

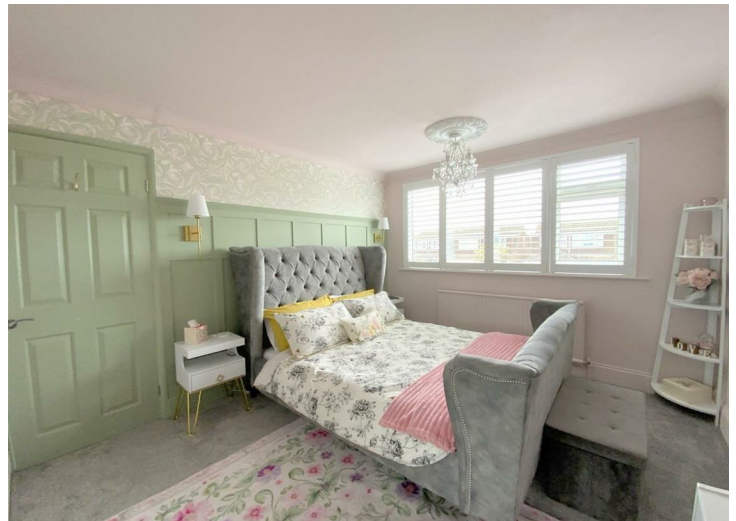


**57 Picksley Crescent, Holton-Le-Clay, Lincolnshire, DN36 5DR**  
**£260,000**

## Key Features:

- Three Bedroom Detached Family Home
- Popular Village Location
- Modern Interior
- Spacious Living Room
- Kitchen Diner
- Three Double Bedrooms
- Newly Installed Shower Room
- Additional First Floor WC
- Generous Multi-Level Rear Garden
- Ample Driveway Parking & Integral Garage

Situated within the ever-popular village of Holton Le Clay, this attractive three bedroom detached home is beautifully presented throughout and offers modern, move-in-ready accommodation, ideal for families and professionals alike. The interior is stylish and well maintained throughout, featuring a spacious living and dining room providing an inviting setting for relaxation and entertaining, while the kitchen diner offers a practical and sociable space for everyday meals. To the first floor are three good sized double bedrooms, including the main bedroom with a range of built-in wardrobes. The accommodation is complemented by a newly installed luxury shower room, along with the added convenience of a separate WC. Further enhancing the interior, plantation shutters, and feature panelling in the bedrooms add a stylish modern finish. The rear garden is a true highlight, thoughtfully arranged to create distinct areas for play, relaxation, and outdoor living. Steps lead down to an additional lower-level garden, offering versatile space which extends beyond the tree line at the rear. To the front, the property is mainly block paved, providing ample off road parking and access to the integral garage. The property is situated in a well-regarded area within easy reach of a wide range of local amenities and popular schools, while nearby road links provide access to central Grimsby, Cleethorpes seafront and the surrounding areas.



## LIVING/DINING ROOM

32'1" x 11'11" (9.78 x 3.64)

Measured at the widest point.

Accessed via a front entrance porch, a spacious dual aspect room including patio doors opening onto the rear garden.

## KITCHEN DINER

16'0" x 11'6" (4.88 x 3.53)

Fitted with a large range of cream tongue and groove style units, contrasting worktops and a peninsula dining table. Built-in oven, gas hob with extractor over, plumbing for a washing machine and dishwasher, and space for further appliances. Unit housing the gas central heating boiler. Access to the rear garden.



## FIRST FLOOR LANDING

With a built-in storage cupboard and access to the loft via a drop-down ladder. Side aspect window on the half landing area.

## BEDROOM 1

14'3" x 10'6" (4.35 x 3.21)

Front aspect main bedroom, with modern built-in wardrobes.

## BEDROOM 2

10'7" x 7'11" (3.24 x 2.43)

Rear aspect bedroom.

## BEDROOM 3

9'11" x 8'5" (3.03 x 2.59)

Front aspect bedroom.



## BATHROOM

7'11" x 6'9" (2.42 x 2.08)

Tastefully appointed with a large walk-in shower and fitted storage incorporating a wash basin and WC.

## ADDITIONAL WC

4'8" x 2'6" (1.43 x 0.78)

## GARAGE

Integral garage with an up and over door, and fitted storage units.

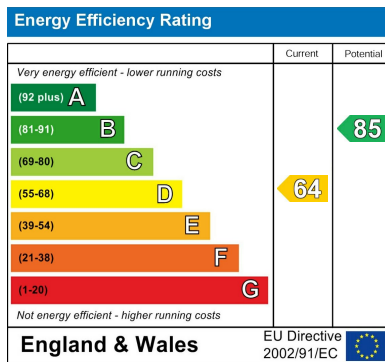
## COUNCIL TAX BAND

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## TENURE

FREEHOLD





### 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

