



3 Southfield Road, Holton-Le-Clay, DN36 5YQ
£265,000

Key Features:

- Three Bedroom Detached Property
- Popular Village Location
- Spacious Corner Plot Gardens
- Two Reception Rooms
- Conservatory
- Fitted Kitchen & Separate Utility
- Ground Floor Cloak/WC
- En Suite Shower Room & Family Bathroom
- Driveway Parking & Integral Garage

Occupying a spacious corner position within a highly regarded residential area of Holton-le-Clay, this well presented three bedroom detached home offers comfortable family accommodation with generous and well maintained gardens. The property retains a traditional interior layout, with the entrance hall leading into the front aspect lounge, where a granite stone fireplace with inset gas fire provides a central focal point. Double doors open through to the separate dining room, with French doors beyond leading into the conservatory. The fitted kitchen leads into a separate utility room, which in turn provides access to the ground floor cloakroom/WC. Upstairs are three good sized bedrooms, including two doubles. The main bedroom has a full wall of fitted wardrobes and an en suite shower room, while the remaining bedrooms are served by the family bathroom. Outside, the generous corner setting is a particular feature, with established lawned gardens wrapping around the property and offering a good degree of privacy. A substantial area to the side provides useful versatility, with potential for further parking or alternative use, subject to any necessary consents. A block paved driveway provides off-road parking and leads to the integral garage. Holton-le-Clay is a popular village with a good range of everyday amenities and schools, with Cleethorpes, Grimsby and the surrounding villages all within easy reach.



LOUNGE
13'10" x 11'9" (4.23 x 3.59)

DINING ROOM
10'4" x 10'4" (3.17 x 3.17)

KITCHEN
11'6" x 7'10" (3.51 x 2.40)

CONSERVATORY
14'4" x 9'10" (4.38 x 3.00)

UTILITY ROOM
5'5" x 4'7" (1.66 x 1.41)

CLOAKROOM/WC
6'0" x 2'9" (1.85 x 0.85)

FIRST FLOOR

BEDROOM 1
11'8" x 11'8" (3.56 x 3.56)

EN- SUITE
9'10" x 2'2" (3.02 x 0.67)

BEDROOM 2
9'10" x 9'5" (3.00 x 2.88)

BEDROOM 3
9'2" x 6'10" (2.80 x 2.09)

BATHROOM
6'3" x 5'4" (1.92 x 1.64)

TENURE
FREEHOLD

COUNCIL TAX BAND
C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

