



## Picksley Crescent, Holton Le Clay, Grimsby, DN36

**£220,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

Exceptional opportunity to purchase this deceptively spacious and versatile detached property situated in this popular and well regarded village - occupying a corner position allowing for extensive driveway, side lawned gardens and rear paved courtyard This larg

## Key features:

- Fantastic Spacious Detached Property
- Four Bedrooms
- Great Range Of Local Amenities
- Master Bedroom
- Ideal Family Home
- Deceptively Spacious

## Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band D (£1585.80 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



### **\*\*VIEWING HIGHLY RECOMMENDED\*\* \*\*MOTIVATED VENDOR\*\* \*\*NO CHAIN\*\***

We are pleased to deceptively spacious four bedroom detached home in the Holten Le Clay area, close to Grimsby.

The property is positioned on a generous corner plot featuring gardens to three sides, and offers plenty of off road parking.

Inside the home there is a spacious living and dining area, large kitchen, utility room, along with two ground floor bedrooms and a downstairs bathroom.

Moving to the first floor the property boasts a master bedroom and another dsouble bedroom, aswell as a modern family bathroom,

The property is located in a popular and well regarded village, with great access to a fantastic range of local amenities and regular buses to Grimsby and Louth, and is within catchment of a range of fantastic schools including Waltham Tollbar Academy, King Edward School in Louth and Caistor Grammar.

## Accommodation

uPVC double glazed entrance door opens into:

### Entrance Hall

With tiled floor, coving and spotlights to ceiling, radiator within cover and stairs to first floor.

### Lounge Dining Room

7.4m x 3.91m (24'3" x 12'10")

With 2 uPVC leaded double glazed windows to front, uPVC sliding patio doors to rear, stunning fire surround with gas fire on marble hearth, oak wood flooring, coving and spotlights to ceiling and radiator within cover.

### Kitchen

3.91m x 3.25m (12'10" x 10'8")

With uPVC leaded double glazed windows to front and side, modern high gloss fitted units to base and walls, under unit LED lighting, incorporating a stainless steel electric range cooker with matching splash back and extractor above, one and a half bowl stainless steel sink unit, space for dishwasher, coving and spotlights to ceiling, and under floor heating to tiled floor.

### Utility Room

2.6m x 2.16m (8'6" x 7'1")

With uPVC double glazed entrance door to rear, fitted units, incorporating a Belfast sink unit, plumbing for washing machine and space for a dryer, coving to ceiling, tiled splash backs, tiled floor and radiator.

### Bedroom 2

3.66m x 3.33m (12'x10'11")

With uPVC leaded double glazed window to side, fitted wardrobes, coving and spotlights to ceiling and radiator.

### Bedroom 3

with uPVC leaded double glazed windows to side, laminate flooring, coving and spotlights to ceiling and radiator.

### Bathroom

3.25m x 2.26m (10'8" x 7'5")

With uPVC opaque double glazed window to side, this recently refurbished bathroom features a large corner bath, vanity wash unit, shower cubicle, low flush WC, vinyl flooring, tiled walls and heated towel rail.

### First Floor Landing

With uPVC leaded double glazed window to side this larger than average landing is currently being utilised as a home study area, featuring coving and spotlights to ceiling and hatch to loft which is fully boarded out for storage with a drop down ladder.

### Master Bedroom

6.02m x 4.67m (19'9" x 15'4")

This very spacious master bedroom features 2 uPVC leaded double glazed windows to side and uPVC leaded double glazed window to front, coving and spotlights to ceiling and 2 radiators.

### Bedroom 4

3.58m x 3.18m (11'9" x 10'5")

With uPVC leaded double glazed window to side, coving to ceiling and radiator.

### Upstairs Bathroom

3.18m x 2.16m (10'5" x 7'1")

With uPVC opaque double glazed window to side, this recently refurbished bathroom features vanity wash unit

with UPVC opaque double glazed window to side, this recently refurbished bathroom features vanity wash unit, low flush WC, bath with shower over, half tiled walls, storage cupboard which houses the Worcester combination boiler and shelving, extractor, heated towel rail and coving to ceiling.

#### Front of Property

The front garden is fully block paved and provides useful off road parking for approximately 5 vehicles, there are power points, security lighting, space at the side of the house for bin storage, and a large chicken coup and run, space for compost bins and a storage shed, access to the front of the garage and enclosed by well kept hedges.

#### Integral Garage

5.23m x 3.05m (17'2" x 10')

With up and over door, outside tap, light and power. There is access to the loft space with drop down ladders.

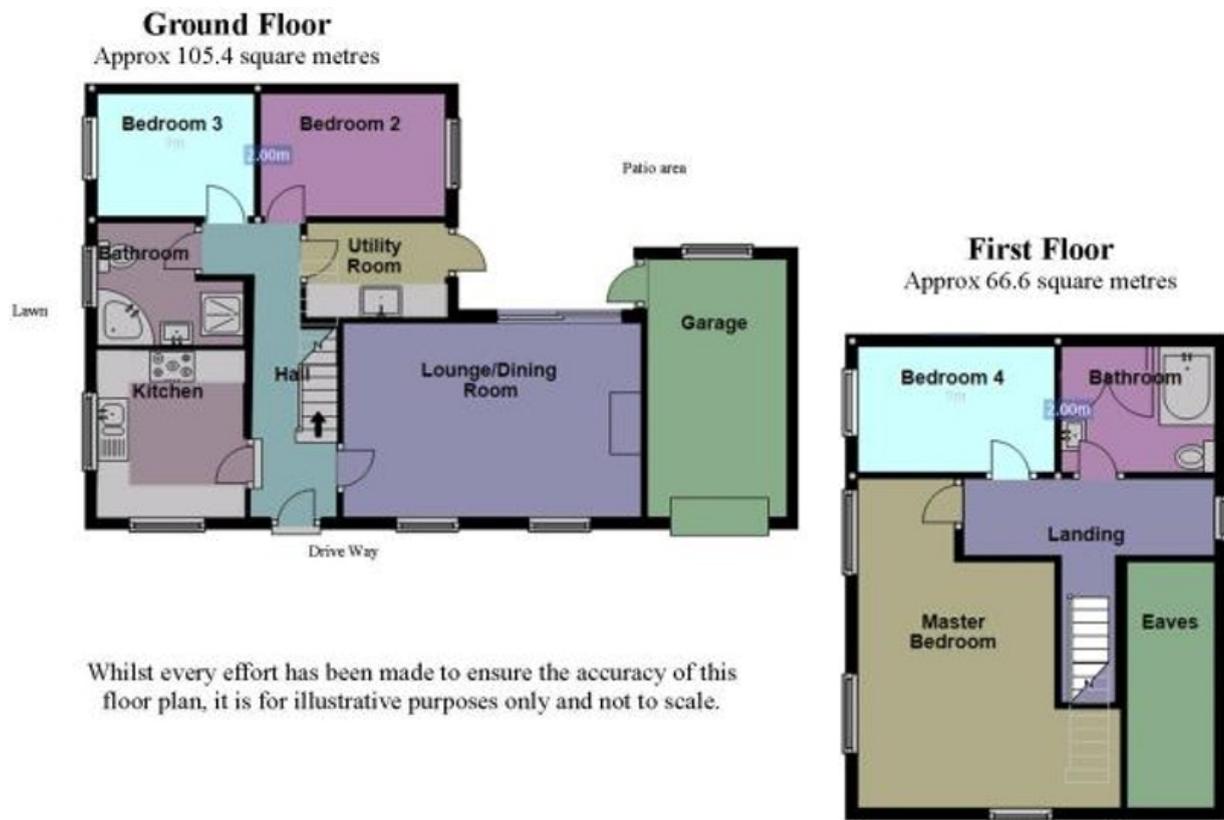
#### Side Garden

A generous sized lawn, featuring a vegetable patch and enclosed by well kept hedges.

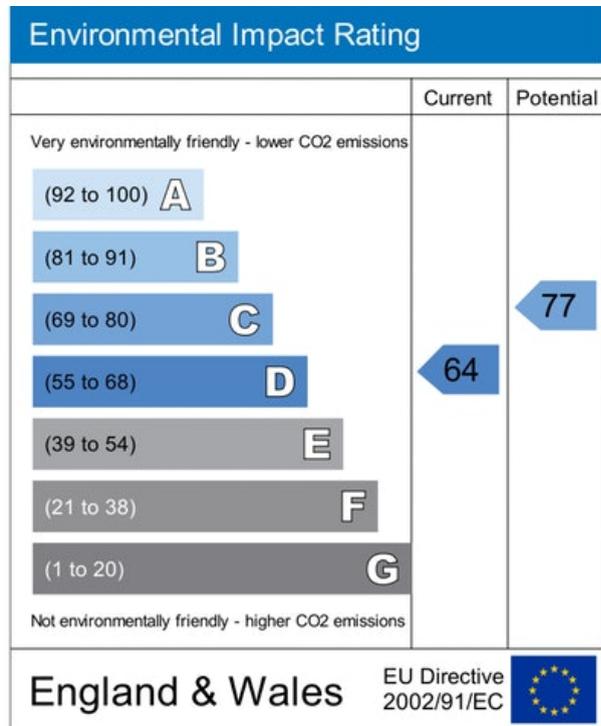
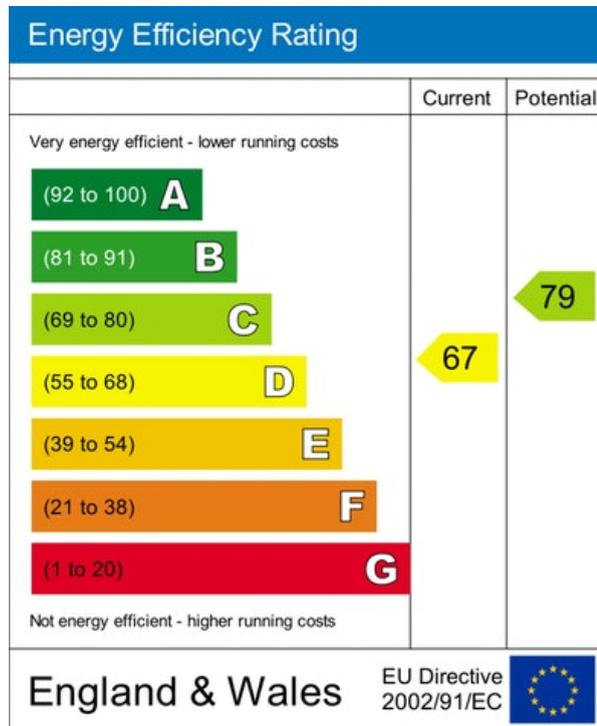
#### Rear Garden

There is a paved patio area enclosed by wood panelled fencing. The patio area provides access to the rear of the garage.

## Floor plan:



### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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