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Runway Lane
Holton-Le-Clay
Holton-Le-Clay
DN36 5FF

Offers in the Region Of £200,000

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

Crofts Estate Agents are proud to present this exceptional three-bedroom semi-detached family home, set on a highly desirable and larger than normal corner plot within a sought-after modern development in the ever-popular village of Holton-le-Clay. This is a home that truly stands out—perfectly tailored for family living, it enjoys a prime position within the catchment of well-regarded schools, while offering easy access to local amenities, excellent transport links, and convenient routes to Cleethorpes, Grimsby, and the picturesque market town of Louth. Step inside and you're immediately greeted by a spacious and welcoming entrance hall, complete with a ground floor WC, handy storage cupboard, and staircase to the first floor. The living room is a superbly proportioned, with double windows that flood the space with natural light—creating the perfect setting for both relaxing evenings and entertaining guests. At the heart of the home lies a lovely open-plan kitchen diner, finished to a good standard. Designed with both style and functionality in mind, it offers ample space for dining and socialising, with elegant double doors opening onto the rear garden—perfect for seamless indoor-outdoor living, especially in the warmer months. Upstairs, the property continues to impress with three double bedrooms. The principal bedroom benefits from its own sleek en-suite shower room, while a stylish, modern family bathroom serves the remaining bedrooms. Outside, the appeal continues. The property is set on this larger than average plot with private driveway and detached garage, while the enclosed rear and side garden provides a safe, sunny, and low-maintenance space—

ideal for entertaining, family time, or simply unwinding. Beautifully presented throughout and finished to a high specification, with gas central heating and double glazing, this is a true turn-key home ready to move straight into. Early viewing is highly recommended—homes of this quality, in such a desirable location, do not stay on the market for long.

Entrance Hallway

Composite entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Cloakroom

5' 0" x 2' 11" (1.522m x 0.899m)

uPVC double glazed window to the front elevation. Equipped with a corner wash hand basin and close coupled w.c. Central heating radiator.

Lounge

12' 11" x 12' 0" (3.94m x 3.66m)

This generous and light-filled lounge forms the perfect heart of the home for relaxing and entertaining. uPVC double glazed dual windows flood the room with natural light, while the neutral grey walls and soft carpet create a calm, contemporary backdrop. Central heating radiator.

Kitchen/Diner

9' 10" x 19' 3" (2.987m x 5.860m)

The sleek kitchen is finished with contemporary grey high-gloss units, crisp white worktops with inset one and a half sink and drainer and breakfast bar area. Integrated oven and electric hob with a striking red glass splashback to the cooking area with extractor over. Integrated dishwasher and plumbing for a washing machine. The dining area section comfortably accommodates a table and chairs, while large windows and patio doors flood the room with natural light and provide direct access to the rear garden.

First Floor Landing

Neutrally decorated and providing access to the bedrooms and bathroom. Storage cupboard.

Bedroom One

9' 1" x 12' 0" (2.77m x 3.66m)

Pleasantly presented and having double glazed window. Central heating radiator. Door to the ensuite.

Ensuite

3' 0" x 9' 11" (0.91m x 3.02m)

Stylish ensuite fitted with a shower cubicle, w.c and wash hand basin. uPVC double glazed window. Down lighting. Central heating towel radiator.

Bedroom Two

9' 1" x 12' 0" (2.77m x 3.66m)

Pleasantly presented and having two double glazed windows. Central heating radiator.

Bedroom Three

11' 1" x 7' 0" (3.38m x 2.13m)

uPVC double glazed window. Central heating radiator.

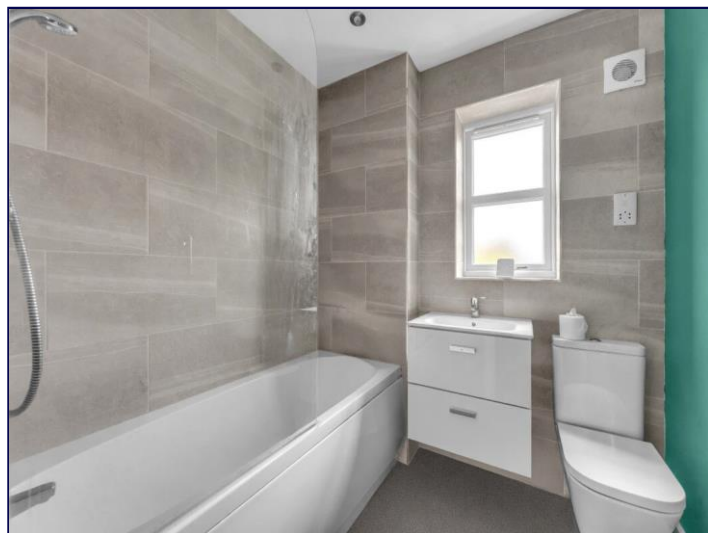
Family Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

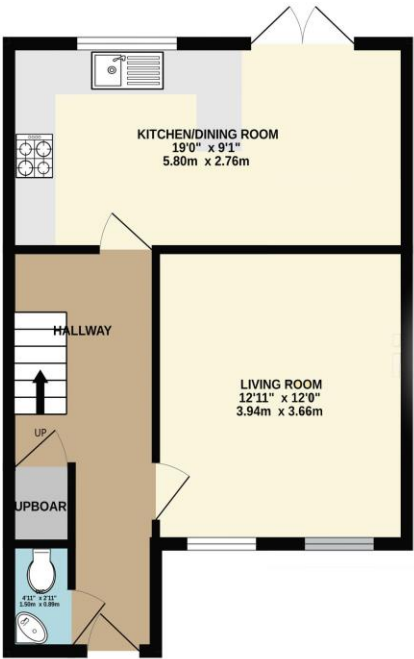
Modern family bathroom with panelled bath with screen and shower over, vanity wash hand basin and close coupled w.c. uPVC double glazed window. Fitted extractor. Central heating radiator. Tiling to the walls.

Outside

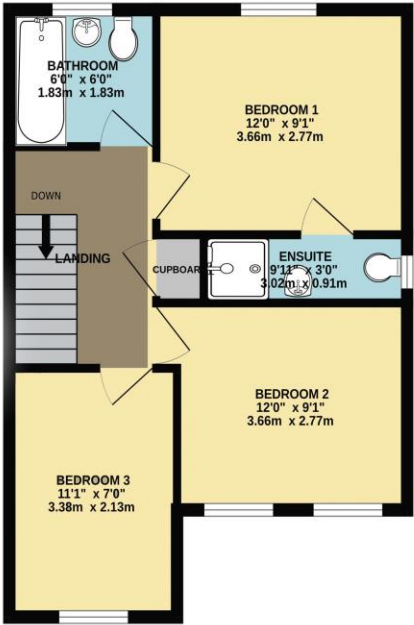
Set upon this larger than normal plot and benefitting from a large corner plot with an expanse of lawn running around from the front to the side. Long driveway creating ample off road parking for two to three cars to the side elevation and leading to the detached garage. The gardens to the rear offer space to both the side and rear aspect with lawn and patio areas. The garden also boasts a sunny facing aspect.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) 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	84 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		