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Grainsby Avenue , Holton-le-Clay



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£245,000



This charming detached bungalow in Holton Le Clay offers a unique opportunity for retirees to personalize a home, featuring two reception rooms, a well-equipped kitchen, two spacious bedrooms, and beautifully landscaped gardens, all situated on a generous corner plot with the added convenience of no onward chain.

Key Features

- Detached Bungalow
- Two Bedrooms
- Generous Plot
- Landscaped, Low Maintenance Gardens
- Driveway & Garage
- No Chain
- EPC rating TBC
- Tenure: Freehold





Presenting this charming detached bungalow for sale, nestled in the heart of the popular Holton Le Clay village. This property, in need of some modernisation, offers a unique opportunity for retirees looking to put their own stamp on a new home.

The property is situated on a generous corner plot and is complemented by beautifully landscaped, low maintenance gardens. It benefits from a spacious driveway leading to a detached garage, providing ample parking and storage space.

Inside, the bungalow boasts two reception rooms. The first, a welcoming lounge, features decorative beams, a brick fire surround, and a cosy gas fire. The second reception room offers a sizeable dining area open to the kitchen, perfect for entertaining guests.

The well-equipped kitchen is a bright and inviting space, ready for your culinary adventures. Further, there are two spacious bedrooms, both featuring built-in wardrobes, offering plenty of storage space.

The bathroom comprises of a shower over bath, sink, and WC, providing all the essentials. The bungalow also benefits from uPVC double glazing and gas central heating, ensuring a warm and comfortable living environment throughout the year.

One of the standout features of this property is its location. Not only is it within close proximity to public transport links and local amenities, but it also resides within a strong local community.

This property is also offered with NO CHAIN, allowing for a smoother and more straightforward purchasing process. Its charming features combined with its potential for personalisation, make it an attractive proposition for those seeking a home with character.

Measurements

Entrance Hall 2.04m X 6.68m
Lounge 4.99m X 3.27m
Kitchen/Diner 3.33m X 5.53m
Bedroom 1 3.36m X 3.64m
Bedroom 2 2.56m X 3.35m
Bathroom 1.78m X 2.50m
Garage 5.83m X 2.87m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.



Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

19 Grainsby Avenue, Holton Le Clay

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