



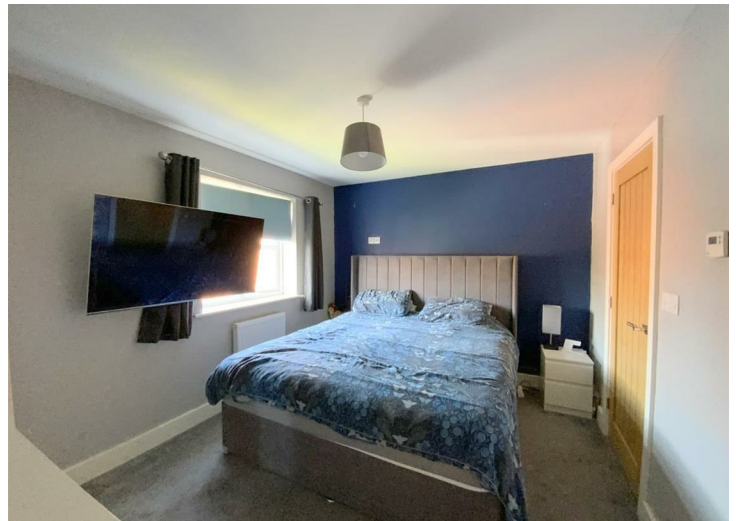
15 Runway Lane, Holton-Le-Clay, DN36 5FF
£225,000

Key Features:

- Modern Three Bedroom Semi Detached Home
- Popular Village of Holton Le Clay
- Open Plan Kitchen/Dining Room
- Separate Well Proportioned Lounge
- Downstairs Cloakroom/WC
- Three Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Generous Corner Position
- Driveway Parking & Garage

Situated within a sought after modern development in the popular village of Holton Le Clay, this three bedroom semi detached home occupies a larger than average corner plot and offers spacious accommodation ideally suited to modern family living. The accommodation comprises an entrance hall, cloakroom/WC, front aspect lounge, and an open plan kitchen/dining room featuring built-in appliances and French doors opening onto the rear garden.

To the first floor are three good sized bedrooms. The main bedroom benefits from an en suite shower room, whilst the remaining bedrooms are served by a modern family bathroom. Externally, the property stands within lawned gardens providing excellent outdoor space, with a driveway and garage to the rear. Located to the edge of Holton Le Clay, the property is ideally positioned within the catchment of well regarded schools, and is convenient for village amenities and transport links.



LOUNGE

12'11" x 12'2" (3.95 x 3.71)

KITCHEN/ DINING ROOM

19'2" x 9'9" (5.85 x 2.98)

CLOAKROOM/WC

5'8" x 2'9" (1.74 x 0.85)

FIRST FLOOR

BEDROOM 1

12'4" x 9'8" (3.77 x 2.96)

EN SUITE SHOWER ROOM

9'11" x 3'2" (3.04 x 0.97)

BEDROOM 2

11'7" x 9'8" (3.55 x 2.97)

BEDROOM 3

11'7" x 7'2" (3.55 x 2.20)

FAMILY BATHROOM

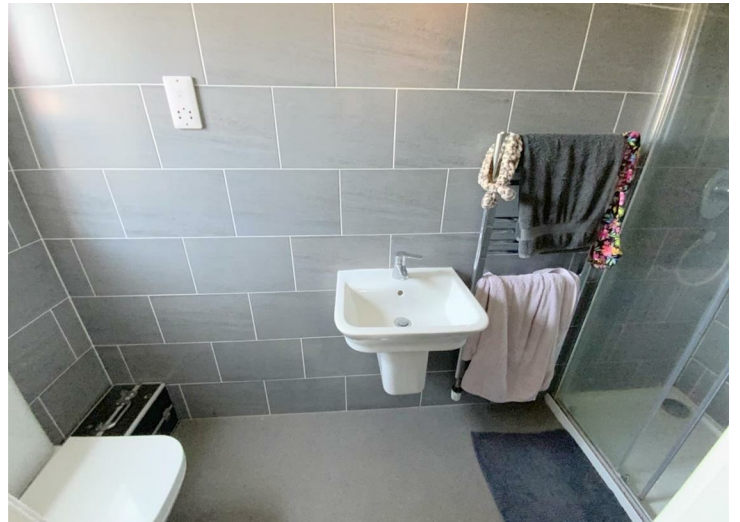
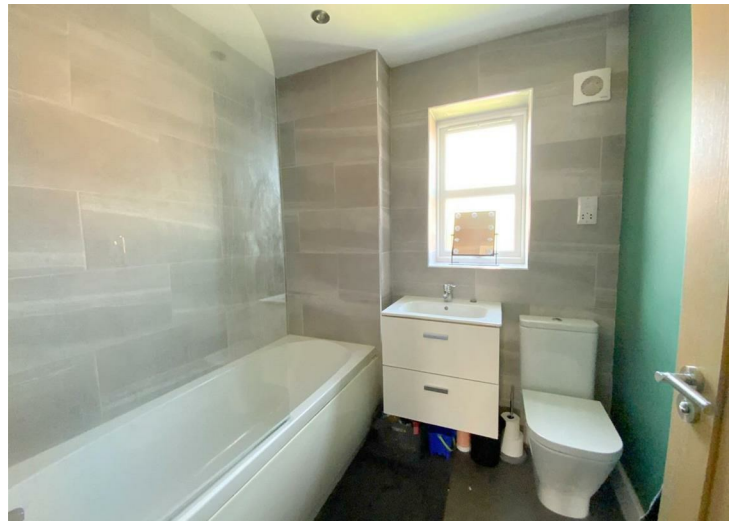
6'5" x 6'0" (1.97 x 1.85)

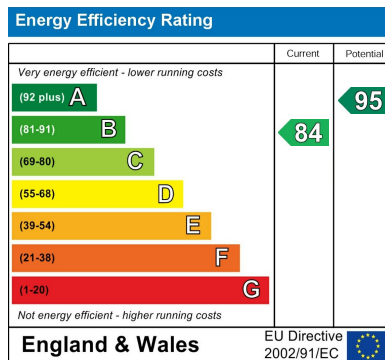
TENURE

FREEHOLD

COUNCIL TAX

B





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

