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Grainsby Avenue , Holton-le-Clay



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When it comes to
property it must be


lovelle



£250,000



This fully refurbished detached bungalow in the sought-after village of Holton le Clay offers two double bedrooms, landscaped gardens, a large driveway with garage, and modern living spaces, all with no onward chain and convenient access to amenities and transport links.

Key Features

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





This fully refurbished, detached bungalow is offered for sale in the popular village of Holton le Clay, providing an option with no onward chain. The property has been fully refurbished and is set on a generous plot with landscaped gardens, a large driveway, and a garage. This bungalow features uPVC double glazing and gas central heating throughout.

Inside, the accommodation includes a spacious lounge with a brick fire surround. The modern kitchen is fitted with a range of units, oven and hob, offers dining space, plumbing for a washing machine, and has a door to the garden. There are two double bedrooms and a bathroom equipped with a rainfall shower over the bath, a sink with a vanity unit, and a WC.

Holton le Clay is a sought-after village benefitting from a range of local amenities including shops, pubs and much more. For outdoor recreation, there are pleasant walking routes nearby and parks within easy reach.

The property is within convenient access of public transport links, with frequent bus services connecting Holton le Clay to Grimsby and Louth. Grimsby Town railway station is approximately 15 minutes by car, providing regular train services to cities such as Lincoln and Doncaster, with journey times to Lincoln taking around 55 minutes.

This property may appeal to families and retirees seeking a home in a well-connected village location.

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.

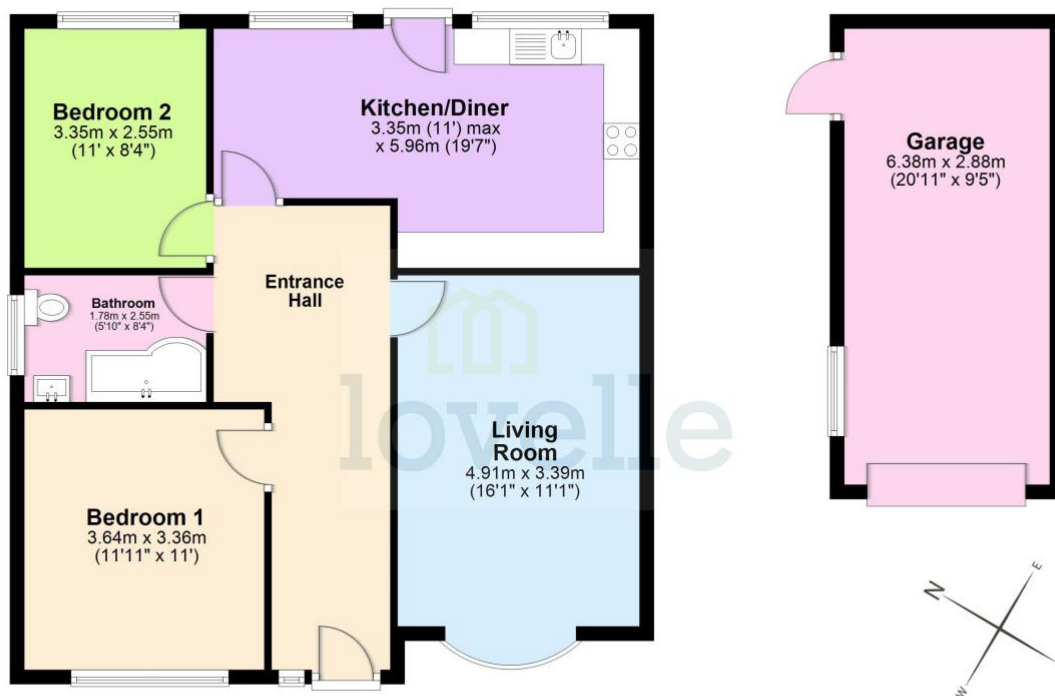
Mobile and broadband

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



Ground Floor

Approx. 94.1 sq. metres (1012.4 sq. feet)



Total area: approx. 94.1 sq. metres (1012.4 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.

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