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Carmen Crescent

Holton-Le-Clay
DN36 5DD

Offers in the Region Of £259,950

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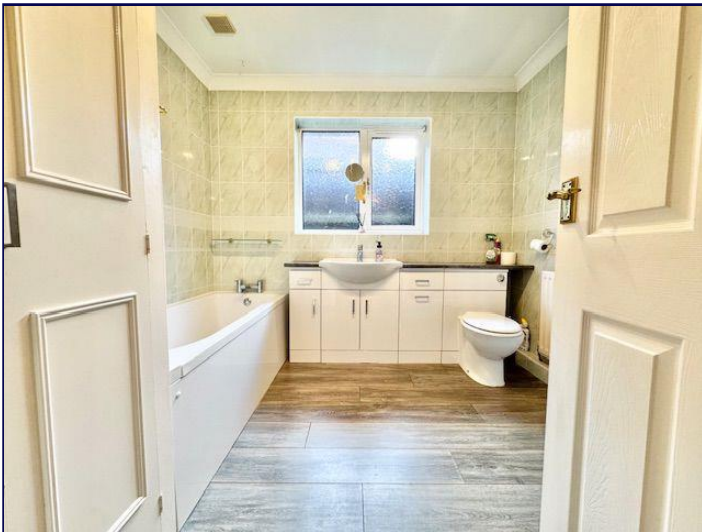
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Property Introduction

Your Dream Bungalow Awaits! Nestled in a central village location, this charming 3-bedroom detached bungalow offers a tranquil retreat with no forward chain. Perfectly suited for retiring couples or families alike, this generously proportioned property boasts an impressive array of amenities and features. Upon entering, you'll be greeted by an L-shaped entrance hall, leading to a spacious lounge and kitchen diner with sun room extension, perfect for soaking up the sunshine. The kitchen dining room is a culinary haven, with ample space for cooking and dining. Three double bedrooms, two with fitted wardrobes, provide plenty of space for rest and relaxation, while the family bathroom with separate enclosed shower offers a serene retreat. The property's neat frontage offers off-road parking for several cars, with gates leading to a detached single brick garage. The south-west facing rear gardens are a true highlight, featuring a large patio and raised gravel beds, perfect for alfresco dining and outdoor living. Conveniently located close to village amenities and with excellent transport links to Grimsby and Louth, this property is an ideal base for exploring the surrounding area. With its perfect blend of style, comfort, and convenience, this bungalow is a rare find. Don't miss out on the opportunity to make it yours. Schedule a viewing today!

Porch

3' 11" x 3' 1" (1.20m x 0.94m)

A short porch has uPVC frosted door and window, tiled floor and wall light.

Entrance Hall

A spacious L shaped entrance hall has wood laminate, light grey decor to coving, two pendant lights, loft access and radiator.

Lounge

19' 10" x 11' 11" (6.04m x 3.63m)

A large lounge has floating uPVC curved bay to the front with vertical blinds. cream decor to coving and cream carpet, two uPVC windows to the side, radiator, pendant light, electric fire with grey painted wood surround with cream marble inset and hearth.

Kitchen diner

16' 3" x 13' 9" (4.96m x 4.19m)

A modern kitchen dining room has grey matte wall and base units to two sides of the room with grey granite work tops and splash back returns over, there is a grey one and half sink drawer, electric hob with extractor over, double oven grill, slimline dishwasher, washing machine hosutgn, space for tall fridge freezer and large dining table and chairs. The room has grey decor to coving, grey wood effect vinyl floor, radiator, ceiling light, uPVC window and vertical blinds and uPVC frosted door to sun room.

Sun room

8' 6" x 13' 4" (2.59m x 4.06m)

The sun room extension has brick base with solid roof, uPVC windows and glazed door to the rear garden, the room has brown decor, wood laminate, vertical blinds and radiator.

Bedroom One

10' 8" x 13' 9" (3.25m x 4.20m)

To the front of the property the largest bedroom has pink decor and feature wall, beige carpet, fitted wardrobes, radiator, pendant light and floating uPVC curved bay to the front with fitted vertical blinds.

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.11m)

The second bedroom has pale purple decor with feature wall, beige carpet, uPVC window with vertical blinds, radiator, pendant light and fitted wardrobes.

Bedroom Three

10' 8" x 11' 11" (3.25m x 3.62m)

With light brown carpet, white decor to coving, uPVC window, radiator and pendant light.

Family Bathroom

8' 8" x 8' 2" (2.65m x 2.48m)

The family bathroom has three piece white suite with vanity sink and WC plus enclosed separate shower. The walls are all fully tiled with a light green tile to coving, there is a uPVC frosted window, ceiling light, grey wood laminate, built in storage and radiator.

Front garden

The front has an open driveway to concrete drive which leads to timber gates. There is extended parking to the front with slabs with retained gravel garden area with mature tree to the rear. A concrete path leads to the side gate to the other side of the house. There is a low wall to the front with fence to the sides.

Rear garden

A south west facing rear garden has spacious slab patio area to the back of the house with a retained higher gravel border area with some mature planting. Behind the garage is a timber garage on concrete hard standing. The garden has driveway and garage one side and slab path to timber gate to the other side. The garden has tall treated timber fencing to all sides.

Garage and driveway

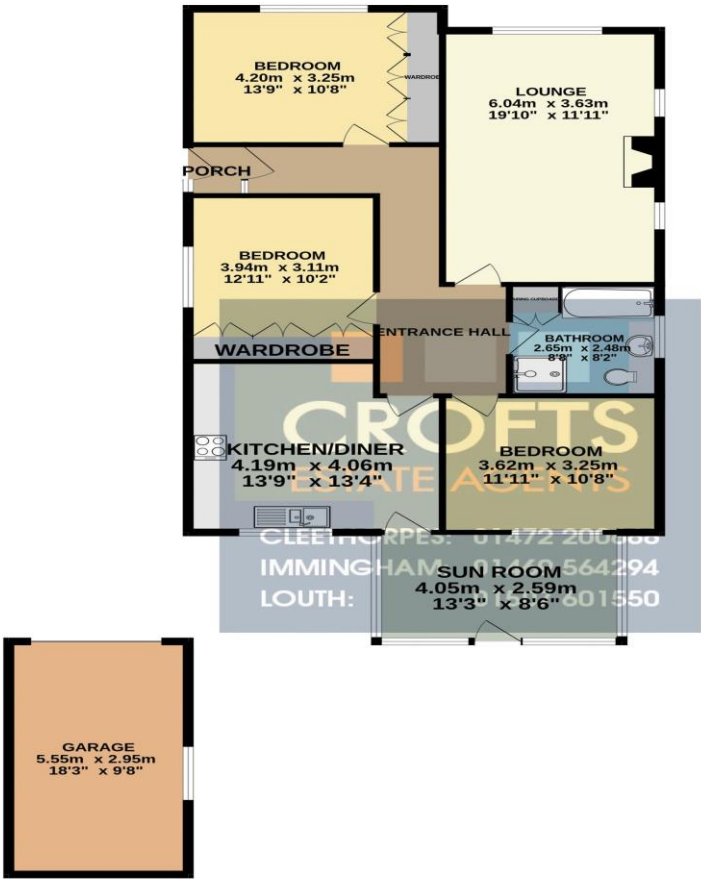
18' 3" x 9' 8" (5.55m x 2.95m)

A concrete driveway leads from an open driveway to tall timber gates that in turn lead to the detached single brick garage. The garage has up and over front door with uPVC window to the side, power and light and has eaves storage space.

Tenure



GROUND FLOOR
121.6 sq.m. (1309 sq.ft.) approx.



TOTAL FLOOR AREA : 121.6 sq.m. (1309 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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