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Tetney Lane, Holton-le-Clay



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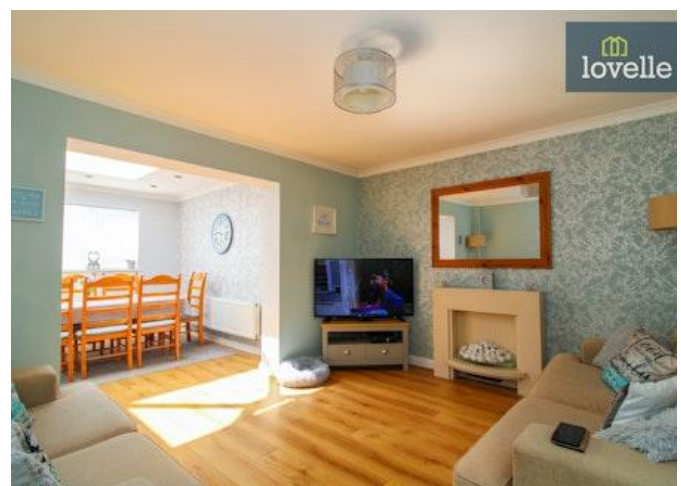
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When it comes to
property it must be


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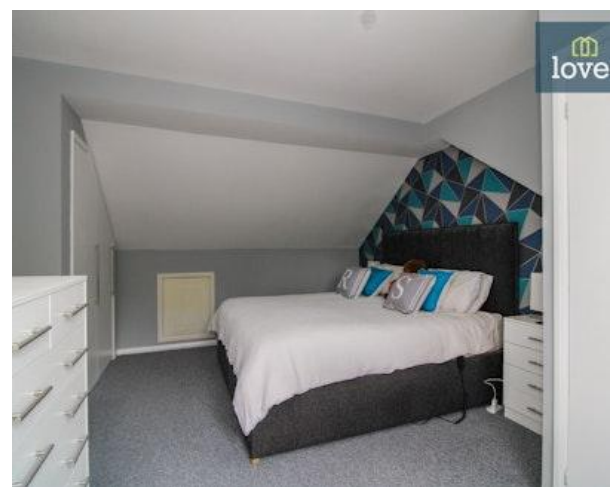
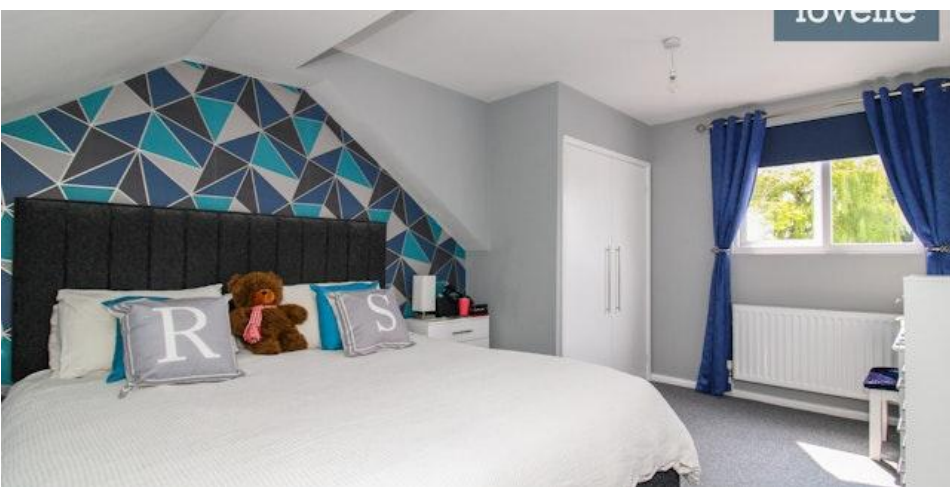
£334,950

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This immaculate five-bedroom semi-detached dormer bungalow in Holton le Clay Village offers a spacious layout with modern amenities, including air source heating and solar panels, featuring a large driveway, double garage, well-appointed kitchen, and a beautiful garden, making it an ideal family home with convenient access to local schools, amenities, and transport links.

Key Features

- Dormer Bungalow
- Five Bedrooms & Two Bathrooms
- Open Plan Kitchen/Diner
- Two Reception Rooms
- Large Driveway & Double Garage
- Air Source, Solar Panels & Gas Boiler
- EPC rating A
- Tenure: Freehold





****A real must view Tardis!!**** Presenting for sale this immaculate, deceptively spacious semi-detached dormer bungalow, nestled in an ever-popular location on the outskirts of Holton le Clay Village. This stunning property boasts a generous plot, complemented with a large driveway double garage and plenty of garden space with the addition of a bar.

The residence comes complete with five bedrooms, two bathrooms, two reception rooms, and a kitchen. The property's unique features include air source heating, solar panels, and a gas boiler for water heating, adding to its allure and functionality.

The ground floor accommodates two double bedrooms, a bathroom, and a lounge. The lounge, complete with a bay window and a multi-fuel stove, provides a perfect space to unwind. The ground floor bathroom is well equipped with a shower over bath, sink, and WC.

The first-floor features three bedrooms and a bathroom. The bedrooms include two doubles and a single. The bathroom on this floor is equipped with a shower, sink, and WC.

The heart of the home lies in the well-appointed kitchen, fitted with modern units, a fridge freezer, dishwasher, washing machine, oven, and a 5-ring hob. The kitchen also offers dining space and doors leading to the garden, creating a seamless indoor-outdoor living experience.

Adjoining the kitchen is a tastefully decorated family room, creating an open plan setting perfect for families.

With nearby schools, local amenities, green spaces, walking and cycling routes, plus public transport links, this property is ideally located. The unique features of the property, coupled with its location, make it an ideal home for families.

*Please be advised that the chicken coops will be removed by the sellers.

Measurements

Hall 2.32m X 4.15m
 Family Room 4.01m X 3.32m
 Kitchen/Diner 7.19m X 3.13m
 Lounge 3.37m X 5.03m
 Bedroom 2 3.31m X 3.95m
 Bedroom 3 3.89m X 2.65m
 Bathroom 2.77m X 2.08m
 Bedroom 1 4.92m X 3.83m
 Bedroom 4 2.61m X 2.81m
 Bedroom 5 2.95m X 2.87m
 Shower Room 1.50m X 2.01m
 Garage 6.27m X 6.05m
 Garden Bar 4.56m X 2.94m

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 to review available Wi-Fi speeds and mobile connectivity at the property.

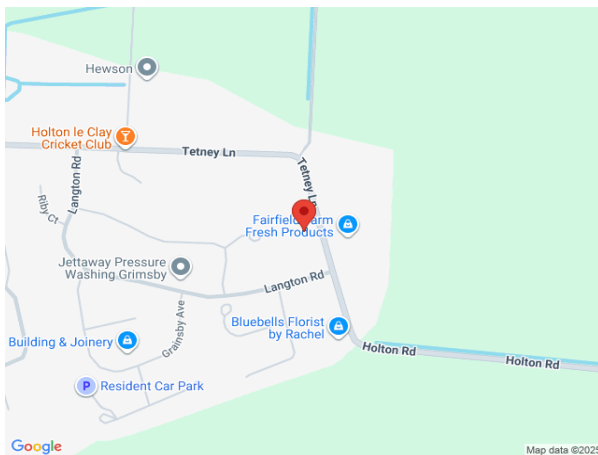
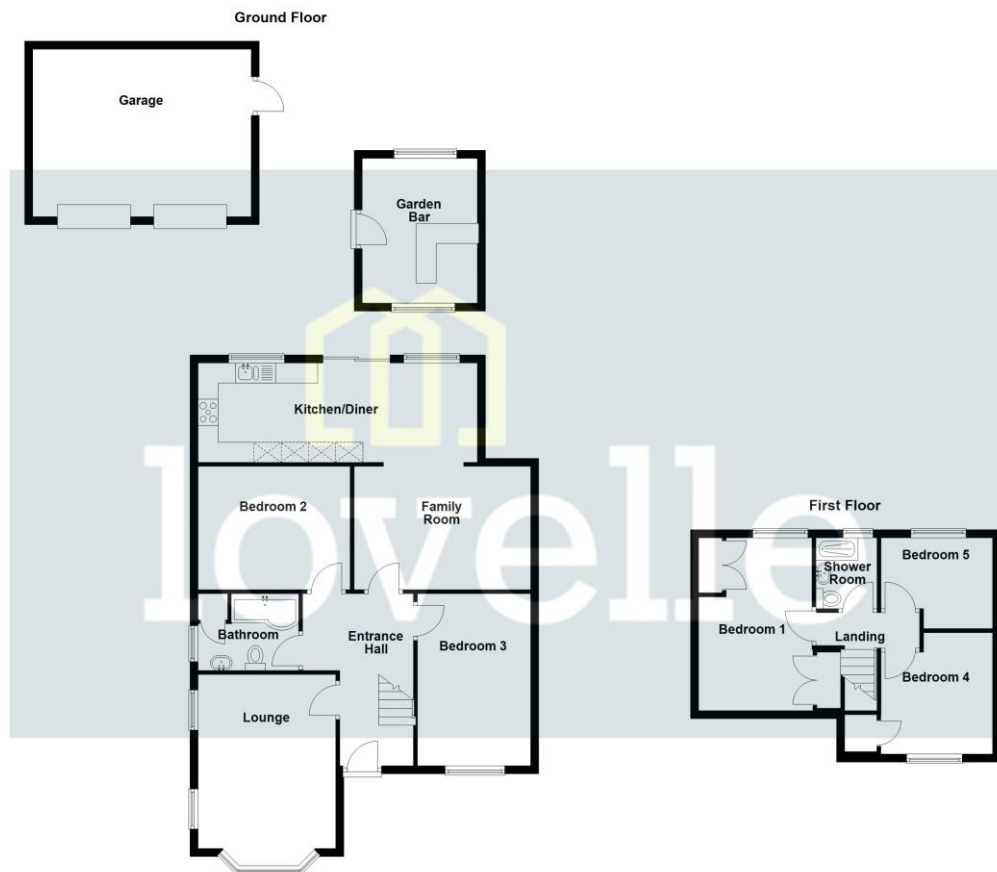
Heating

The main source of heating is Air Source, whilst the combination gas boiler remains it is only used for the heating of water.









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