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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Grainsby Avenue

Holton-Le-Clay
DN36 5BL

Offers in the Region Of
£280,000

An absolutely stunningly presented three bedroom detached bungalow which has been lovingly improved since the current owners bought it 5 years ago. The owners have installed a stunning kitchen dining room, a new boiler plus improving the presentation and decor ten fold throughout. Most dramatic of all though is the gorgeous frontage to the property and the stunning rear garden, both have transformed the property beyond recognition to provide a stunning courtyard garden and off road parking with in/out driveway. The property fully comprises entrance porch and large L shaped entrance, kitchen diner, lounge, rear entrance lobby, cloakroom, three double bedrooms and conservatory extension. Set on a peaceful and desirable postcode area of the commuter village of Hilton Le Clay, this property is well positioned to take advantage of good bus links, parks and amenities which are all close by.

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Entrance porch

5' 4" x 4' 2" (1.63m x 1.27m)

This useful porch added over the years has glazed front door and two windows with blinds with white decor and grey carpet and ceiling light.

Entrance hall

0' 0" x ' ' ' (0m x m)

An L shaped entrance hall has grey decor to coving and carpet with uPVC frosted door from the porch. The hallway has two pendant lights, radiator, loft access and two large full height storage cupboards.

Lounge

16' 1" x 11' 10" (4.89m x 3.60m)

A large lounge has walk in uPVC bay window with vertical blinds plus three further uPVC windows each with vertical blinds also. The room has grey carpet and decor with feature decorated wall. The room has beautiful two tone gas fireplace, radiator and pendant light.

Kitchen diner

9' 11" x 18' 5" (3.03m x 5.62m)

A gorgeous kitchen diner was only installed in 2020 and has a generous range of light grey wall and base units to three walls with white marble effect work top over. There is a white ceramic sink drainer, integral electric oven grill, gas hob with extractor, slim line

dishwasher, washing machine and tall fridge freezer. The room has grey tiled floor, white decor to coving, two uPVC windows with vertical blinds, 8 down lights and space for large dining table and chairs.

Conservatory

5' 10" x 10' 8" (1.79m x 3.26m)

An extension to the rear has glazed windows and sliding patio door to the rear garden with radiator and vertical blinds.

Cloakroom

5' 4" x 2' 5" (1.62m x 0.73m)

The cloakroom has white WC and corner sink with cream splash back tiling, the room has grey decor, grey wood effect vinyl floor, vertical blinds and ceiling light.

Rear entrance lobby

5' 4" x 3' 5" (1.62m x 1.04m)

The rear has a lobby area with uPVC frosted door and windows with vertical blinds to the rear, grey decor, grey wood effect vinyl flooring and ceiling light.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.32m)

The largest bedroom is to the front with large walk in uPVC bay with vertical blinds, white decor to coving, grey carpet, radiator and pendant light.

Bedroom Two

8' 7" x 10' 11" (2.61m x 3.34m)

Currently used as a music room, this is actually the second bedroom in size and has white decor to coving, grey carpet, uPVC door to the conservatory and window, radiator and pendant light.

Bedroom Three

8' 0" x 8' 8" (2.45m x 2.65m)

The smallest of the three double rooms has white decor to coving, uPVC window to the front with vertical blinds, grey carpet, radiator and pendant light.

Family Bathroom

5' 4" x 7' 5" (1.63m x 2.27m)

A beautiful full tiled grey bathroom has white three piece bathroom suite with shower the bath having glass screen. The room has frosted uPVC window to the rear, coving, radiator, down lights and extractor.

Front garden and parking

A beautiful splayed frontage has an in / out open block paved driveway with large low maintenance blue slate borders with access to the side gates and onto the garage.

Rear garden and driveway

A triangular shaped rear garden is laid to astro grass with slab patio to the back of the house and to the bottom of the garden which catches most the daily sun. The garden has space for a hot tub to the back of the house, there is tall new fencing to the entire perimeter of the garden with slab service area to the back of the garage. There are tall timber gates and fence to the side of the house with concrete and slab driveway to the detached single garage.

Detached garage

23' 10" x 9' 1" (7.27m x 2.76m)

A concrete sectional garage has a corrugated roof with up and over front metal door. Inside the large garage there is power and light.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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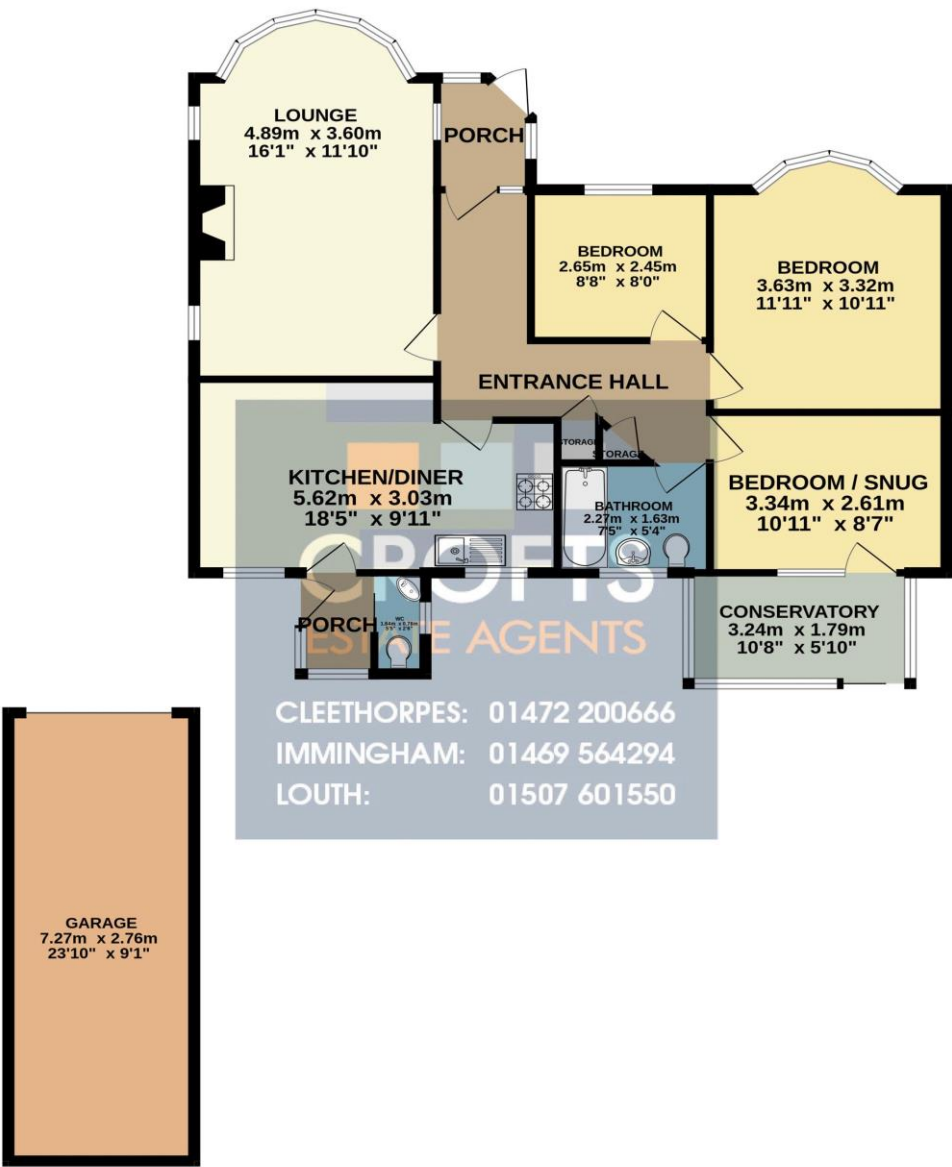
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
109.4 sq.m. (1177 sq.ft.) approx.



TOTAL FLOOR AREA : 109.4 sq.m. (1177 sq.ft.) approx.

Whilst 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, 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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