ARGYLE
ESTATE AGENTS

24 Newstead Avenue, Holton Le Clay, East Lindsey, DN36 5BU
£195,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Four Bedroom Semi Detached Home
- Popular Village Location of Holton Le Clay
- Versatile Family Accommodation
- Open Plan Kitchen/Conservatory
- Main Bedroom with En Suite Dressing Room
- Driveway & Detached Garage
- Excellent School Catchment

Located in the popular village of Holton Le Clay, this four bedroom semi detached home offers spacious and versatile accommodation, ideally suited to modern family living. The property is well placed for local amenities, and falls within a highly regarded school catchment, making it an attractive choice for buyers seeking both convenience and a well-connected village setting.
The accommodation is arranged over two floors and provides excellent flexibility. On the ground floor there is a front aspect lounge, kitchen, open plan conservatory, two bedrooms and a family bathroom.
To the first floor are two further bedrooms, including the main bedroom which enjoys the added advantage of an en suite dressing room.
Externally, the property stands within gardens to the front and rear, along with driveway parking and a detached garage.

ENTRANCE HALL
Accessed via an entrance porch to the side of the property. L-shaped with staircase leading to the first floor.

LOUNGE
15'1" x 12'0" (4.61 x 3.67)
Front aspect reception room with fireplace incorporating a modern gas fire.

KITCHEN
9'8" x 9'7" (2.95 x 2.93)
Fitted with a range of wall and base units, built-in double oven, gas hob and integrated fridge.

CONSERVATORY
20'10" x 12'7" (6.36 x 3.85)
Open plan to the kitchen and fitted with additional units, stainless-steel sink, integrated dishwasher, and plumbing for a washing machine. French doors open onto the patio area.

BATHROOM
6'8" x 6'0" (2.05 x 1.85)
Comprising a vanity unit, WC, and panelled bath with overhead shower.

BEDROOM 3
12'5" x 12'8" (3.79 x 3.87)
Rear aspect room with a built-in storage cupboard.

BEDROOM 4
9'10" x 7'11" (3.00 x 2.42)
Front aspect room.

FIRST FLOOR

BEDROOM 1
12'2" x 10'11" (3.72 x 3.35)
Front aspect main bedroom.

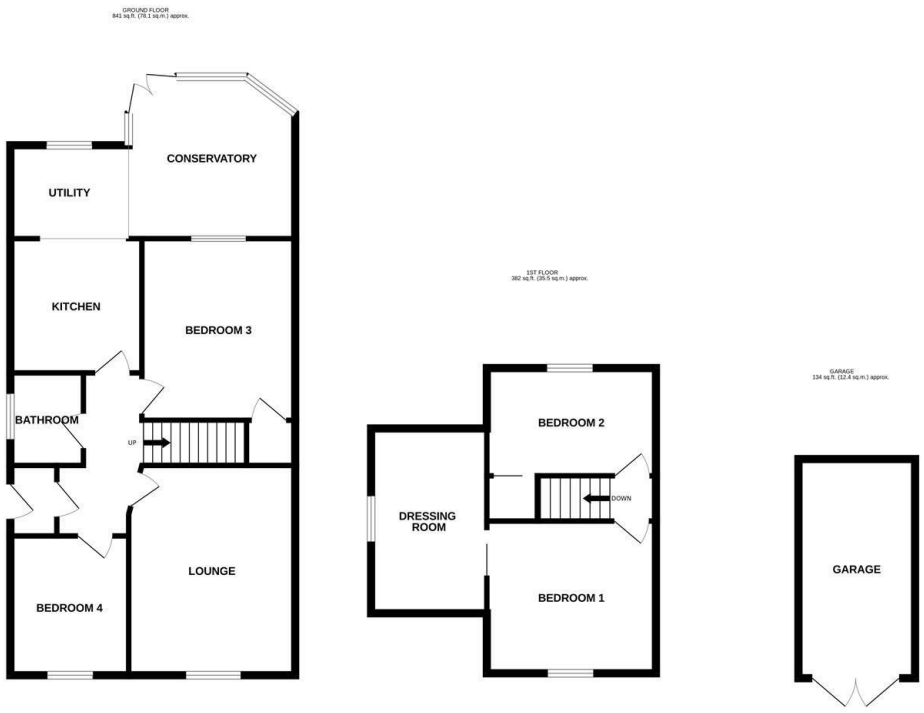
EN-SUITE DRESSING ROOM
12'9" x 7'10" (3.91 x 2.40)
Leading from the main bedroom, providing useful dressing and storage space.

BEDROOM 2
12'2" x 8'0" (3.71 x 2.44)
Rear aspect room with a built-in storage cupboard.

GARAGE
14'6" x 8'3" (4.44 x 2.52)

TENURE
FREEHOLD

COUNCIL TAX BAND
B



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

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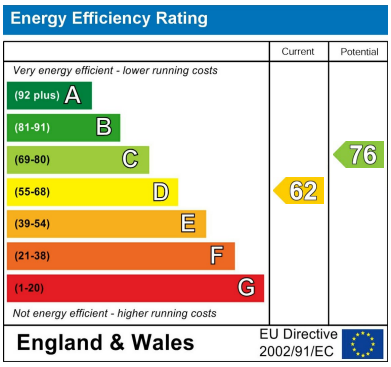

Viewing

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 confirrmed 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.

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