



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Louth Road

Holton le Clay  
DN36 5AB

Offers in the Region Of  
£190,000

Tucked away from the main road, this charming detached property enjoys a tranquil and private setting within a popular village location. The picturesque surroundings and gardens create a sense of seclusion, while still being within walking distance to local amenities and transport links. The property benefits from versatile accommodation, including bright and airy rooms with a kitchen, lounge-diner, conservatory, two bedrooms and the bathroom. The garden provides a haven for outdoor enthusiasts, with mature trees, vibrant flowerbeds, and a patio area perfect for al fresco dining and relaxation. Gates provide off road parking and also access to the property and there is also a good sized outbuilding. The village offers a range of amenities, including local shops, pubs, and restaurants, as well as excellent schools and transport links. This detached property offers the perfect blend of peace and tranquility, combined with the convenience of village living. Its private setting, spacious accommodation, and beautiful gardens make it an ideal residence for families, couples, and individuals seeking a relaxed pace of life in a picturesque village location. With its unique charm and desirable location, this property is sure to appeal to anyone looking for a tranquil retreat.

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### Conservatory

12' 10" x 11' 5" (3.91m x 3.49m)

The conservatory has dual aspect windows with French doors to the front and a tiled floor.

### Kitchen

6' 11" x 16' 5" (2.10m x 5.01m)

The kitchen has a window to the front elevation, door to the conservatory and carpet tiles. With a range of fitted units with a brass rail with one and a half sink and drainer, plumbing for a washing machine and also an integral fridge-freezer. There is also space for small dining table if required.

### Bathroom

9' 10" x 4' 11" (3.00m x 1.49m)

The bathroom has dual aspect windows to the side and rear elevation, a heated towel rail and a tiled floor. There is also a white suite with a WC, vanity basin and a P shaped bath with a glass screen and electric shower over.

### Lounge/Diner

16' 6" x 13' 1" (5.03m x 4.00m max)

The lounge-diner has windows to the rear elevation, a radiator and a carpeted floor. There is also a feature fire place.

### First Floor Landing

The first floor landing has a window to the rear elevation and a carpeted floor.

### Bedroom One

10' 3" x 15' 8" (3.13m x 4.77m)

Bedroom one has a window to the front elevation, a radiator, built in storage cupboards and access to the loft.

### Bedroom Two

9' 3" x 9' 11" (2.82m x 3.02m)

Bedroom two has a window to the rear elevation and a radiator.

### Outside

Secure gates open to reveal off road parking and also a further gate leading into the property. With gardens to the front and rear full of established flowers and shrubs and also a large pond to the front which could be filled in to create a large patio area for example. There is also a secure workshop with two rooms inside with electrics. To the rear a gate leads out to a passage way which leads towards the church.

**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 C: 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 comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

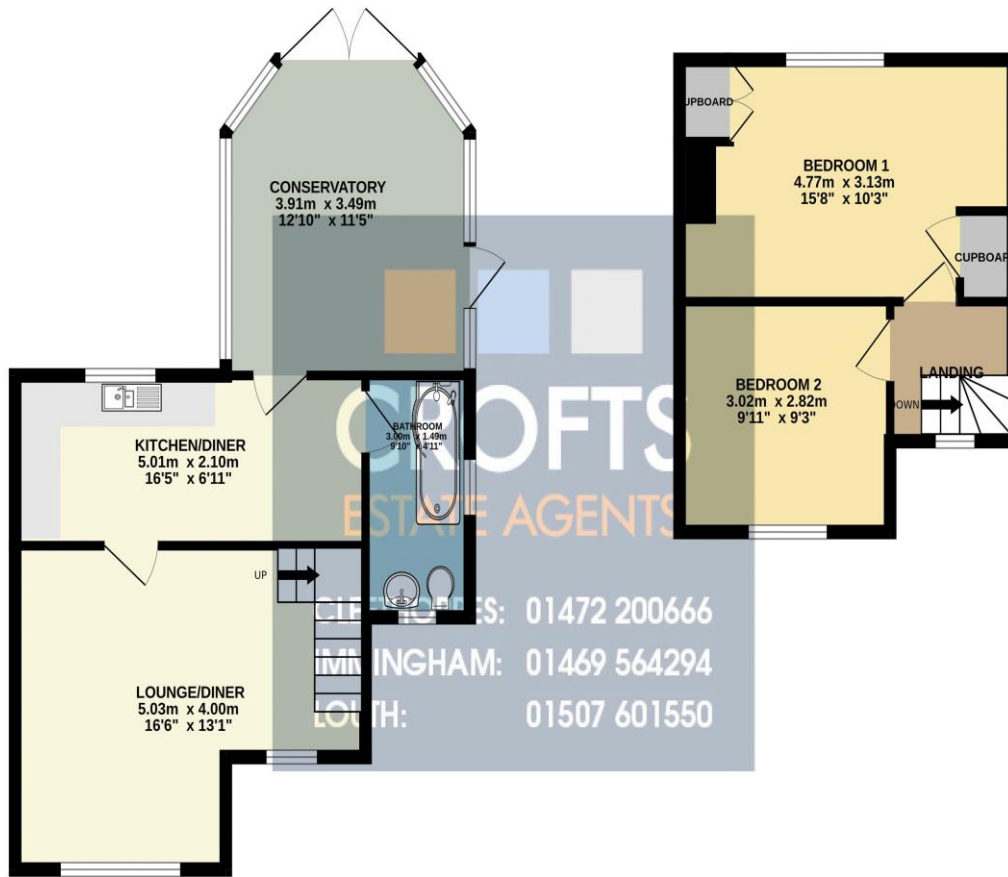
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.3 sq.m. (487 sq.ft.) approx.

1ST FLOOR  
25.5 sq.m. (274 sq.ft.) approx.



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TOTAL FLOOR AREA: 70.7 sq.m. (761 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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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