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Louth Road

Holton-Le-Clay
DN36 5AE

£315,000

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Property Introduction

Crofts Estate Agents are delighted to bring to the market this spacious four bedroom detached family home, ideally positioned within the popular village of Holton-Le-Clay. Offering well-proportioned accommodation arranged over two floors, this attractive property provides excellent space for modern family living and benefits from three reception rooms, a generous rear garden and ample off-road parking. The accommodation begins with a useful entrance porch leading into a bright and welcoming hallway. To the ground floor there is a comfortable lounge, separate dining room and a particularly appealing orangery, providing versatile additional living space and an ideal setting for entertaining or relaxing with views over the garden. The well-equipped kitchen is supported by a practical utility room and a large ground floor WC. To the first floor are four generously sized bedrooms, each offering comfortable and versatile accommodation, together with a contemporary four-piece family bathroom. The property is further complemented by double glazing and gas central heating. Outside, the rear garden provides a pleasant private space, ideal for families, entertaining and enjoying the warmer months. To the front of the property there is ample off-road parking, a particularly useful feature for a family home. Holton-Le-Clay is a popular village offering a range of local amenities and schooling, whilst providing convenient access to Grimsby, Cleethorpes and the surrounding Lincolnshire countryside. The property therefore combines the benefits of village living with accessibility to a wider range of facilities. This is a substantial and versatile family home offering excellent accommodation in a desirable village location. An early internal viewing is highly recommended to fully appreciate the space and flexibility on offer.

Entrance Porch

A welcoming entrance porch featuring a centrally positioned uPVC double glazed entrance door with matching side panels, a further uPVC double glazed window and a hardwood door opening into the hallway.

Hallway

An attractive entrance hall enhanced by solid oak flooring and a solid oak staircase. Further features include a useful storage cupboard, central heating radiator and ceiling light.

Lounge

14' 2" x 12' 0" (4.32m x 3.65m)

A spacious and inviting lounge positioned to the front of the property, enjoying plenty of natural light from a uPVC double glazed front window and two additional uPVC double glazed side windows. A focal point is the pebble-effect gas fire set within a pine surround with granite back and hearth. Finished with solid oak flooring, a central heating radiator, coving and ceiling light, with double doors providing a natural flow through to the dining room.

Dining room

8' 6" x 14' 5" (2.58m x 4.39m)

A generous dining room providing an excellent space for entertaining and family dining. Finished with solid oak flooring and featuring two central heating radiators, coving and a ceiling light. uPVC double glazed French doors open directly into the impressive orangery, creating a superb open feel between the two spaces.

Kitchen

10' 11" x 12' 5" (3.32m x 3.78m)

A well-appointed kitchen fitted with a range of grey painted wall and base units complemented by contrasting work surfaces and tiled reveals. There is a stainless steel sink unit with chrome mixer tap, space for a cooker with a housed extractor above, plumbing for a dishwasher and space for an under-counter fridge. Further benefits include a uPVC double glazed window, central heating radiator, laminate flooring and ceiling light.

Utility

23' 3" x 4' 8" (7.08m x 1.43m)

An exceptionally useful utility area offering excellent additional storage and appliance space. Fitted with beech base units and contrasting work surfaces, with plumbing for a washing machine and space for a tumble dryer and American-style fridge/freezer. uPVC double glazed doors are positioned at either end, while further features include a vertical central heating radiator, tiled flooring, ceiling spotlights, coving and loft access.

WC

6' 0" x 2' 7" (1.83m x 0.80m)

Conveniently positioned and fitted with a white pedestal wash hand basin with chrome taps and a WC. There is a uPVC double glazed window, chrome ladder-style radiator, tiled flooring, ceiling light and coving.

Orangery

11' 8" x 23' 10" (3.55m x 7.26m)

A particularly impressive addition to the home, this substantial orangery provides a fantastic year-round living and entertaining space. An abundance of uPVC double glazed windows floods the room with natural light, while French doors provide direct access to the garden. Features include two stylish graphite vertical radiators, solid wood flooring, ceiling spotlights and coving.

First Floor Landing

The staircase rises to the first-floor landing, from which doors provide access to all rooms. Featuring a central heating radiator, ceiling light and coving.

Bedroom 1

12' 2" x 11' 11" (3.72m x 3.63m)

A well-proportioned double bedroom benefiting from a range of built-in wardrobes providing excellent storage. Further features include a uPVC double glazed window, central heating radiator, ceiling light and coving.



Bedroom 2

11' 6" x 8' 2" (3.51m x 2.50m)

A further comfortable double bedroom featuring a useful walk-in wardrobe/cupboard, together with a uPVC double glazed window, central heating radiator, ceiling light and coving.

Bedroom 3

11' 1" x 8' 11" (3.37m x 2.73m)

Another good-sized double bedroom with a uPVC double glazed window, central heating radiator, ceiling light and coving.

Bedroom 4

7' 11" x 10' 0" (2.42m x 3.06m)

A versatile fourth bedroom featuring a uPVC double glazed window, central heating radiator, ceiling light and coving, making it equally suitable for use as a bedroom, nursery or home office.

Bathroom

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

A spacious and stylish family bathroom fitted with a comprehensive white suite comprising a freestanding bath with freestanding chrome mixer shower tap, vanity wash hand basin with chrome mixer tap, WC and separate walk-in shower enclosure. Two uPVC double glazed windows provide natural light, while PVC boarding to the walls and ceiling offers a practical contemporary finish. Completing the room are two chrome ladder-style radiators, luxury vinyl tiled flooring, ceiling spotlights and loft access.

Garage

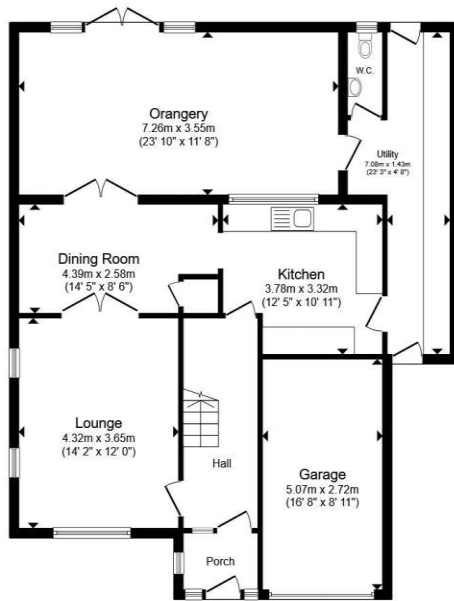
16' 8" x 8' 11" (5.07m x 2.72m)

A useful integral garage accessed via an up-and-over door and benefiting from light and power. The garage also houses the wall-mounted central heating boiler.

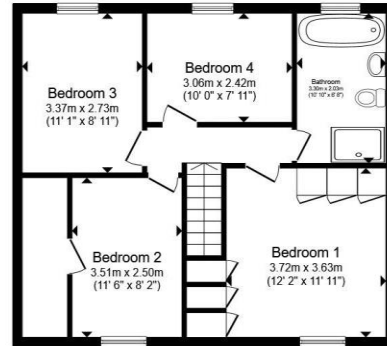
Outside

The property enjoys attractive and practical gardens to both the front and rear. To the front, a charming walled and hedged boundary provides an appealing approach, with two driveways positioned either side of a central lawned garden, offering excellent off-road parking. A wooden gate provides access to the fully enclosed rear garden, which offers a superb space for relaxing, outdoor dining and entertaining. Predominantly laid to lawn, the garden features a raised decked patio, decorative stone patio and an additional raised decked area accessed directly from the orangery, creating an ideal extension of the home's entertaining space during the warmer months. A large timber shed provides excellent additional storage.





Ground Floor



First Floor

Total floor area 165.8 m² (1,784 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.localagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		