



Landings Lane, Holton-le-Clay, DN36 5FQ

**FOR SALE - £220,000**

**Canters**

Chartered Surveyors

A fabulous bay fronted **THREE BEDROOM SEMI-DETACHED HOUSE** found in a cul de sac position off Runway Lane on the much sought after and highly regarded Maples development in the popular village of Holton-le-Clay. Constructed by renowned local builders Snape Properties to the Hornbeam design, the property is finished to a high specification and has been further enhanced by the vendor.

The accommodation briefly comprises entrance hall with cloakroom off, living room with double doors through to the well designed kitchen diner. To the first floor are three bedrooms, en-suite shower room and family bathroom. The property has many notable features which include fitted wardrobes to the main bedroom, full gas central heating, oak veneered doors, UPVC double glazed windows, security alarm, and a detached brick and tile garage.

The development is found on the outskirts of the favoured village of Holton-le-Clay which benefits from amenities including local shops, primary school and is the catchment area of well regarded secondary schools, together with a regular bus service. The coastal resort of Cleethorpes is approximately five miles distant which offers many attractions and shopping facilities.

<b>Entrance Hall</b>	with grey fronted high performance composite entrance door, vinyl wood effect flooring which continues into the cloakroom.
<b>Cloakroom</b>	with white Roca suite comprising corner wash hand basin with mixer tap over, a tiled splashback and low flush w.c.
<b>Lounge</b>	3.24m x 5.44m (plus walk in bay). Found to the front of this property the living room has a walk in bay window and provision for a wall mounted television. Oak veneer double doors open into to the ...
<b>Kitchen/Diner</b>	2.90m x 5.33m. Well fitted with a comprehensive range of grey shaker style wall cupboards and matching base units with contrasting white worktops, upstands and a breakfast bar with an inset stainless steel double drainer sink unit with mixer tap over. Integrated appliances include a Neff oven with induction hob and a stainless steel chimney style extractor hood over, built in fridge/freezer, dishwasher and washing machine. Inset spotlights can be found over the units together with under unit lights and pendant lighting over the breakfast bar and dining area. Two UPVC double glazed doors open out to the patio and a window overlooks the rear garden. Wood effect flooring.
<b>Landing</b>	Spelled staircase with loft access and airing cupboard containing hot water cylinder.
<b>Bedroom 1</b>	3.60m x 3.26m. With a range of light grey fitted wardrobes and matching dressing table with draws, window to the front aspect.
<b>En-Suite</b>	Fitted with a Roca suite comprising shower with glass door, wash hand basin with mixer tap, low flush w.c. , Wall mounted chrome towel rail and inset spotlights to the ceiling. Full tiled walls and floor.
<b>Bedroom 2</b>	3.78m max x 2.98m. With provision for wall mounted television and window overlooking rear garden.
<b>Bedroom 3</b>	2.65m x 2.24m. Window overlooking rear garden.
<b>Bathroom</b>	Fitted with a white Roca suite comprising vanity style wash hand basin with mixer tap over, a low flush w.c. and a panelled bath with glass screen and shower over, wall mounted chrome heated towel rail, tiling to three walls and the floor.
<b>Outside</b>	To the front the garden is open plan, laid to lawn. A block paved driveway (11.8m x 4.5m) leads to the detached brick and tile garage with roller shutter door, personnel door, power and light. A gate to the side of the garage provides access to the enclosed rear garden laid predominantly to lawn with paved patio and a second raised decked patio with decorative stone and lighting. Outside lights and tap.
<b>Tenure</b>	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
<b>Management Fee</b>	We understand that there is an estate maintenance fee of £99 per annum. This should be verified by your solicitor.
<b>Council Tax Band:</b>	'B'
<b>NB: This can be reviewed by the Local Authority.</b>	
<b>EPC Rating:</b>	B (84)

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/11/2021

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## ADDITIONAL PHOTOS & PLANS



Lounge



Lounge



Kitchen / Diner



Kitchen / Diner



Bedroom 1



Bedroom 1

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## ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 2



Bedroom 3



Family Bathroom



Rear Garden

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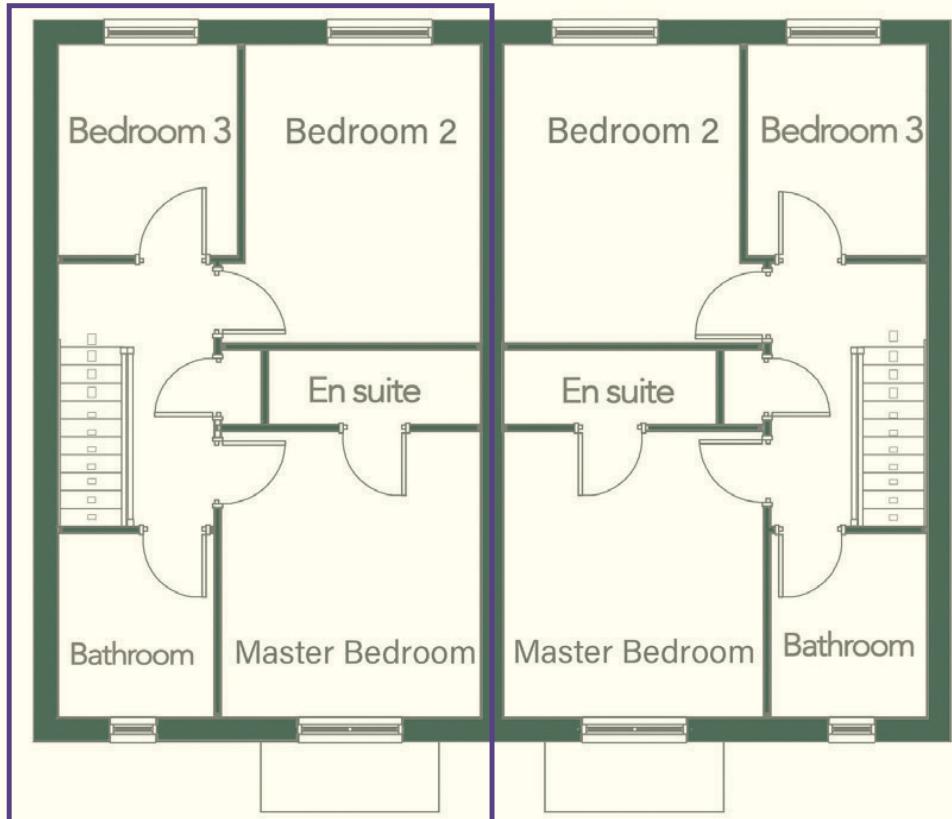
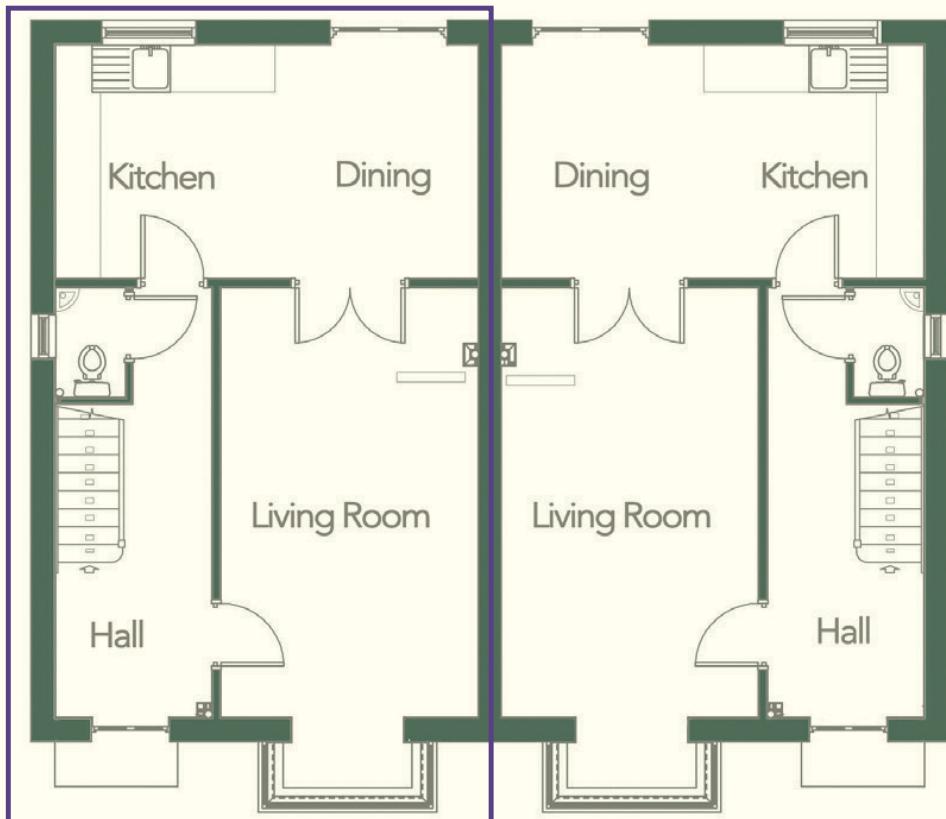
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## ADDITIONAL PHOTOS & PLANS



### FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm  
james@canters.co.uk 01472 356143.

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