



Beech Grove, Holton-le-Clay, Grimsby, DN36 5YL

FOR SALE - £305,000

CanTERS

Chartered Surveyors

Found in a cul-de-sac position is this extended Four Bedroom Chalet Style House with garage located within the highly desirable village of Holton-le-Clay. The flexible accommodation over two floors, which benefits from Gas Central Heating and Upvc Double Glazed Windows briefly comprises; Entrance Hall, Dining Kitchen, Utility Room, Sitting Room, Two Bedrooms and Cloakroom to the ground floor. To the first floor are Two Bedrooms and a Family Bathroom.

Favourably positioned and having Holton-le-Clay Junior School playing field to the rear the property benefits from village amenities which include local schools, public houses, convenience stores, hot food takeaways and a regular bus service.

Entrance Hall	With composite door, part panelled walls, window to side elevation, Velux roof light and a spelled returned staircase to the first-floor accommodation. The engineered oak flooring continues through into the dining kitchen.
Dining Kitchen	3.47m x 3.07m plus 4.40m x 3.61m Fitted with a range of high gloss wall cupboards and base units with contrasting worktops incorporating a drainer sink unit with mixer tap over. Built in double oven, microwave, five ring stainless steel gas hob with extractor over. Integrated dishwasher and space for an American style fridge freezer. Within the dining area are downlights to the ceiling, fitted shelves and provision for a wall mounted television. Glazed doors provide access to the sitting room.
Sitting Room	3.74m x 3.72m With two Upvc double glazed doors which open out onto the rear garden, two Velux roof lights and downlights to the ceiling. Engineered oak flooring and provision for a wall mounted television.
Utility Room	2.98m x 2.64m With fitted base unit with contrasting oak worktop and space for both a washing machine and tumble dryer. Window to the side aspect and downlights to the ceiling. A composite door leads out to the rear garden.
Cloakroom	With suite comprising; low flush WC and vanity style wash hand basin with mixer tap over and splashback tiling. Downlights to the ceiling.
Bedroom 1	4.42m to wardrobes x 3.60m With a range of built in wardrobes having sliding doors, downlights to the ceiling and a window overlooking the front garden.
Bedroom 2 / Study	3.48m x 2.65m With dado rail and window to front aspect.
First Floor	
Landing	Off which can be found two bedrooms and the family bathroom.
Bedroom 3	3.73m x 3.78m (to wardrobes) Having a range of built in wardrobes with sliding doors.
Bedroom 4	2.99m max x 3.81m max (to wardrobes) L-shaped and having window overlooking rear garden and the playing field beyond.
Family Bathroom	3.14m x 2.36m With suite comprising; corner bath with mixer tap over, corner shower cubicle with power shower, pedestal wash hand basin and low flush WC. Wall mounted chrome towel rail, tiling to the floor and walls and a Velux roof light.
Outside	The property stands back behind a low-level brick wall with the front garden being laid to lawn. The enclosed fenced rear garden is paved with outside lights and downlights to the soffits. A driveway leads to the garage.
Garage	5.85m x 3.46m Single semi-detached garage with up and over door, light, power, personnel door to the side and a ladder providing access to a part boarded loft space.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'D' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 20/01/2025

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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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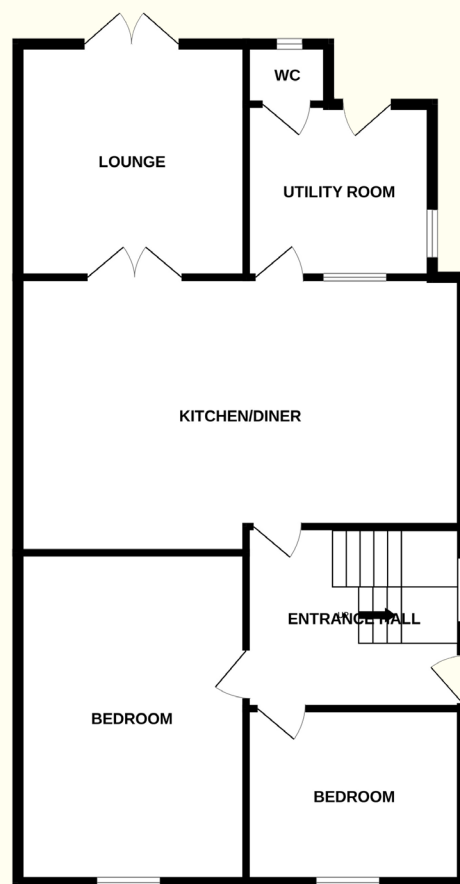
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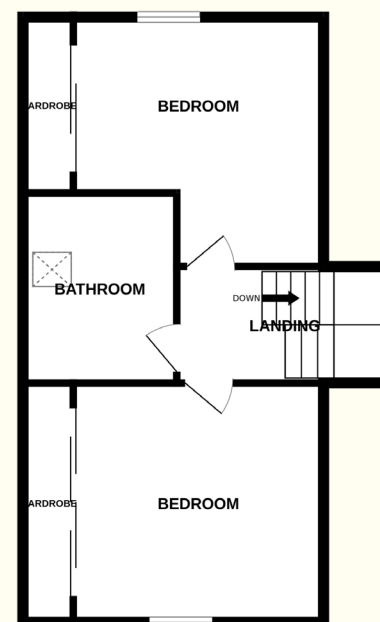
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Ground Floor



First Floor



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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Kitchen Dining



Kitchen Dining



Kitchen Dining



Utility



Sitting Room

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

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ADDITIONAL PHOTOS & PLANS



Family Bathroom



Rear Garden



Rear Elevation



Front Garden

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