



Spitfire Lane, Holton Le Clay, DN36 5FP

FOR SALE - £230,000

CanTERS

Chartered Surveyors

A THREE BEDROOM SEMI-DETACHED HOUSE favourably positioned on the now established and highly regarded Maples development in the popular village of Holton-le-Clay. Constructed by renowned local builders Snape Properties to the Hornbeam design and finished to a high specification.

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

Entrance Hall	With grey fronted high performance composite entrance door, wood effect flooring and cloakroom off.
Cloakroom	With white Roca suite comprising low flush w.c., corner wash hand basin with mixer tap over and a tiled splashback.
Lounge	3.22m x 5.44m (plus walk in bay). This lovely room with bay window to the front aspect has provision for a wall mounted television. Oak veneer double doors open into to the Kitchen Diner.
Kitchen/Diner	2.92m x 5.34m. Continued wood effect flooring from the hallway leads into this well fitted kitchen with breakfast bar and a comprehensive range of shaker style wall cupboards with under unit lighting and base units. There are contrasting wood effect worktops with matching upstands and an inset double drainer sink unit with mixer tap over. Integrated appliances include a Neff oven with four ring gas hob and a stainless steel chimney style extractor hood over, built in fridge/freezer, dishwasher and space for a washing machine. Extended inset spotlights across the room and a window overlooks the rear garden. Two UPVC double glazed doors open out to the patio.
Landing	Spelled staircase with loft access and airing cupboard containing hot water cylinder.
Bedroom 1	3.91m x 3.67m. With window to the front aspect and provision for wall mounted television.
En-Suite	Fitted with a Roca suite comprising wash hand basin with mixer tap, low flush w.c. and a separate shower with glass door. Wall mounted chrome towel rail, inset spotlights and tiling to the walls.
Bedroom 2	3.71m max x 2.87m. Fitted with a range of wardrobes, drawers and cupboards together with shelving and having a window overlooking rear garden and provision for wall mounted television.
Bedroom 3	2.66m x 2.26m. With downlights and a window overlooking rear garden.
Bathroom	Fitted with a white Roca suite comprising panelled bath with glass screen and shower over, vanity style wash hand basin with mixer open, a low flush w.c., wall mounted chrome heated towel rail and contrasting tiling to three walls.
Outside	To the front the garden is open plan and laid to lawn. A block paved pathway leads to the front door and the block paving continues along to the driveway and the semi detached brick and tile garage with roller shutter door, personnel door, power and light. The rear of the property has fenced boundaries and is laid predominantly to lawn with paved patio and pathway to personnel door. Outside lights and tap.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Management Fee	We understand that there is an estate maintenance fee of £99 per annum. This should be verified by your solicitor.
Council Tax Band	‘B’ NB: This can be reviewed by the Local Authority.
EPC Rating	B

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FURTHER INFORMATION AND TO VIEW:

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

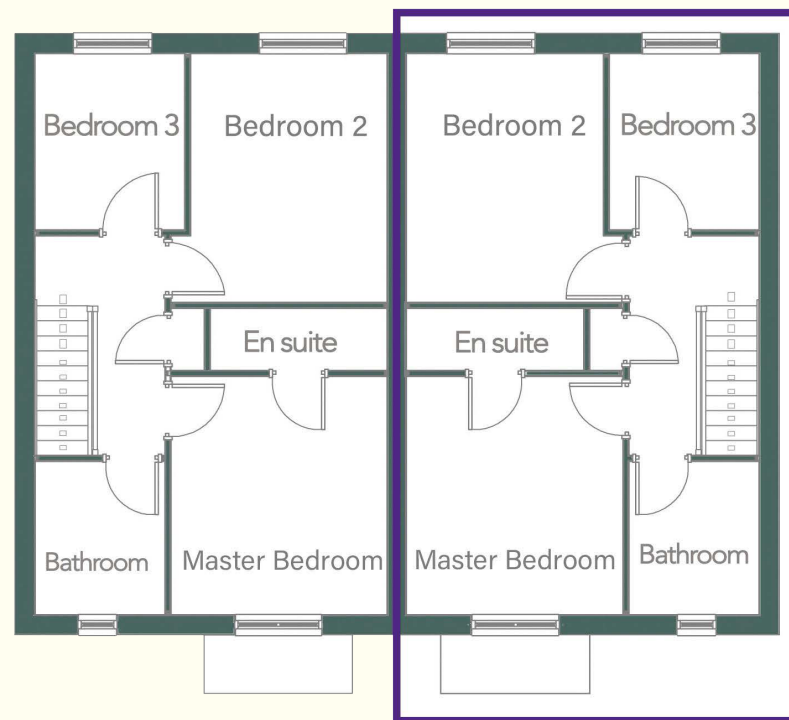
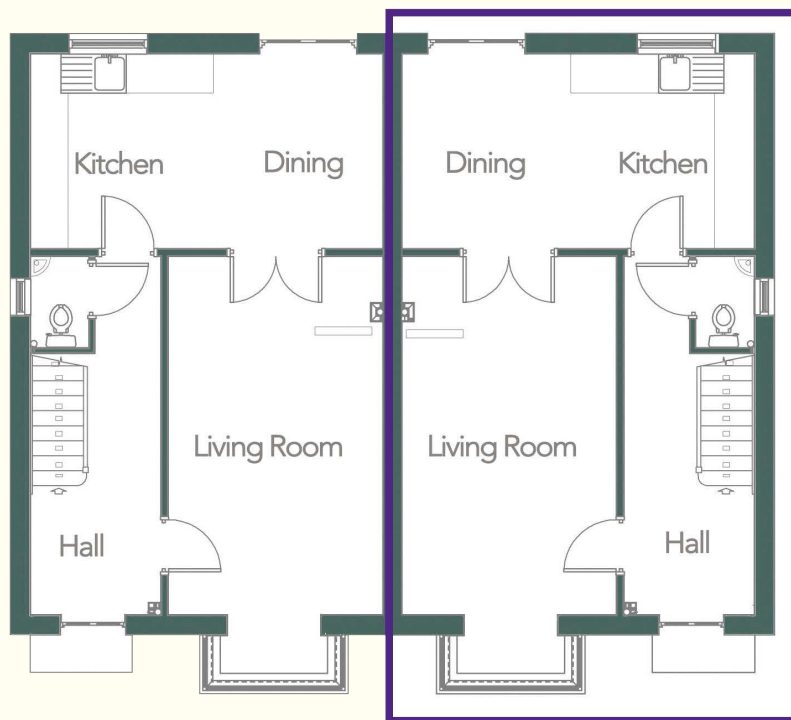
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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Lounge



Kitchen Diner



Kitchen Diner



Kitchen Diner



Cloakroom

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bathroom



Rear Garden



Rear Elevation

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