles.

### Entrance Hallway

Offering composite entry door to the front elevation and being pleasantly decorated along with coving to the ceiling and a uPVC double glazed window to the side elevation. Staircase to the first floor. Storage cupboard.

### Lounge

14' 6" x 13' 11" (4.429m x 4.238m) maximum uPVC double glazed bay window to the front elevation and a further double glazed window to the side. Coving to the ceiling. Living flame gas fire with surround. Central heating radiator.

### Bedroom One

14' 8" x 9' 10" (4.469m x 3.009m)  
The first of the double bedrooms is located to the ground floor and has a uPVC double glazed window to the rear. Central heating radiator. Fitted wardrobe.

### Ensuite

6' 6" x 11' 8" (1.987m x 3.551m)  
A lovely modern styled wet room with shower area, vanity wash hand basin and a w.c. Attractive tiled walls and flooring. Storage cupboard located beneath the stairs. Down lighting to the ceiling. Column radiator.

### **Kitchen/Diner**

22' 0" x 11' 11" (6.713m x 3.625m) maximums

With uPVC double glazed window to the front elevation and patio doors leading out to the rear garden. The kitchen area offers an excellent array of fitted wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Space for a range oven with chimney extractor over (range may be available by separate negotiation). Splashback tiling. Under lighting to the wall units. Dishwasher. Two central heating radiators. Ample space to accommodate a dining table and chairs.

### **Sitting Room**

12' 5" x 12' 2" (3.785m x 3.696m)

The second reception room creates this pleasant sitting room which has uPVC double glazed windows to the rear and side elevations. Coving to the ceiling. A focal point of the room is created by the log burner inset to the chimney breast. Fitted shelving and cupboards to the side of the chimney.

### **Utility**

4' 8" x 10' 2" (1.410m x 3.100m)

uPVC double glazed window and composite entry door to the front elevation. Tiled flooring. Central heating radiator. Base unit with roll edged work surfacing and inset sink. Plumbing for a washing machine.

### **Boiler Cupboard**

2' 11" x 3' 8" (0.884m x 1.106m)

Housing the central heating boiler and hot water cylinder.

### **Cloakroom**

2' 11" x 5' 7" (0.888m x 1.705m)

uPVC double glazed window. Central heating radiator. Fitted with a wall mounted wash basin and close coupled w.c.

### **First Floor Landing**

uPVC double glazed window to the rear. Coving and loft access. Central heating radiator.

### **Bedroom Two**

12' 0" x 14' 5" (3.660m x 4.385m)

uPVC double glazed window. Laminate flooring. Central heating radiator.

### **Bedroom Three**

9' 10" x 12' 0" (2.993m x 3.670m)

uPVC double glazed window. Fitted wardrobe. Central heating radiator.

### **Bathroom**

6' 1" x 7' 5" (1.863m x 2.269m)

With velux window the bathroom is equipped with a pedestal wash hand basin, low level w.c and panelled bath with shower and screen over. Splashback tiling.

### **Attached garage**

17' 7" x 22' 5" (5.352m x 6.834m)

This spacious double garage has an electric roller door and personal doors. Internal light and power. Peaked roof. The garage presents the opportunity to convert into further living space for those wishing to do so, since there is also a single detached garage on the property.

### **Outside**

The property stands upon this good sized plot which enjoys a wide frontage with lawned areas, mature shrubs and hedgerow, gated access to a second area where you find a patio area, greenhouse and further lawn. Then onto a gated secure driveway which offers ample off road parking along with standing for a caravan, motorhome or similar. Single detached garage. gated access takes you through to a storage area of the garden with log store. A second gate takes you through to the private rear garden which not only has a paved patio area with brick built barbeque but also a lawned area and raised decked patio with pergola. Viewing really is necessary to appreciate all of the outside space.



### 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 D: 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

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





**OPEN 7 DAYS A WEEK**

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

