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## Holton Mount

Holton-Le-Clay  
DN36 5EQ

£199,950

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## Property Introduction

**\*\*No Forward Chain\*\***

Situated in the highly sought-after village of Holton le Clay, this well-presented detached bungalow on the popular Holton Mount offers spacious and versatile accommodation, ideal for those seeking comfortable single-level living with additional flexible space. Offered for sale with no forward chain, the property provides an excellent opportunity for a straightforward purchase. The accommodation briefly comprises a welcoming lounge, a separate dining room, and a bright conservatory overlooking the rear garden, creating excellent spaces for both relaxation and entertaining. The kitchen is well arranged with ample storage and workspace. There are two generous double bedrooms, both benefiting from fitted furniture, providing plenty of built-in storage. A well-appointed bathroom serves the main living accommodation. In addition, the property features a useful loft room, offering flexible space that could be used as a hobby room, home office, or occasional guest area. Externally, the property enjoys gardens to both the front and rear, providing attractive outdoor space with potential for gardening enthusiasts. The rear garden also includes a greenhouse and garden shed, ideal for storage and cultivation. A single garage provides further parking or storage space. Located within easy reach of local amenities and transport links in Grimsby and Cleethorpes, this appealing bungalow combines village living with convenient access to nearby towns. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

## Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

## Lounge

15' 11" x 11' 7" (4.85m x 3.53m)

The lounge has a bay window to the front elevation and windows to both sides, coving to the ceiling, a radiator and a carpeted floor.

## Kitchen

10' 1" x 18' 4" (3.08m max x 5.60m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear and a tiled floor. There is also an extensive range of fitted units with a sink and drainer, plumbing for a washing machine and a fridge-freezer. There is also an electric oven, combi microwave, hob and an extractor over.

## Conservatory

10' 5" x 10' 10" (3.18m x 3.30m)

The conservatory has tri aspect windows, French doors to the side, three radiators and a carpeted floor.

## Dining Room

8' 6" x 11' 0" (2.60m x 3.35m)

The dining room has sliding patio doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom One**

11' 11" x 10' 10" (3.64m max x 3.29m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted furniture.

**Bedroom Two**

8' 5" x 8' 6" (2.56m x 2.58m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes with a pull out bed.

**Bathroom**

5' 5" x 7' 5" (1.65m x 2.25m)

The bathroom has an opaque window to the rear elevation, tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath.

**Garage**

The garage has an up and over door and a window and door to the side.

**Outside**

Accessed through a gate revealing off road parking and also a lawn to the front. Gates then open to the rear garden and garage. There is also a shed, greenhouse and pond. The rest of the space is low maintenance.

**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)

**Mortgage Services**

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

**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.

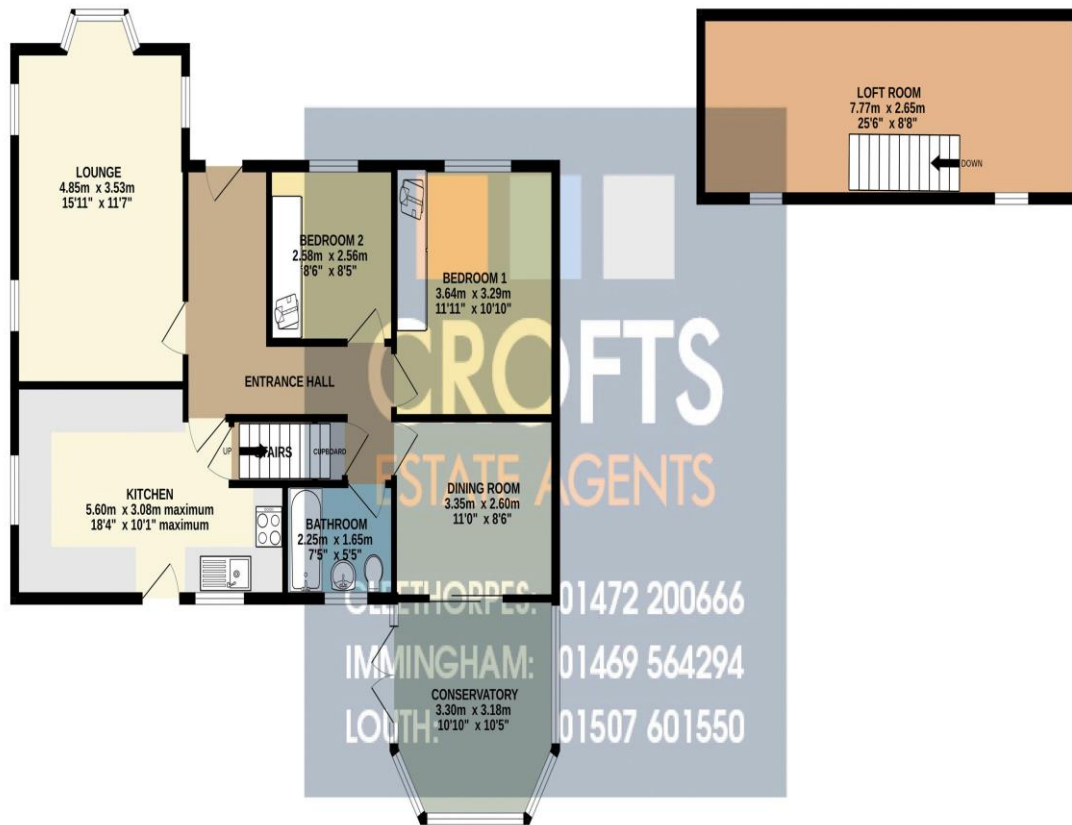
**Property Management**

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.



GROUND FLOOR  
86.4 sq.m. (930 sq.ft.) approx.

1ST FLOOR  
20.6 sq.m. (222 sq.ft.) approx.



TOTAL FLOOR AREA: 107.0 sq.m. (1152 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             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |