

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

100 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

PURCHASE PRICE £190,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£190,000

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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100 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

Nestled in a tranquil corner of Holton-Le-Clay, this charming detached house on Louth Road offers a delightful retreat for those seeking a peaceful village lifestyle. With no onward chain, this property presents an excellent opportunity for both first-time buyers and those looking to downsize.

The home features a bright conservatory, perfect for enjoying the garden views throughout the seasons. The well-appointed kitchen/diner provides ample space for family meals and entertaining, while the comfortable lounge offers a cosy spot to unwind after a long day. The bathroom completes the ground floor layout. Upstairs, you will find two inviting bedrooms, ideal for restful nights.

The property boasts a well-established garden, providing a secluded outdoor space for relaxation and enjoyment. A pond adds a touch of charm, with the potential to be transformed into a lovely patio area for al fresco dining or entertaining guests.

Parking is a breeze with space for two vehicles off-road, ensuring convenience for you and your visitors. The house is double glazed throughout and benefits from gas central heating, ensuring warmth and comfort during the colder months.

Situated close to local amenities and schools, this home is perfectly positioned for families and those who appreciate the convenience of village life. With its appealing features and serene location, this property is not to be missed. Come and discover the potential of this lovely home in Holton-Le-Clay.

CONSERVATORY

12'10 x 11'5 (3.91m x 3.48m)

Through a u.PVC double glazed door into the conservatory with u.PVC double glazed windows and u.PVC double glazed French doors. A tiled floor, a gas wall heater and a fan light to the ceiling.



CONSERVATORY



KITCHEN/DINER

6'11 x 16'5 (2.11m x 5.00m)

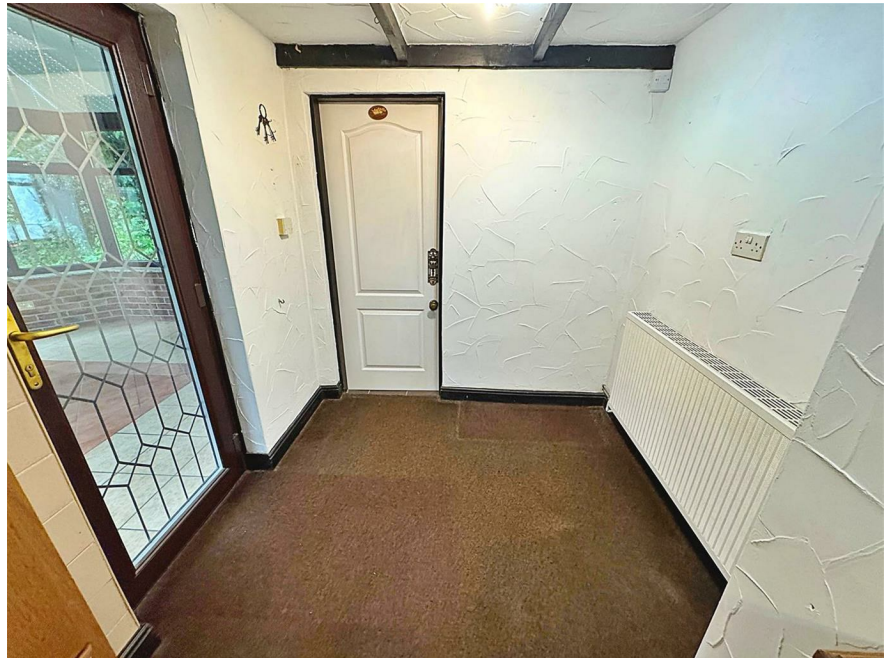
With a range of light oak wall and base units, contrasting work surfaces, incorporating a stainless steel sink unit with a chrome mixer tap. An integrated fridge/freezer, space for a cooker and plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, two lights and beams to the ceiling.



KITCHEN/DINER



KITCHEN/DINER



BATHROOM

9'10 x 4'11 (3.00m x 1.50m)

With a white suite comprising of a P-Shaped bath, a chrome mixer tap, a Bristan electric shower and curved shower screens, a vanity sink unit with a chrome mixer tap and a toilet. Two u.PVC double glazed windows, fully tiled walls, a chrome ladder style radiator, a tiled floor and spotlights to the ceiling.



LOUNGE

16'6 x 13'1 (5.03m x 3.99m)

With a u.PVC double glazed window and a u.PVC double glazed stained glass window, a wooden fire surround with a marble effect back and hearth. A central heating radiator, stairs to the first floor accommodation, a light and beams to the ceiling.



LOUNGE



LOUNGE



LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms lead off. There is a u.PVC double glazed window, a light and beams to the ceiling.



BEDROOM 1

10'3 x 5'8 (3.12m x 1.73m)

This double bedroom with a u.PVC double glazed window, a central heating radiator, a built in cupboard housing the central heating boiler and water tank. A light and beams to the ceiling.



BEDROOM 1



BEDROOM 2

9'3 x 9'11 (2.82m x 3.02m)

With a u.PVC double glazed window, a central heating radiator, a light and beams to the ceiling.



BEDROOM 2



OUTSIDE

Secure wrought iron gates open to a private off-road parking area, with a pathway leading through a further gate to the property. The surrounding gardens are beautifully established, featuring a variety of mature trees, shrubs and planting, alongside a charming raised pond. To the rear, a gate provides access to a passageway leading towards the church, adding to the property's character and setting.

Workshop - 10'2 x 7'10 and 5'1 x 7'10 - The workshop is split into two rooms with light and power.



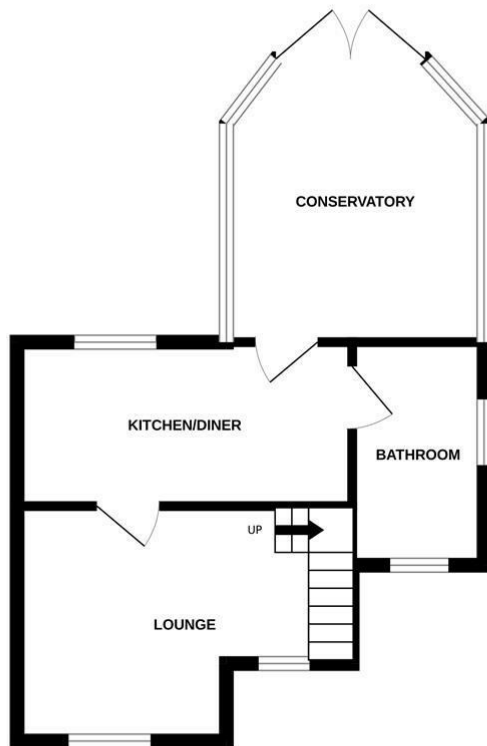
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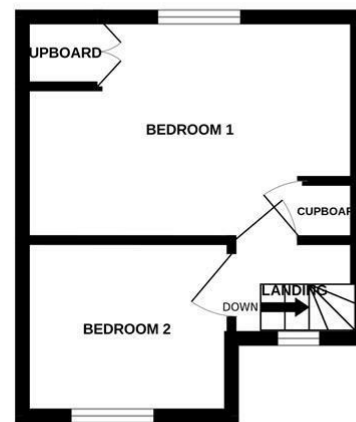
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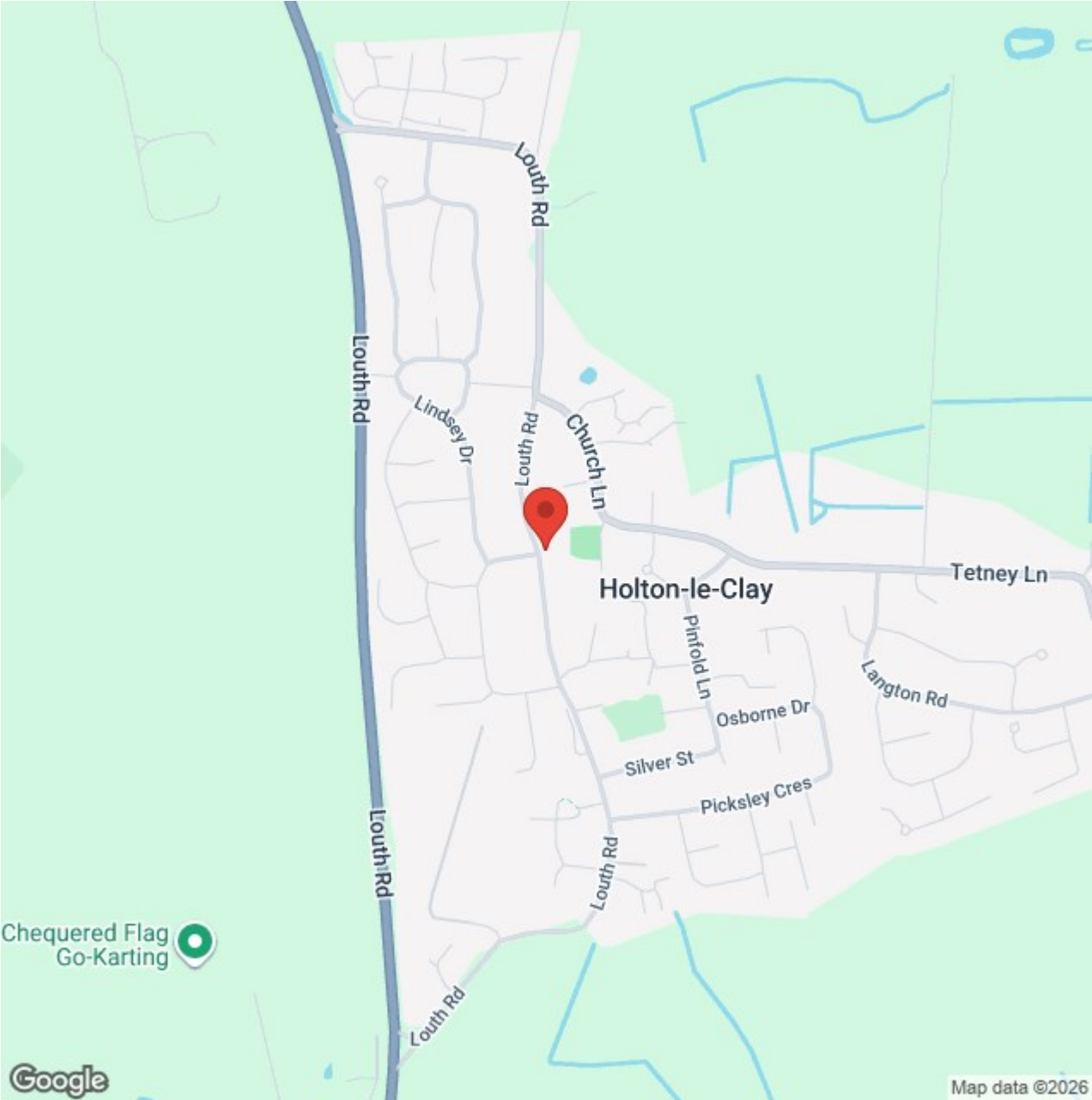
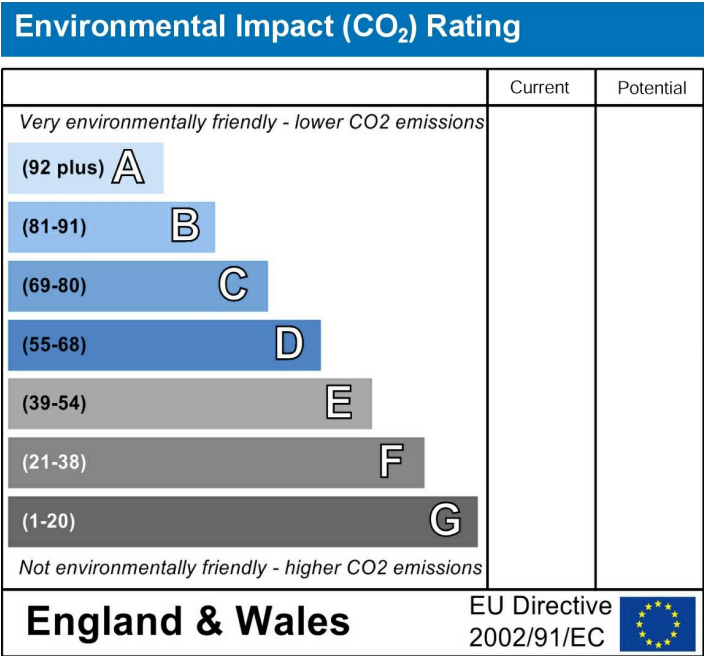
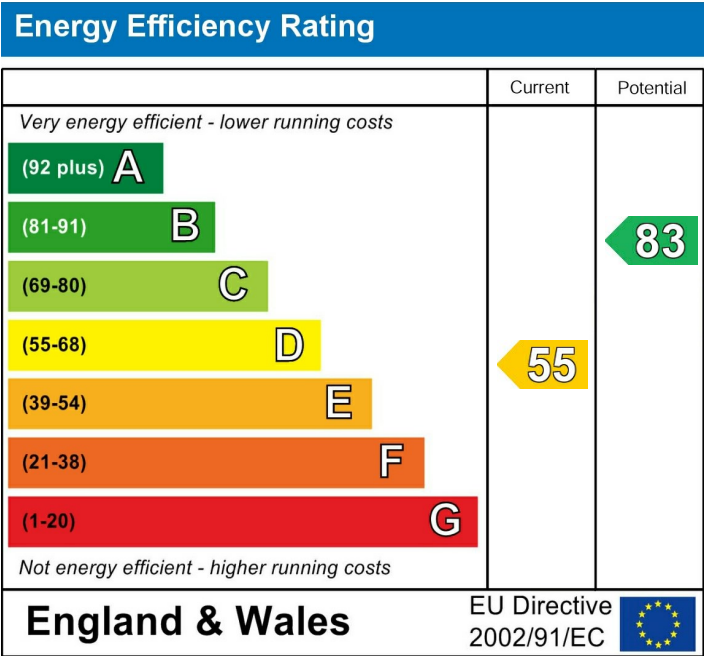
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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