

ARGYLE

ESTATE AGENTS



116 Tetney Lane, Holton Le Clay DN36 5AY
Offers over £180,000

Key Features:

- Three Bedroom Semi Detached
- Popular Village Location
- Generous South Facing Garden
- Two Reception Rooms
- Kitchen Diner
- Downstairs Shower Room
- New Gas Central Heating Boiler
- Off Road Parking, Garage

A Three Bedroom dormer style property found in this pleasant location to the edge of Holton Le Clay, a short distance from the village centre. Well presented throughout, the accommodation comprises; Entrance Porch, Hallway, Lounge, Dining Room, a full width Kitchen Diner, Ground Floor Shower Room and a Cloaks/WC. To the first floor are Three Bedrooms and an additional WC. Boasting a generous south facing rear garden and ample off road parking. Viewing Highly Recommended.



ENTRANCE PORCH

Enclosed front entrance porch with inner door to:-

HALLWAY

With radiator, and understairs storage cupboard housing the gas central heating boiler (new July 2021).

CLOAKS/WC

1.49 X 0.81 (4'11" X 2'8")

With wc and window to side aspect.

SHOWER ROOM

1.62 X 1.41 (5'4" X 4'8")

A fully tiled modern shower room with large walk-in rainfall shower, and vanity sink unit. Radiator, and window to side aspect.

LOUNGE

4.02 X 3.64 (13'2" X 11'11")

With a bow window to front aspect, radiator, and fireplace incorporating a gas fire.

DINING ROOM

3.60 X 3.54 (11'10" X 11'7")

Separate rear dining room with radiator, and glazed doors leading to the kitchen diner.

KITCHEN DINER

5.01 X 2.48 (16'5" X 8'2")

Fitted with a range of traditional white units and work surfaces incorporating a stainless steel sink/drainer. Built-in electric oven and hob with extractor over. Plumbing for a washing machine and further appliance space. Rear aspect window, and french doors leading to the garden.

FIRST FLOOR LANDING

With window to side aspect, and access to the roof space via drop down ladder.

BEDROOM 1

3.06 X 3.03 (10'0" X 9'11")

With window to rear aspect, and radiator.

BEDROOM 2

2.92 X 2.66 (9'7" X 8'9")

A second double bedroom, with window to rear aspect, and radiator.

BEDROOM 3

2.87 X 2.37 (9'5" X 7'9")

With window to front aspect, built-in mirror fronted wardrobes, and radiator.

WC

0.92 X 0.70 (3'0" X 2'4")

An additional wc located off the landing.

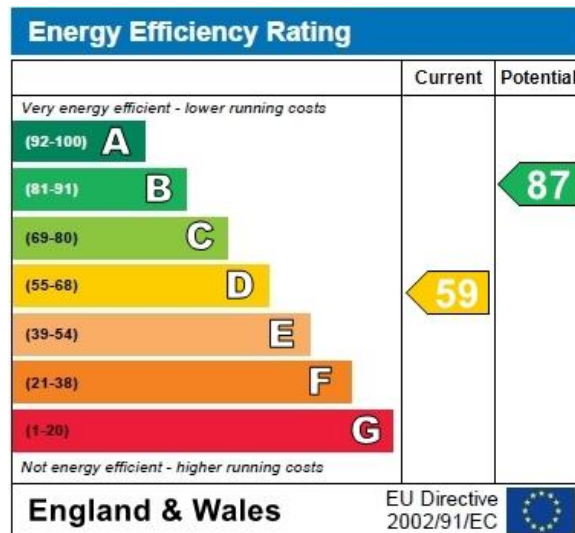
OUTSIDE

Set in well maintained gardens, the front of the property is laid to lawn and having off road driveway parking leading down the side to the garage (no vehicular door). The rear garden provides excellent outdoor space, being predominantly lawned, with patio area, pond and a variety of fruit trees. Power points located to the side and rear.

TENURE

Freehold





VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed 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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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