



# CROFTS ESTATE AGENTS

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10 Beech Grove  
Holton-Le-Clay  
DN36 5YL

Offers in the Region Of £330,000

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### Property Description

Crofts Estate Agents are delighted to offer for sale this exceptional five-bedroom detached family home, occupying a sought-after position within the ever-popular village of Holton le Clay. Beautifully presented throughout and offering an impressive level of versatile living accommodation across three spacious floors, this outstanding home is perfectly suited to the growing family seeking both space and style. Finished to a high standard and benefiting from gas central heating and double glazing, the accommodation briefly comprises an entrance porch, welcoming hallway, useful utility/cloakroom, elegant bay-fronted lounge, and a stunning open-plan dining kitchen with family living space, creating the true heart of the home and an ideal setting for modern family life and entertaining. The first floor offers four bedrooms alongside a contemporary family bathroom. Bedroom two benefits from a walk-in wardrobe, with the current owners advising that plumbing is already in place should a buyer wish to create a private en-suite shower room. The second floor provides an excellent guest or principal bedroom suite, complete with a stylish en-suite shower room, offering privacy and flexibility. Outside, the property continues to impress with attractive front and rear gardens, ideal for both relaxing and entertaining. A driveway provides ample

off-road parking and leads to a detached garage, which is complemented by an adjoining workshop that could equally serve as a home office, gym or hobby room. Properties of this size, quality and versatility in such a desirable village location are rarely available, making early viewing highly recommended to fully appreciate everything this superb family home has to offer.

### Entrance Porch

Entry door to the front elevation. Inner door to the hallway.

### Hallway

Neutrally decorated and having staircase to the first floor. Storage cupboard.

### Utility/WC

6' 4" x 6' 8" (1.92m x 2.03m)

Offering uPVC double glazed window to the front elevation. Plumbing and space for a washing machine, along with a pedestal wash hand basin and a w.c. Central heating radiator. Boiler which was installed around one year ago.

### Lounge

13' 2" x 12' 2" (4.02m x 3.70m)

A lovely living area with uPVC double glazed bay window to the front elevation. Tastefully decorated with coving to the ceiling, the lounge has a central heating radiator.

### Kitchen/Dining living (Kitchen Area)

12' 9" x 10' 9" (3.88m x 3.27m)

This bright and spacious breakfast kitchen forms the heart of the home, offering a wonderfully sociable and practical living space. The kitchen is fitted with a comprehensive range of cream shaker-style units complemented by warm wooden work surfaces and a matching breakfast island with integrated wine rack. The island provides ample casual seating for family and friends at the breakfast bar, with two stylish bar stools included. There is a generous amount of storage throughout, including glazed display cabinets, deep pan drawers, and tall cupboards. Modern fitted appliances include a stainless steel gas hob, oven, extractor hood, and sink positioned beneath the window, which floods the room with natural light. The kitchen opens seamlessly into a relaxed seating area featuring a comfortable patterned armchair, making this a perfect spot for morning coffee or unwinding. High-quality light wood-effect flooring runs throughout, while recessed ceiling spotlights provide excellent illumination. A stable-style door leads directly outside, enhancing the indoor-outdoor flow. The overall feel is fresh, contemporary, and family-friendly with a lovely sense of space.

### Dining Living area

12' 8" x 12' 0" (3.87m x 3.66m)

Open to the breakfast kitchen, this generous sitting and dining area creates a bright, versatile, and highly sociable living space ideal for modern family life. Adjacent to the dining space is a comfortable seating area, creating a relaxed spot to unwind. Flooded with natural light from the wide double glazed patio doors that open directly onto the garden, the room benefits from a wonderful indoor-outdoor connection. The same high-quality light wood-effect flooring flows seamlessly throughout, while a contemporary ceiling light fitting and recessed downlights provide excellent illumination. This well-proportioned open-plan kitchen, dining, and sitting area offers excellent flexibility and a warm, welcoming atmosphere.

### First Floor Landing

Pleasantly presented with four bedrooms and the family bathroom leading off. Staircase leading to the second floor loft conversion.

### Family Bathroom

7' 1" x 7' 3" (2.15m x 2.22m)

Beautifully refurbished and finished to a high standard, this contemporary bathroom features stylish marble-effect wall panels complemented by a striking grey feature wall around the bath. The suite includes a sleek vanity unit with integrated wash hand basin, a modern low-level WC, and a full-sized bath with a thermostatic shower and glazed shower screen. A chrome heated towel rail provides added comfort, while the frosted window allows for plenty of natural light whilst maintaining privacy. Practical built-in storage and quality fittings complete this bright, low-maintenance space with a clean, modern aesthetic.

### Bedroom Two

12' 1" x 12' 0" (3.68m x 3.67m)

Offering uPVC double glazed window to the front elevation. Central heating radiator. Walk in wardrobe.

### Walk in Wardrobe (Potential Ensuite)

The vendor informs us that the walk in wardrobe was once an ensuite and still retains the plumbing and connections should anyone wish to reinstall such.

### Bedroom Three

11' 6" x 7' 6" (3.51m x 2.29m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Four

6' 9" x 14' 8" (2.06m x 4.48m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Five

6' 8" x 10' 10" (2.03m x 3.30m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Second Floor Landing

Leading to the next of the double bedrooms.

### Bedroom One

12' 6" x 15' 3" (3.81m x 4.66m)

Offering two velux windows, central heating radiator and Haagenston fitted wardrobes. Door to the ensuite.

### Ensuite

5' 3" x 8' 6" (1.61m x 2.58m)





With Velux window and being equipped with a corner shower, vanity wash hand basin and close coupled w.c. Tiling to the walls. Central heating towel radiator.

A versatile space offering use as a home office, gym, hobby room etc. With internal light and power.

### Outside

**Front:** The property is set back from the road behind a generous block-paved driveway, providing ample off-road parking for multiple vehicles. Double timber gates offer secure access to the side of the property, ideal for additional parking, a caravan or trailer. Mature hedging provides an attractive frontage and a good degree of privacy. **Rear Garden:** The enclosed rear garden is well maintained and enjoys a high level of privacy, featuring a generous lawn bordered by established shrubs and planting. A paved patio immediately adjoins the rear of the property, creating an ideal space for outdoor dining and entertaining. To the rear of the garden is a charming timber pergola with seating, providing a sheltered spot to relax. A detached outbuilding adjoining the garage offers excellent versatility for use as a home office, gym, workshop or hobby room, while gravelled pathways and fenced boundaries complete this attractive and low-maintenance outdoor space.

### Garage

18' 1" x 9' 0" (5.51m x 2.75m)

Internal light and power. Door through to adjoining office/study.

### Office/Workshop etc

10' 7" x 12' 11" (3.23m x 3.94m)



**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**

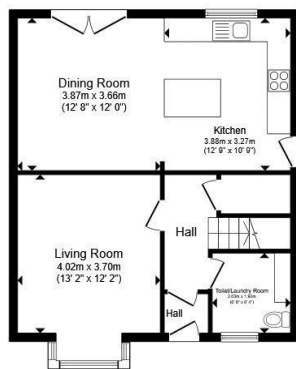
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



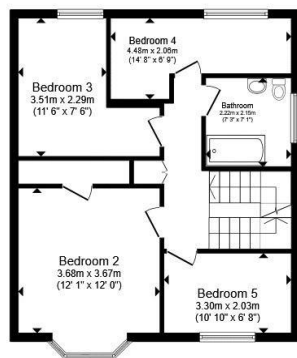
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

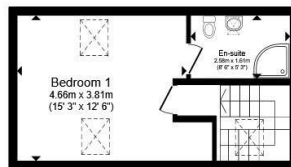
9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)



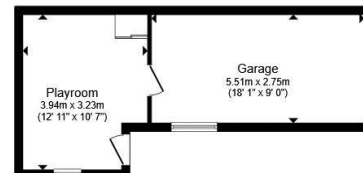
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 168.5 m<sup>2</sup> (1,814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

