

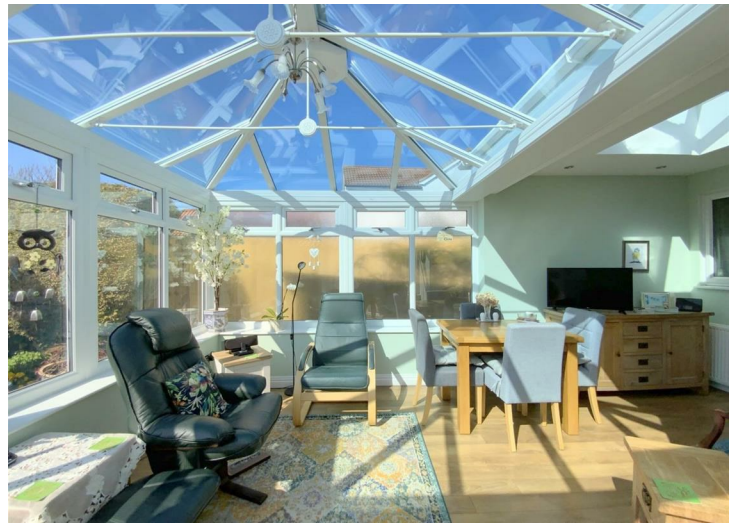


12 Church Lane, Holton-Le-Clay, Lincolnshire, DN36 5AH
£270,000

Key Features:

- Three Bedroom Detached Bungalow
- Popular Village Location
- Generous South-West Facing Rear Garden
- Spacious Living Room
- Two Double Bedrooms
- Third Bedroom/Study
- Large Conservatory
- Ample Driveway Parking

A well maintained three bedroom detached bungalow occupying a generous sized plot, in the popular village of Holton Le Clay. Situated close to local amenities, schools, and easy access onto the A16. The accommodation offers; entrance hall, a spacious living room, fitted kitchen featuring a full range of integral appliances, a large conservatory, two double bedrooms, a third bedroom/study, and a bathroom. The property stands in private and attractive lawned gardens enjoying a south-west facing rear aspect, with ample driveway parking and a detached garage/workshop. An ideal home for families or mature buyers seeking spacious one level living. Viewing Highly Recommended.



ENTRANCE HALL

A welcoming L-shaped hall, with a built-in storage cupboard, and loft access via a drop down ladder. (Loft insulated and partially boarded, and housing the gas central heating boiler).

LIVING ROOM

19'11" x 14'11" (6.09 x 4.56)

A well proportioned lounge/dining room, with fireplace incorporating an electric fire, marble effect back and hearth. Two side aspect windows and French doors opening onto the rear garden.

KITCHEN

11'10" x 10'4" (3.62 x 3.17)

Comprising a range of units and worktops incorporating a stainless steel sink. Integral appliances including a built-in oven, microwave, five ring gas hob with extractor over, fridge, dishwasher and washing machine. Tiled floor.

CONSERVATORY

17'9" x 11'7" (5.42 x 3.55)

(Measured L-Shaped)

Additional living space overlooking the rear garden. With wood effect laminate flooring.

BEDROOM 1

11'11" x 9'5" (3.64 x 2.89)

With a bow window to front aspect.

BEDROOM 2

12'10" x 8'4" (3.93 x 2.56)

A second double bedroom to front aspect, with modern fitted wardrobes.

BEDROOM 3 / STUDY

9'6" x 8'3" (2.91 x 2.54)

A versatile room, with 'Sharps' fitted storage/wardrobes. Side aspect window.

BATHROOM

8'5" x 5'5" (2.58 x 1.66)

With fitted storage incorporating a wash basin and wc. Panelled bath with overhead Aqualisa power shower. Slate tiled floor. Obscure glazed window.

OUTSIDE

The front of the property is approached over a spacious block paved driveway with access to the detached garage/workshop. The rear garden is a superb feature of the property, being mainly laid to lawn with well stocked beds/borders and paved patio areas. With shed/summer house and greenhouse

GARAGE/WORKSHOP

20'9" x 9'3" (6.35 x 2.82)

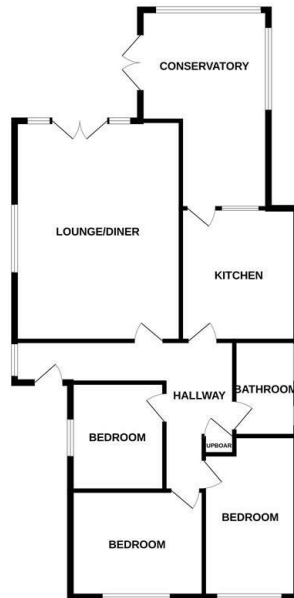
A detached garage with an up and over front door, rear pedestrian door, power/light.

COUNCIL TAX BAND

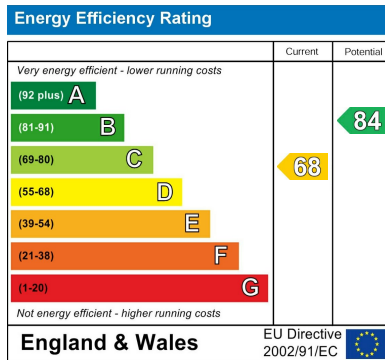
TENURE

Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, corners and any other items are approximate and the 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. Made with Metagen 12/20



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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore