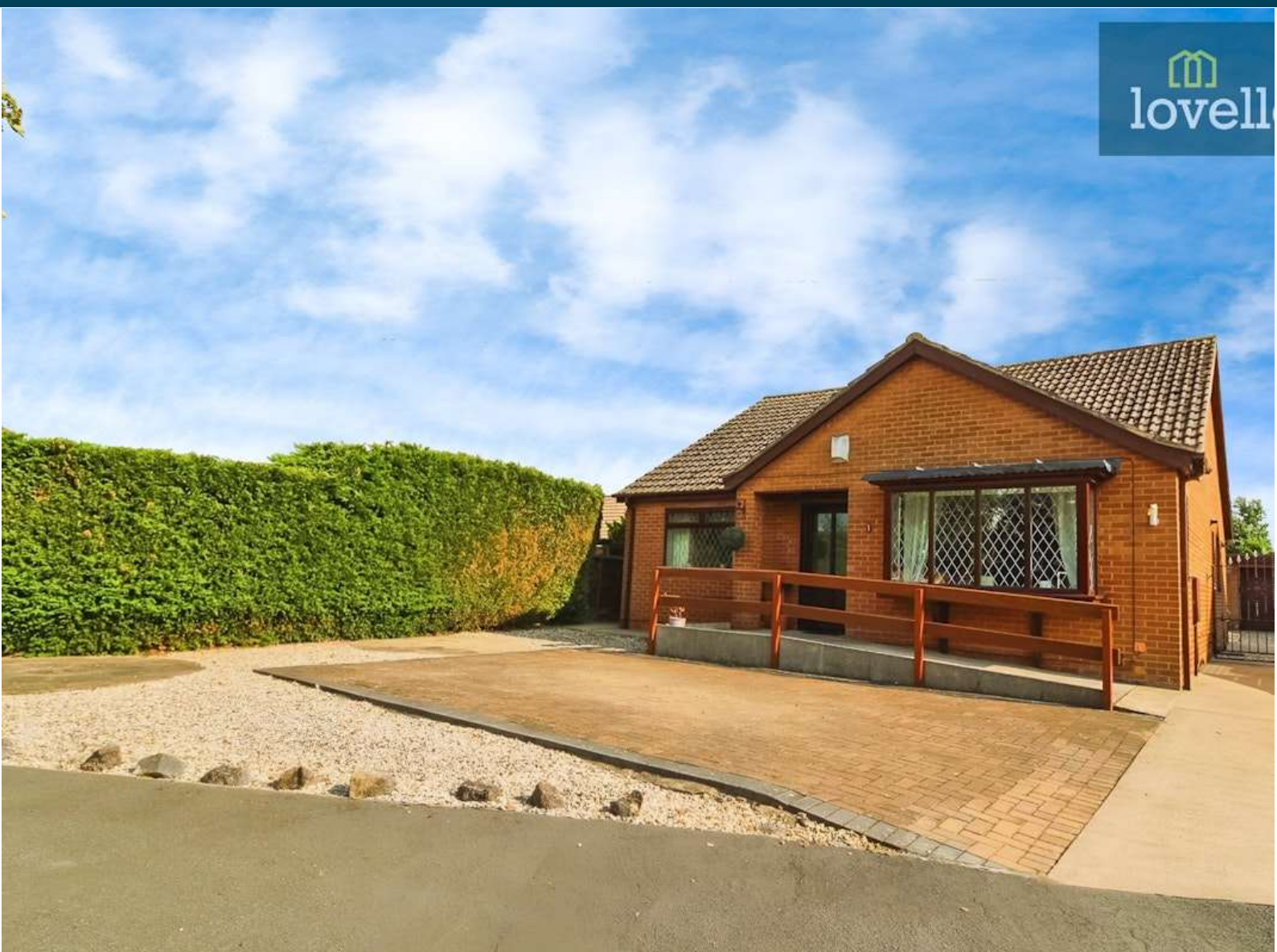


Buy. Sell. Rent. Let.



Edinburgh Drive, Holton-le-Clay



2



1



3

When it comes to
property it must be


lovelle



£249,000



This desirable 2-bedroom detached bungalow, set in a sought-after location, features spacious and bright reception rooms including a large conservatory, a modern kitchen with garden views, a well-appointed bathroom, an enclosed garden, private drive and garage, solar panels, and easy access to local amenities and green spaces—perfect for retirees and couples seeking tranquil living.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- 2 Bedrooms
- Detached Bungalow
- Sought-After Location
- Private Drive & Garage
- EPC rating TBC
- Tenure: Freehold





****NO CHAIN**** Lovelle brings to market this desirable 2-bedroom, detached bungalow. Tucked away in a sought-after location, this property is brimming with appealing features and designed with a tranquil living vibe that would entice retirees and couples alike.

Step into the welcoming hallway that leads to its 2 spacious reception rooms, with the first sporting a large bay window and an electric fireplace, providing the perfect place for relaxation. Its dual-aspect windows offer ample sunlight, making the room spacious and bright. The second reception room is perfect for dining and has french doors leading to a well-sized conservatory. The conservatory itself is a bright and airy space with surrounding windows and easy access to the garden, creating an ideal spot of tranquil living.

The property's 2 bedrooms include a spacious double with patio doors leading to the garden and a unique wooden panel feature wall. The single bedroom has built-in wardrobes for capturing cherished simplicity.

The kitchen comes fitted with built-in cupboards, a gas cooker & hob, and plumbing for a washer. Its dual-aspect windows provide beautiful garden views. There is also space for an under counter fridge and direct garden access.

Complete with a well-designed bathroom, it features a heated towel rail, a wet-room shower, WC, and sink. The property is accentuated with eco-friendly solar panels, enclosed garden, large private drive & garage, gas central heating, and UPVC double glazing. Its locality boasts easy access to public transport links, nearby schools, local amenities, and green spaces. All add up to create a tranquil retreat that simply must be seen.

Measurements

Kitchen 5.57m x 2.86m

Reception room 1 3.44m x 5.31m

Reception room 2 2.66m x 3.98m

Conservatory 3.78m x 4.38m

Bedroom 1 2.98m x 6.18m

Bedroom 2 2.98m x 2.78m

Bathroom 1.66m x 3.01m

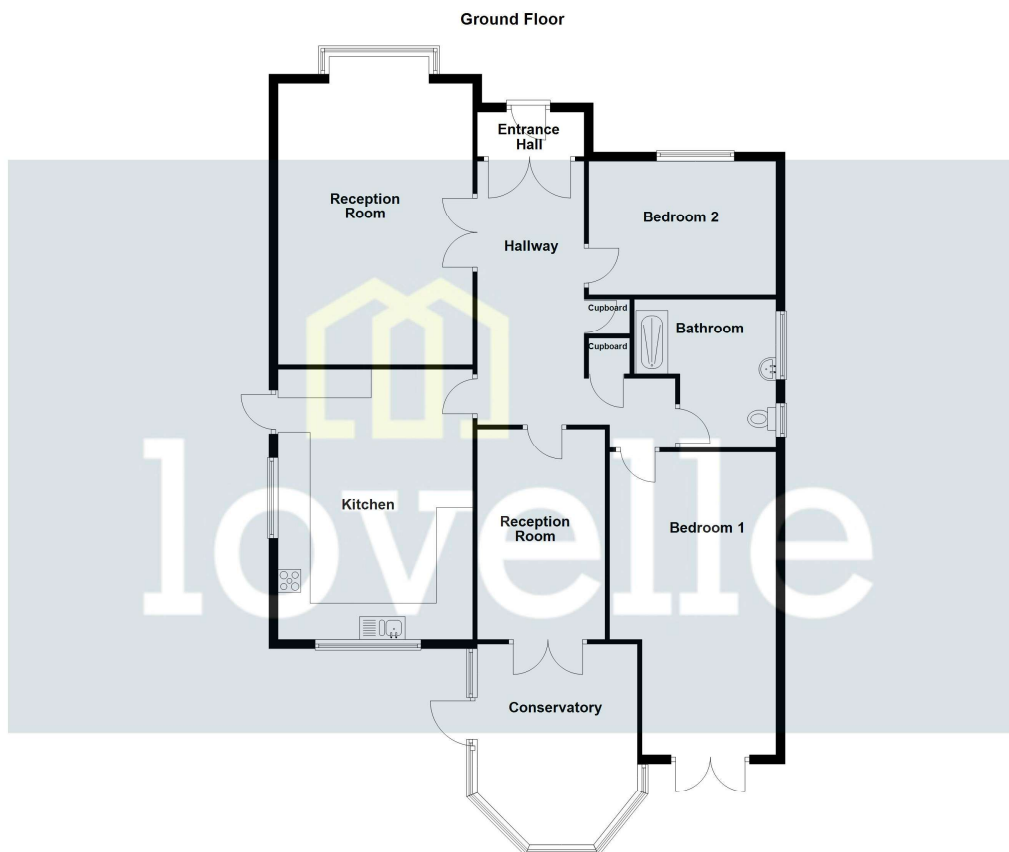
Disclaimer

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 & Broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





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.

When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk