



**2 Bevers Way, Holton-Le-Clay, North East Lincolnshire, DN36 5FH**  
**£240,000**

## Key Features:

- Detached Four Bedroom Family Home
- Desirable Village Location
- Immaculately Presented
- Two Reception Rooms
- Four Double Bedrooms
- Main Bedroom with En Suite
- Good Sized Rear Garden
- Driveway Parking & Garage to the Rear

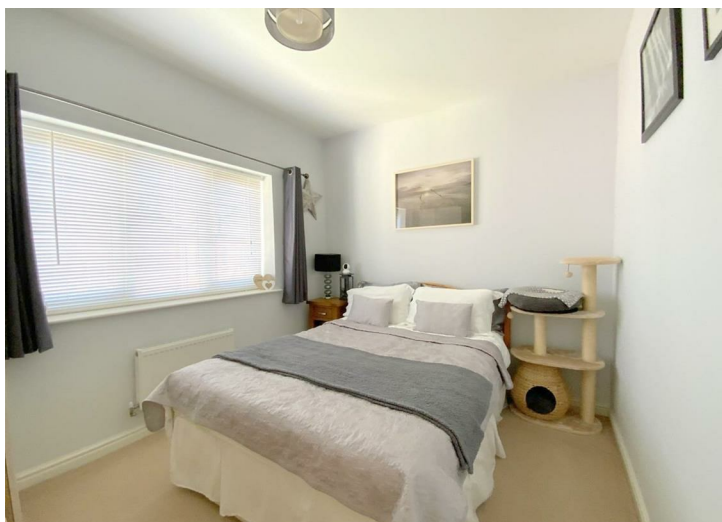
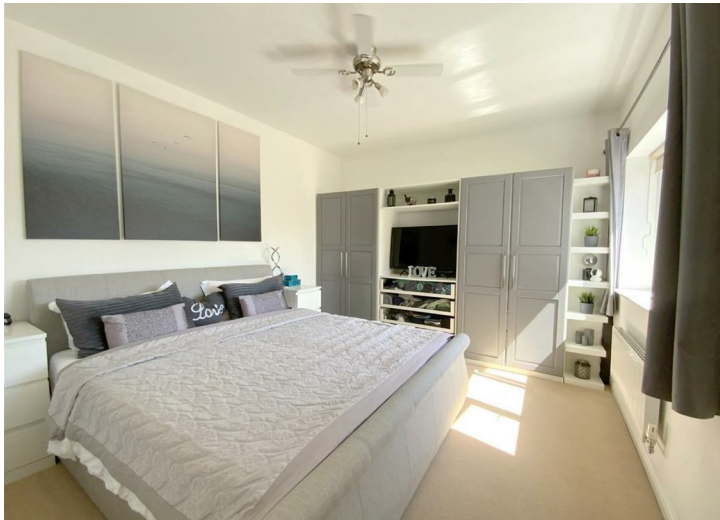
Situated within a select modern development off Church Lane in the popular village of Holton Le Clay, this immaculately presented detached home offers spacious and well planned accommodation.

The ground floor is accessed via a welcoming entrance hall with cloakroom/WC. There is a separate dining room positioned to the front of the property, along with a well proportioned dual aspect lounge with French doors opening onto the rear garden. The kitchen is fitted with a range of modern units and is complemented by a separate utility room, providing additional storage and appliance space.

To the first floor are four double bedrooms. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property fronts onto Church Lane and stands in good sized lawned gardens, with driveway parking and a single garage located at the rear.

Holton Le Clay offers a wide range of local amenities including shops, cafes, public houses and schools. The property is also conveniently positioned for access to Louth, Grimsby, Cleethorpes Seafront and the Lincolnshire Wolds.



**CLOAKROOM**

4'8" x 3'1" (1.44 x 0.95)

**LOUNGE**

21'2" x 10'9" (6.47 x 3.28)

**DINING ROOM**

11'0" x 9'11" (3.37 x 3.04)

**KITCHEN**

13'5" x 11'1" (4.09 x 3.38)

**UTILITY ROOM**

7'6" x 5'7" (2.31 x 1.71)

**FIRST FLOOR**

**BEDROOM 1**

16'10" x 11'1" (5.14 x 3.40)

**EN - SUITE SHOWER ROOM**

6'11" x 5'4" (2.12 x 1.64)

**BEDROOM 2**

11'0" x 9'6" (3.37 x 2.90)

**BEDROOM 3**

11'0" x 9'1" (3.37 x 2.79)

**BEDROOM 4**

10'5" x 9'5" (3.18 x 2.88)

**BATHROOM**

7'6" x 6'2" (2.29 x 1.88)

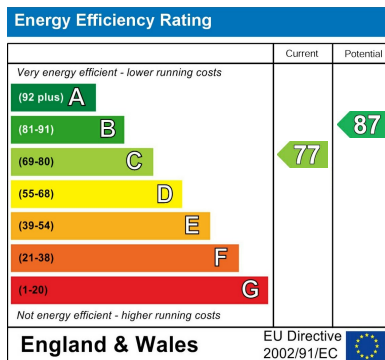
**TENURE**

**FREEHOLD**

**COUNCIL TAX BAND**

**D**





### 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

