



31 Carmen Crescent, Holton-Le-Clay, DN36 5DD
£250,000

Key Features:

- Immaculate Four Bedroom Detached Property
- No Forward Chain
- Two Reception Rooms
- Modern Kitchen & Shower Room
- Spacious Conservatory
- Quality Fixtures & Fittings
- Ample Parking & Garage
- Attractive Gardens
- Solar Panels
- Excellent School Catchment

A superbly maintained four bedroom detached home offered for sale in the ever popular residential village of Holton Le Clay. Conveniently located for local amenities, schools and easy access onto the A16.

Immaculately presented throughout, the property features quality fixtures and fittings, complemented by an array of bespoke storage designed by Haagenses - including a modern kitchen, home office furniture and an extensive range of fitted wardrobes.

The accommodation offers:- entrance hall, cloakroom, spacious front aspect lounge, rear dining room/home office, kitchen with integral appliances and a generously sized conservatory. Leading up to the first floor with four bedrooms and a shower room. Set in attractive lawned gardens with ample parking and garage.

Boasting an excellent EPC rating of 91, and including 4kw solar panels. Viewing Highly Recommended. NO FORWARD CHAIN



ENTRANCE HALL

A side entrance hall, with staircase to the first floor.

CLOAKROOM/UTILITY

6'1" x 6'0" (1.86 x 1.84)

Fitted with a wc and hand basin. Plumbing for a washing machine, and wall mounted gas central heating boiler. Obscure glazed window.

LOUNGE

19'4" x 11'10" (5.91 x 3.63)

A well-proportioned full width lounge with wide bow window to front aspect. Feature stone effect fire surround incorporating a gas fire.

DINING ROOM/HOME OFFICE

9'10" x 8'10" (3.01 x 2.71)

Featuring fitted storage/desk/shelving providing dedicated workspace, with patio doors opening into the conservatory.

KITCHEN

9'11" x 9'10" (3.04 x 3.02)

Equipped with a range of modern grey storage cabinets including a tall double larder unit, wine rack, integrated bin, and appliances including an electric oven/grill, gas hob with extractor over, fridge/freezer, and dishwasher. Contrasting work surfaces incorporating a composite sink/drain. Rear aspect window, and access into the conservatory.

CONSERVATORY

20'0" x 12'2" (6.12 x 3.73)

Measured at widest point.

Overlooking the rear garden, a generous p-shaped conservatory extension providing additional living space.

FIRST FLOOR LANDING

Return staircase leading up having a side aspect window. With loft access via a drop down ladder

BEDROOM 1

12'1" x 11'11" (3.69 x 3.64)

To front aspect, featuring a large range of fitted wardrobes/drawers.

BEDROOM 2

9'10" x 9'7" (3.01 x 2.93)

To rear aspect, a second double bedroom with fitted wardrobes.

BEDROOM 3

10'0" x 9'5" (3.06 x 2.89)

To rear aspect, a further double bedroom, with a built-in storage/airing cupboard.

BEDROOM 4

8'8" x 6'2" (2.65 x 1.88)

To front aspect, a single bedroom utilised as a dressing room with additional fitted wardrobes/drawers.

SHOWER ROOM

10'9" x 5'9" (3.30 x 1.76)

A modern fitted shower room comprising a spacious walk-in shower and fitted storage incorporating a wash basin and concealed cistern wc. Heated towel rail. Illuminated wall mirror. Obscure glazed window.

OUTSIDE

Standing in good sized established lawned gardens, the property is approached by a spacious driveway providing ample off road parking and leading through double gates to the garage. The rear garden benefits from not being directly overlooked and features a shaped lawn with mature beds/borders, and seating areas.

GARAGE

18'10" x 8'11" (5.75 x 2.72)

Brick garage (semi-detached with neighbouring garage) with a modern up and over door, side door and power/light.

TENURE

Freehold

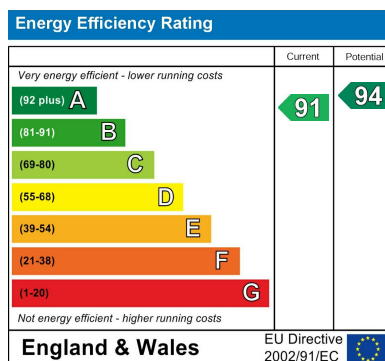
COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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