



Louth Road  
Holton-Le-Clay  
Grimsby  
DN36 5HN

£180,000

\*Four-Bedroom Semi with Endless Potential!\* This charming four-bedroom semi-detached house is the perfect opportunity for young growing families looking for a spacious and versatile home. With no forward chain, this property is available to purchase immediately, offering a stress-free buying process. The interior boasts an open-plan lounge and dining room, perfect for family living, and a modern kitchen. The large entrance hall provides ample space for storage and display, while the ground floor cloakroom adds convenience for guests. The conservatory extension brings in plenty of natural light, creating a bright and airy space. With two double bedrooms, one large single, and a smaller box room (perfect for conversion to an en-suite or office), this property has bags of potential for growth and development. The garage could also be knocked through to create a utility room or extra reception room, offering endless possibilities. The south-facing rear

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### Entrance hall

16' 4" x 6' 2" (4.97m x 1.88m)

A spacious entrance has uPVC frosted door, wood laminate flooring, grey decor, two pendant lights, radiators with storage space and a place to hang jackets.

### Kitchen

12' 6" x 7' 1" (3.80m x 2.17m)

A range of grey matte wall and base units with dark grey work tops and sink drainer over run around three sides of the room. There are grey splash back tiles, grey tiled floor, uPVC window with blind and space for cooker, washing machine, dryer and tall fridge freezer. The room has six down lights.

### Lounge diner

10' 9" x 21' 7" (3.28m x 6.59m)

A large open plan lounge dining room is clearly split into two areas with both sharing the same wood laminate flooring and grey decor with coving. The room has two pendant lights, two radiators with uPVC window in the lounge area and full length window and sliding door to the other side to the conservatory

### Conservatory

8' 11" x 7' 10" (2.73m x 2.38m)

The conservatory has cream tiled floor, brick based conservatory with uPVC windows and French doors and frosted ceiling over. The room has pendant light and radiator.

### Stairs and landing

The stairs and landing have brown carpet, grey decor, uPVC window to the front, pendant light and loft access.

### Bedroom One

10' 9" x 10' 10" (3.28m x 3.31m)

The largest bedroom has grey decor with feature wall to coving, light brown carpet, uPVC window, radiator and pendant light.

### Bedroom Two

10' 10" x 10' 6" (3.30m x 3.21m)

A second double bedroom has grey and white decor, light brown carpet, radiator, pendant light and radiator.

### Bedroom Three

12' 8" x 7' 8" (3.85m x 2.34m)

A good sized third bedroom has grey decor, light brown carpet, pendant light, radiator and uPVC window.

### Bedroom Four

6' 8" x 7' 3" (2.04m x 2.21m)

The fourth bedroom is a box room which can fit a double bed to be a bedroom or could be converted to be an en suite to the second bedroom with the plumbing all local to the room. The room has

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uPVC window, light brown carpet, cream decor, radiator and pendant light.

#### **Family Bathroom**

5' 6" x 7' 3" (1.68m x 2.22m)

The bathroom has white three piece suite with shower over bath, glass shower screen, vanity sink and WC, tile effect aqua boarded walls, grey wood effect vinyl flooring, uPCV window with blind, chrome towel radiator and four down lights.

#### **Garage and parking**

A concrete driveway leads to an integral garage has up and over metal door to the front with power and light inside.

#### **Front and side garden**

The front has an open fronted concrete driveway for two smaller cars to the garage with separate pebbled parking area to allow for three cars. The rest of the garden is laid to slab path and path with neat lawn, gravel borders with raised timber flowering borders. A low maintenance concrete side garden has space for storage with timber gate to the rear garden.

#### **Rear garden**

Currently half decked we are lead to believe that the decking will be removed and taken by the current occupiers. This will leave a well presented rear yard of concrete and gravel garden with tall timber fencing on all sides with timber gate to the rear communal grounds and to the front concrete side area.

#### **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.

#### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

#### **Council Tax Information**

Band A: 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.

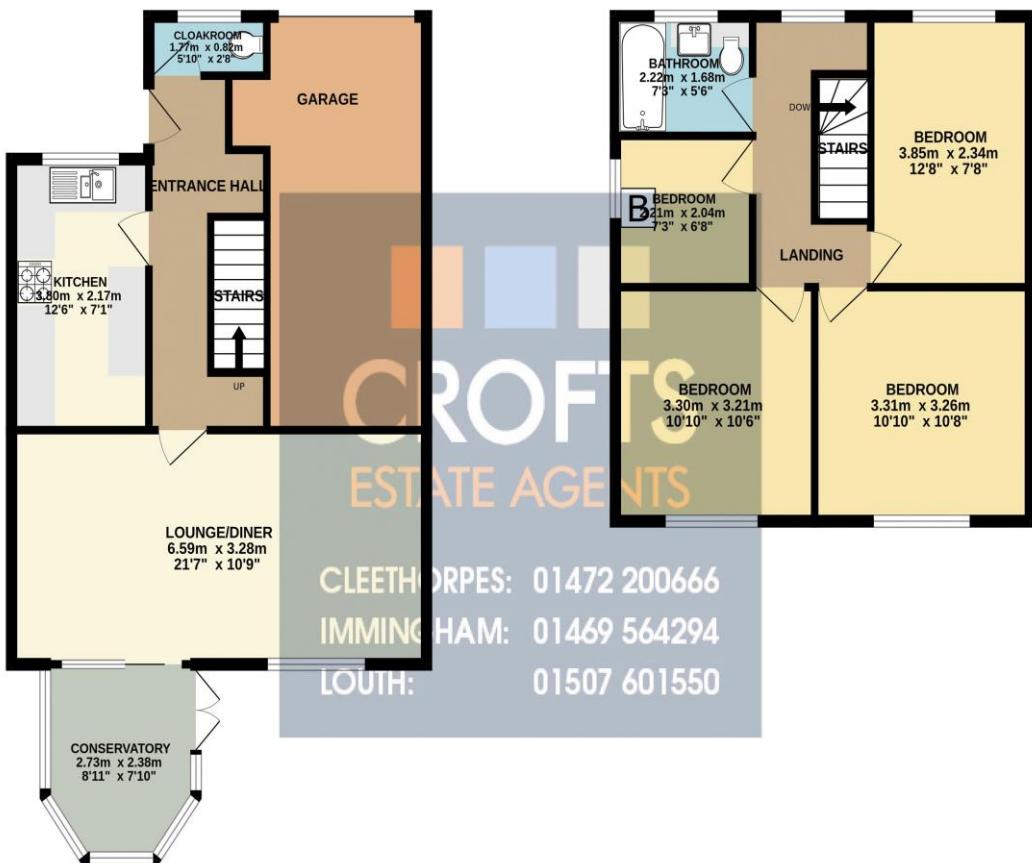
#### **Property Management**

We offer a full property management service, offering full and



GROUND FLOOR  
61.4 sq.m. (661 sq.ft.) approx.

1ST FLOOR  
46.7 sq.m. (502 sq.ft.) approx.



**TOTAL FLOOR AREA : 108.1 sq.m. (1164 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		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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