



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Southfield Road
Holton-Le-Clay
Grimsby
DN36 5YQ

Offers in the Region Of £170,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with NO FORWARD CHAIN, this attractive detached bungalow on Southfield Road in Holton Le Clay presents an excellent opportunity for those seeking single-storey living in a popular village location. Finished in a fresh and neutral décor throughout, the property is ready to move straight into while still offering scope to personalise if desired. The accommodation comprises a welcoming entrance hall leading into a spacious lounge-diner, providing ample room for both relaxing and entertaining. The kitchen is well laid out with a practical range of units and workspace, positioned conveniently with access to the side of the property. There are two well-proportioned bedrooms, offering flexibility for guests, a home office or additional reception space, together with a family bathroom fitted with a clean, modern suite. Externally, the bungalow stands on a pleasant plot with gardens to both the front and rear, ideal for enjoying the outdoors or creating a low-maintenance space if preferred. A driveway provides off-road parking and leads to a detached brick garage, offering further storage or workshop potential. A superb opportunity in a sought-after village setting, early viewing is highly recommended.

Entrance Hall

Entering the property reveals access to the loft, coving to the ceiling, two radiators and laminate flooring. There is also a built in cupboard.

Lounge/Diner

18' 8" x 10' 11" (5.70m x 3.32m)

The lounge-diner has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

7' 11" x 9' 4" (2.42m x 2.84m)

The kitchen has a window to the front elevation, a heated towel rail and laminate flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an integral fridge, an electric oven and a five ring gas hob with an extractor over.

Bedroom One

11' 6" x 8' 11" (3.51m x 2.71m to wardrobe)

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

Bedroom Two

7' 10" x 9' 5" (2.40m x 2.86m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Shower Room

10' 0" x 5' 8" (3.06m x 1.72m)

The shower room has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a walk in shower with a mains shower.

Garage

16' 10" x 9' 5" (5.14m x 2.88m)

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

Outside

With a driveway to the front offering off road parking and gates which reveal access to the garage and rear. Both the front and rear gardens have a lawn and established shrubs with the rear also benefitting from a patio area ideal for alfresco dining.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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.

Mortgage and Financial Advice

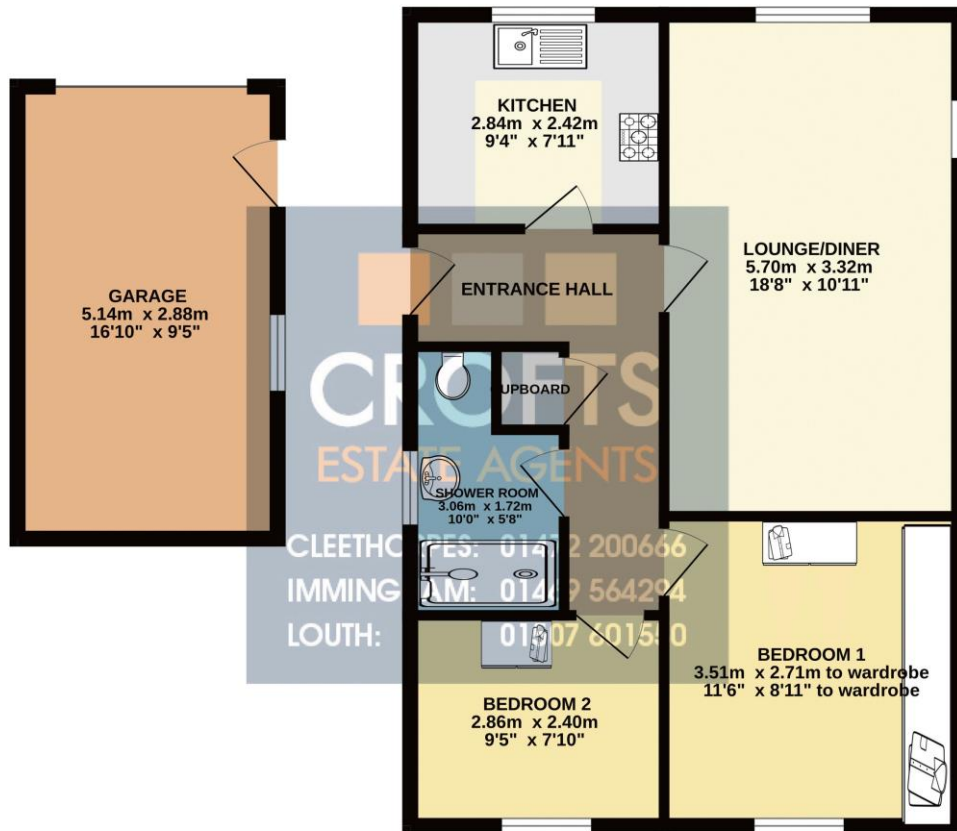
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.



TOTAL FLOOR AREA: 71.9 sq.m. (774 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.
Made with Metropix ©2020