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Kristen Turton Close, Holton-le-Clay

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**£350,000**



An immaculate four-bedroom detached family home for sale in a quiet Holton le Clay cul-de-sac, featuring an open-plan kitchen/family room, separate lounge, en-suite to the main bedroom, large driveway with double garage, and a private tree-lined rear garden, all within easy reach of village amenities, schools and transport links.

#### Key Features

- Executive Detached House
- Four Bedrooms & Two Bathrooms
- Open Plan Family Room & Kitchen
- Detached Double Garage & Driveway
- Private & Generous Size Garden
- uPVC Double Glazed & Gas Central Heated
- EPC rating TBC
- Tenure: Freehold





This immaculate four-bedroom detached house is offered **\*\*for sale\*\*** in a quiet cul-de-sac position in Holton le Clay village, set on a generous private plot surrounded by mature trees. Well suited to families, the property combines spacious internal accommodation with excellent access to local amenities, schools and green spaces.

A welcoming hall provides access to the main ground floor accommodation, with stairs rising to the first floor. Off the hall is a cloakroom with WC and sink. The hub of the home is the open-plan kitchen with family room. The kitchen features modern units, wood block worktops, Belfast sink, integrated fridge freezer, dishwasher, ovens hob and plumbing for a washer, along with dining space and a door opening directly to the garden. The adjoining family room offers a bay window, a large exposed brick fireplace with freestanding stove and a feature brick wall, creating a comfortable everyday living space.

There is a separate spacious lounge, tastefully decorated, with an electric fire and double doors leading to the rear garden, providing an excellent second reception room for more formal relaxation or entertaining.

Upstairs, the main bedroom is a double room with built-in wardrobes and an en-suite shower room comprising a shower, sink and WC. A further double bedroom and two additional spacious bedrooms with wardrobes complete the sleeping accommodation. The family bathroom is fitted with a bath, sink and WC.

Externally, the property benefits from a large driveway providing ample off-road parking and a double garage. The rear garden is a private space, enclosed and framed by trees, ideal for outdoor dining and recreation.

Holton le Clay is a well-regarded village south of Grimsby, offering local amenities including convenience stores, village pub and takeaways. There are nearby schools serving primary and secondary age groups in the surrounding area, making the location attractive for families. The village enjoys access to green spaces and walking routes, including countryside paths towards the Lincolnshire Wolds.

Public transport links from Holton le Clay provide connections towards Grimsby and Louth. For rail services, Grimsby Town and Cleethorpes stations are accessible by car, offering routes to Lincoln, Newark and Manchester, with typical journey times of around one hour to Lincoln and under three hours to Manchester Piccadilly from Grimsby. Road links via the A16 place the wider region within easy reach.





The property is uPVC double glazed and gas central heated and is offered with no chain.

### Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Mobile & Broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





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