



82 Louth Road, Holton-Le-Clay, DN36 5AB

Asking Price £142,000

NO ONWARD CHAIN

TES Property bring to the market this attractive two bedroom mid terrace property located in the popular village of Holton-le-Clay, close to local shops and amenities, and approximately only 5.2 miles to Grimsby and 10.7 miles to Louth. The property has recently been renovated by the current owner and internally the property comprises a living room, kitchen diner, utility, downstairs bathroom and two bedrooms. Externally the property benefits from a private rear garden which is mainly laid to lawn with patio areas and shrubbery.

Location - Holton-le-Clay

Holton-le-Clay is a popular village which offers a wide range of amenities including a pharmacy, a small supermarket, fish and chip shop, food outlets, hairdressers, an infant and junior school, and much more. The village is situated only 4.5 miles south of Grimsby and 10.7 miles north of Louth and is on the Louth to Grimsby bus route.

There are a wide range of walks and hikes around the area and only 3.4 miles to Cleethorpes Central Beach.

Living Room 11'6" x 11'0" (3.52m x 3.37m)



Enter the property via a new uPVC front door into the living room where there is a feature stone built fireplace with exposed original wood beams, tiled flooring, uPVC double glazed window to the front, wooden window to the side, wall lighting and a radiator. A door leads into the kitchen.

Kitchen Diner 8'10" x 11'3" (max) (2.71m x 3.44m (max))



Continuation of tiled flooring, a range of bespoke built base and drawer units with a complimentary work surface of granite with matching splashbacks, one and a half bowl sink unit with drainer and mixer tap, space for oven, two uPVC double glazed windows to the rear, a

radiator and staircase leading to the first floor with a useful storage cupboard below. A door leads into the utility.

Utility 4'3" x 7'8" (1.31m x 2.36m)



With matching granite work surface and space below for larder fridge and washing machine, tiled flooring continues, uPVC double glazed window and door to the side and a door into the bathroom.

Bathroom 5'11" x 7'7" (1.81m x 2.33m)



Modern bathroom fitted with a three piece suite consisting of a wood panelled bath with shower head over and glass shower screen, wash hand basin in vanity unit with storage and a W.C. Tiling to the floor and splashbacks, heated towel rail, uPVC double glazed privacy glass window to the rear and extractor.

Bedroom 1 11'2" x 11'6" (max) (3.41m x 3.52m (max))



Double bedroom with uPVC double glazed window to the front, wall lighting, a radiator and a door and step down leading into bedroom 2.

Bedroom 2/ Dressing Room 9'0" (max) x 11'9" (max) (2.76m (max) x 3.6m (max))



With opening wooden roof window and wooden window into stairway, wall lighting and a radiator.

Rear Garden



The rear garden is fully secure with wooden fencing to the boundary and a gateway leading out to passageway behind. Featuring mature shrubs down either side set in borders with a lawned area in the centre. There are two seating areas and a wooden garden shed.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Total Floor Area

51m² / 549ft²

Council Tax Band

East Lindsey Council Tax Band A

Brochure Prepared

June 2024.

Viewings

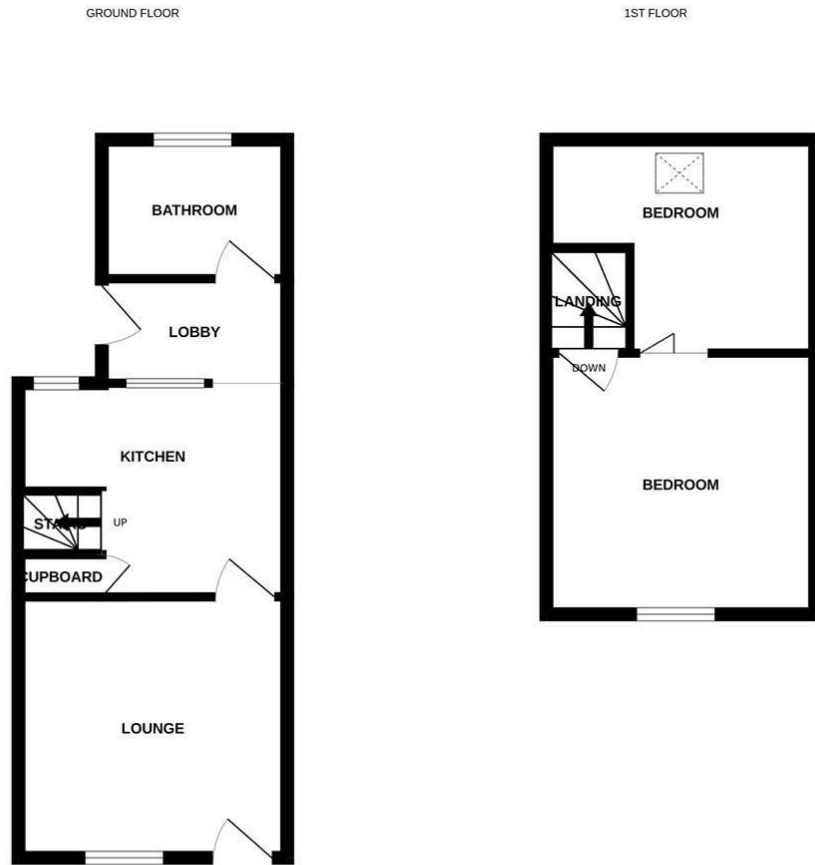
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

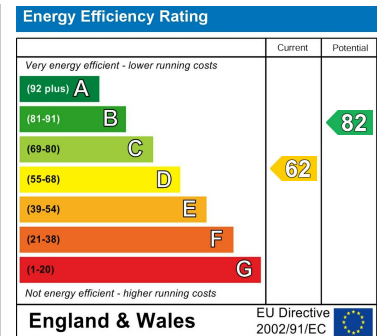


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used 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 Metropix ©2024

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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