

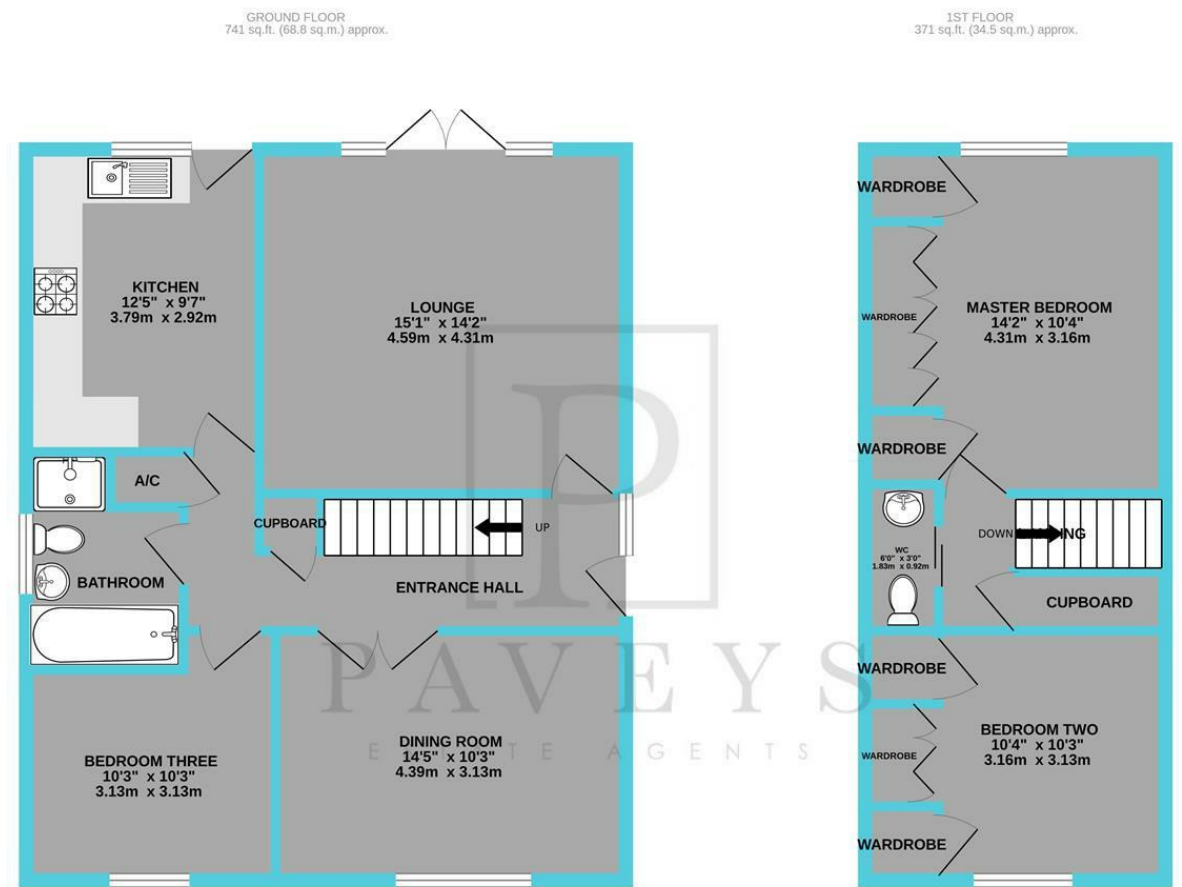
20, Laxton Grove  
Great Holland, CO13 0SF

Price £390,000 Freehold



PAVEYS  
ESTATE AGENTS

Positioned in a sought after location with beautiful views over farmland is this DETACHED CHALET STYLE HOUSE with WESTERLY FACING GARDEN. The property is located in a peaceful cul-de-sac in the semi-rural village of Great Holland and lies within easy reach of rural walks and local amenities including The Ship Community Pub, Holland Pits Nature Reserve and the village hall. It is well maintained and beautifully presented benefitting from two reception rooms, kitchen, ground floor bedroom/office/play room, ground floor cloakroom/shower room, two first floor double bedrooms and cloakroom. The pretty Westerly facing rear garden is the perfect place to sit and enjoy the peace and quiet and the wonderful farmland views. To the front of the property is a pretty garden and driveway that leads to the garage. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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#### ENTRANCE HALL

UPVC double glazed entrance door and matching side panel, fitted carpet, stair flight to First Floor, under stairs storage cupboard, radiator.

#### LOUNGE 15'1 x 14'2 (4.60m x 4.32m)

Double glazed double doors and matching side panels to rear with views over the garden and far reaching countryside views, fitted carpet, coved ceiling, feature fireplace with inset gas fire, TV point, radiators.

#### DINING ROOM 14'5 x 10'3 (4.39m x 3.12m)

Double glazed bow window to front, fitted carpet, coved ceiling, radiator.

#### KITCHEN 12'5 x 9'7 (3.78m x 2.92m)

Over and under counter units, work tops, inset stainless steel sink and drainer, matching breakfast bar. Built in eye level double oven, gas hob with extractor over, space for fridge freezer, spaces and plumbing for dishwasher and washing machine. Double glazed window to rear with far reaching countryside views, double glazed door to garden, tiled flooring, part tiled walls, coved ceiling, under unit lighting, radiator.

#### BEDROOM THREE/OFFICE/PLAYROOM 10'3 x 10'3 (3.12m x 3.12m)

Double glazed bay window to front, fitted carpet, coved ceiling, radiator.

#### CLOAKROOM/SHOWER ROOM

Four piece white suite comprising of low level WC, pedestal wash hand basin, enclosed shower cubicle and walk in bath with shower over. Double glazed window to side, tiled flooring, part tiled walls, shaver point, chrome heated towel rail.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Fitted carpet, sliding door to Cloakroom, walk in cupboard.

##### MASTER BEDROOM 14'2 x 10'4 (4.32m x 3.15m)

Double glazed window to rear with beautiful views over open farmland, fitted carpet, two built in wardrobes, fitted dressing table with storage above, radiator.

##### BEDROOM TWO 10'4 x 10'3 (3.15m x 3.12m)

Double glazed window to front, fitted carpet, two built in wardrobes, fitted dressing table with storage above, radiator.

##### CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Laminate flooring, door to eaves storage cupboard, fitted wall light, extractor fan.

##### OUTSIDE FRONT

Lawn area with flower bed, driveway to the front of the carport and garage, gated access to rear via both sides of the property.

#### OUTSIDE REAR

Secluded Westerly facing garden with lovely views over open farmland. The majority is laid to lawn with retaining hedgerow, patio areas, flower and shrub borders, access to garage, outside tap, gated access to front via both sides of the property.

#### CARPORT & GARAGE

Large covered carport, garage with up and over door, power and light connected (not tested by Agent), window to rear, courtesy door to rear garden.

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

#### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.