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Beverley Close , Holton-le-Clay



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When it comes to
property it must be


lovelle



£155,000



A presentable three bedroom semi-detached house located within the ever popular village of Holton le Clay.

Key Features

- No Forward Chain
- Semi-Detached House
- Modern Kitchen & Bathroom
- Spacious Accommodation
- uPVC DG & GCH
- Garage
- EPC rating C
- Tenure: Freehold



Lovelle offer to market with NO FORWARD CHAIN this superbly presented three bedroom semi-detached house, located within a cul-de-sac position with open green to the front and residential parking and a designated garage to the rear.

Offering an array of modern features including a superb fitted kitchen with an open plan dining area, family bathroom with a three piece suite including a shower over the bath and relatively new flooring throughout.

Benefitting from uPVC double glazing and uPVC double glazing ensuring energy efficiency and comfort all year.

Holton le Clay is a popular village nestled on the outskirts of Grimsby with a wide selection of amenities including local schools and public transport links.

Viewings are highly recommended.

Entrance Hall

1.85m x 3.81m (6'1" x 12'6")

Spacious and welcoming with stairs leading to the first floor. Radiator.

Lounge

3.72m x 3.64m (12'2" x 11'11")

Modern downlighting, radiator and window to the front aspect with views to an open green with mature trees.

Kitchen

5.66m x 2.81m (18'7" x 9'2")

Superbly fitted high gloss wall and base units with complimentary worktops over incorporating stainless steel 1 & 1/3 sink with mixer tap and drainer. Built-in oven, hob and extractor hood over. Space for dining table with floor to ceiling radiator and larger than average window with views to the garden.

Landing

Decorated to match the hall, window to the side aspect.

Bathroom

1.72m x 2.7m (5'7" x 8'11")

Modern part tiled suite comprising of; panelled bath with mixer tap and rainfall shower head over, pedestal wash hand basin, close coupled wc, radiator, extractor fan, loft access and dual aspect windows.

Bedroom 1

3.46m x 2.92m (11'5" x 9'7")

Radiator and window.

Bedroom 2

2.75m x 3.22m (9'0" x 10'7")

Radiator and window.

Bedroom 3

2.75m x 2.33m (9'0" x 7'7")

Radiator and window.

Outside

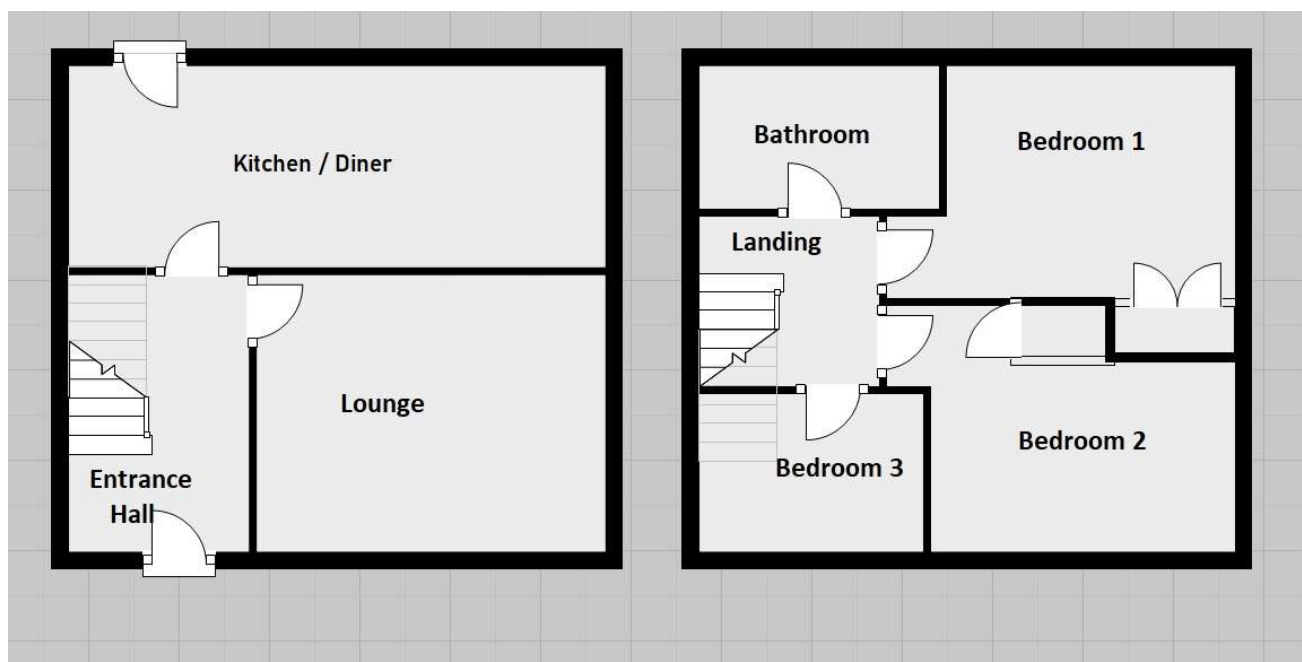
Low maintenance gardens to both the front and rear. There are resident parking areas and a single garage positioned diagonally across from the property.

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.



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