

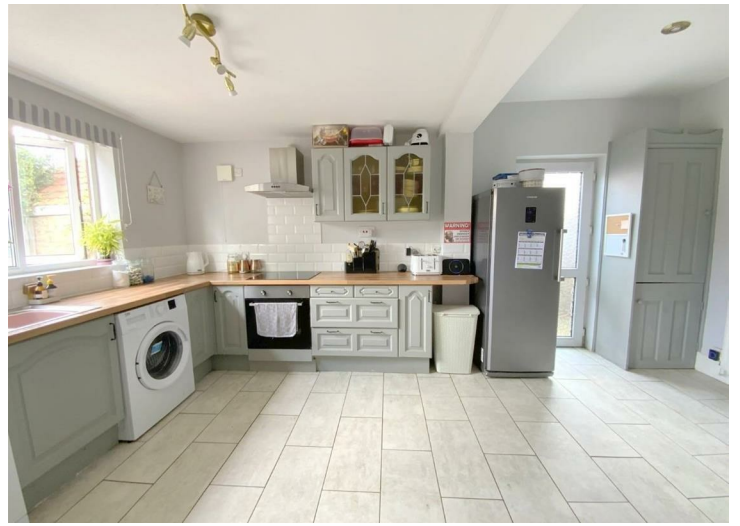


3 Clay Lane, Holton-Le-Clay, Lincolnshire, DN36 5AG
£210,000

Key Features:

- Three Bedroom Detached Bungalow
- Quiet Village Location Surrounded By Open Fields
- Two Reception Rooms
- Kitchen Diner
- Ample Off Road Parking
- Large Detached Garage/Workshop
- Generous Rear Garden

Occupying a good sized plot, this spacious bay fronted detached bungalow is situated on a quiet lane in the popular village of Holton Le Clay. Located to the edge of fields having a rural feel yet close to the village centre, schools, and easy access to the A16 and neighbouring towns. The property offers extended accommodation comprising; Entrance Hall, Three Bedrooms, Bathroom, Lounge, and a Kitchen Diner leading to a further Living/Dining Room. Approached by a spacious Driveway providing ample off road parking and leading to the Detached Garage and excellent sized Rear Garden.



ENTRANCE HALL

Accessed via the side of the property. With radiator, and access to the loft.

LOUNGE

12'6" x 11'3" (3.83 x 3.43)

A bay fronted lounge, with radiator, and fireplace incorporating a living flame gas fire.

KITCHEN DINER

16'8" x 11'9" (5.10 x 3.60)

Fitted with a range of wall and base units, and work surfaces incorporating a stainless steel sink. Built-in electric oven and hob with extractor over, plumbing for a washing machine and dishwasher, and further appliance space. Cupboard housing the gas central heating boiler. Storage/pantry cupboard. Radiator. Side and rear aspect windows, and access to the side of the property.

REAR LIVING/DINING ROOM

17'4" x 9'1" (5.30 x 2.77)

A versatile room, with two radiators, rear aspect window and double doors leading onto the rear patio.

BEDROOM 1

12'0" x 10'5" (3.66 x 3.19)

Master bedroom with a bay window to front aspect, and radiator. Walk-in wardrobe/dressing room with a further front aspect window.

BEDROOM 2

9'11" x 8'9" (3.04 x 2.69)

With a side aspect window, and radiator.

BEDROOM 3

9'11" x 8'9" (3.04 x 2.68)

With a velux skylight, and radiator.

BATHROOM

7'4" x 6'5" (2.26 x 1.97)

Fitted with a pedestal basin, wc, and panelled bath with shower over. Radiator, and side aspect window.

OUTSIDE

Situated on a quiet lane opposite fields, the property is set open plan to the front, with lawn and driveway leading down the side to the detached garage/workshop. Enjoying a south facing aspect, the rear garden includes a spacious full width patio, and further garden which requires landscaping.

TENURE

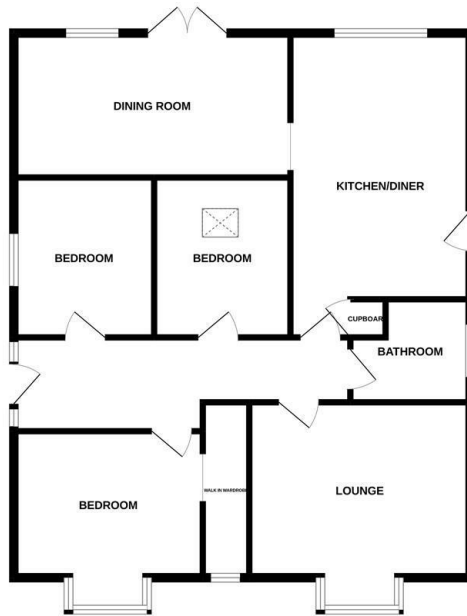
Freehold

COUNCIL TAX BAND

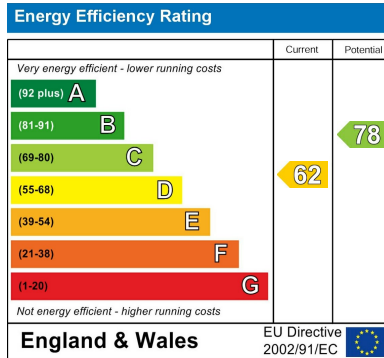
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here has not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/02/22



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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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