



**5 Bevers Way, Holton-Le-Clay, Lincolnshire, DN36 5FH**  
**£270,000**

## Key Features:

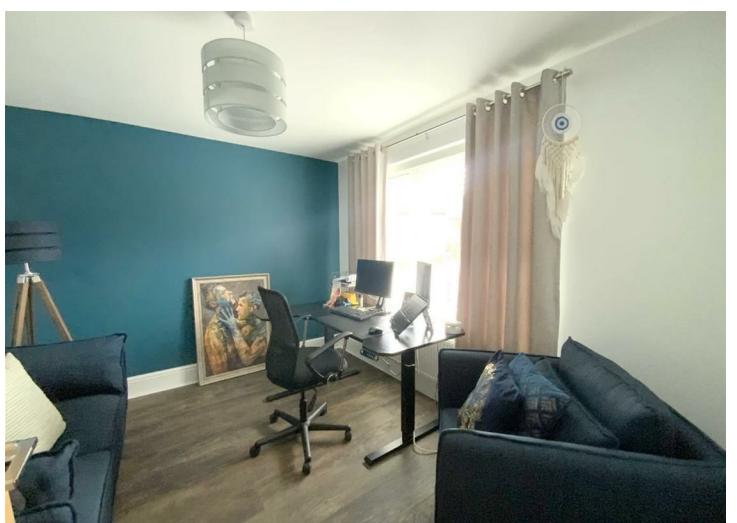
- Four Bedroom Detached Family Home
- Desirable Village Location
- Immaculately Presented
- Two Reception Rooms
- Open Plan Kitchen Diner
- Utility & Downstairs WC
- En Suite Shower Room & Family Bathroom
- Good Sized Rear Garden
- Driveway Parking & Garage



Presenting an immaculate four bedroom detached family home, built in 2015 and recently refurbished to a superb modern standard. Situated on a select development just off Church Lane in the popular village of Holton Le Clay, this stylish home offers contemporary comfort, generous living space, and excellent proximity to local amenities and well regarded schools. The ground floor features attractive wood effect flooring throughout and includes two reception rooms comprising a lounge and an additional versatile sitting room or study. The beautifully upgraded kitchen diner boasts modern fittings and finishes, complemented by a separate utility room and cloakroom/WC.

Upstairs, are four bedrooms, including three doubles, a modern en suite shower room and family bathroom.

Outside, the property enjoys a smart and well presented frontage, together with an attached garage and driveway. The rear garden is mainly laid to lawn, providing a blank canvas ideal for families or future landscaping. This superb home combines thoughtful upgrades with a desirable village setting - viewing highly recommended.



**LOUNGE**

13'3" x 10'7" (4.04 x 3.25)

**SITTING ROOM/STUDY**

10'7" x 9'10" (3.24 x 3.01)

**KITCHEN DINER**

20'3" x 9'4" (6.18 x 2.86)

**UTILITY ROOM**

6'1" x 5'2" (1.86 x 1.59)

**CLOAKROOM/WC**

5'1" x 2'10" (1.57 x 0.88)

**BEDROOM 1**

12'10" x 11'0" (3.93 x 3.36)

**EN-SUITE SHOWER ROOM**

5'4" x 3'5" (1.65 x 1.05)

**BEDROOM 2**

11'5" x 8'5" (3.50 x 2.58)

**BEDROOM 3**

9'10" x 8'11" (3.01 x 2.72)

**BEDROOM 4**

8'2" x 7'9" (2.50 x 2.37)

**BATHROOM**

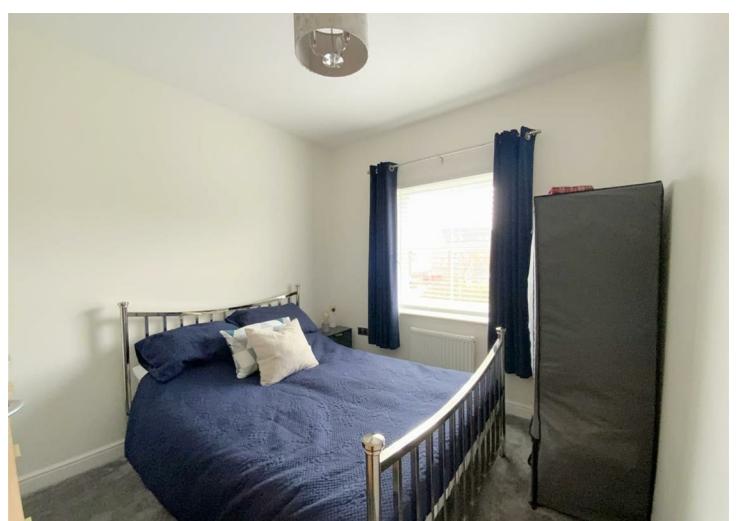
8'2" x 6'3" (2.51 x 1.93)

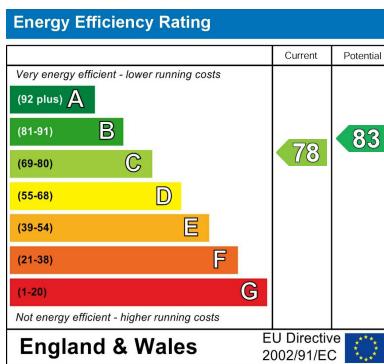
**TENURE**

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore