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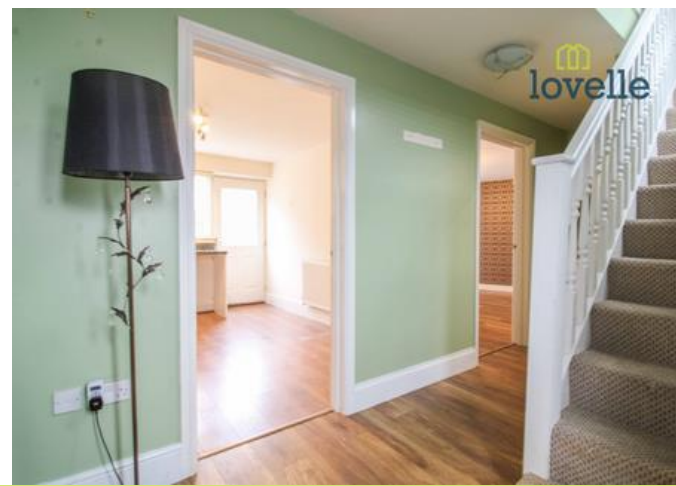


Bevers Way, Holton-le-Clay



When it comes to
property it must be





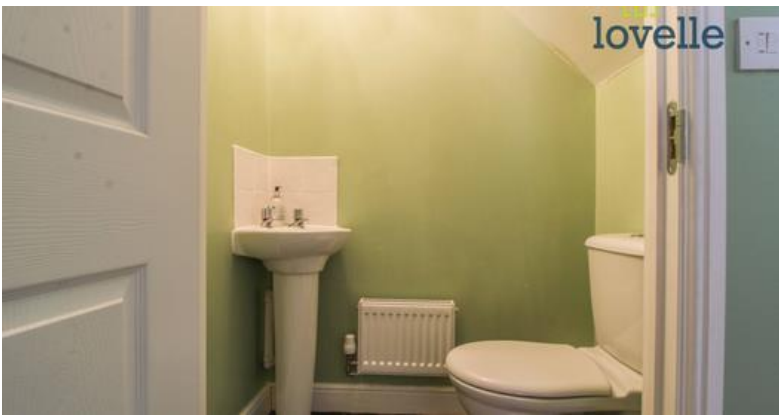
Offers in excess of £199,950



Spacious three bedroom semi-detached house located within the popular village of Holton Le Clay. . .

Key Features

- Semi-Detached House
- Well Presented Accommodation
- Three Bedrooms
- Family Bathroom & En-suite
- Modern Kitchen
- Spacious Lounge/Diner
- EPC rating C
- Tenure: Freehold





Lovelle offer to market with NO ONWARD CHAIN this spacious three bedroom semi-detached house offering immaculately presented accommodation that benefits from uPVC double glazing and gas central heating throughout. Situated within an exclusive, picturesque development in the ever popular village of Holton Le Clay and positioned well for ease of access to the vast range of local amenities on offer.

Entrance Hall

1.91m X 4.61m

Welcoming hall with stairs leading to the first floor, radiator and wood effect laminate flooring.

Cloakroom

1.45m X 0.90m

Wash hand basin, wc, radiator and vinyl flooring.

Lounge

4.56m X 5.51m

Tastefully decorated with wood effect laminate flooring, two radiators, two windows to the front aspect and french doors opening into the rear garden.

Kitchen

2.67m X 3.33m

Well fitted modern wall and base units with complimentary worktops over incorporating stainless steel sink and four ring gas hob with extractor over. Built-in oven, plumbing for washing machine, window and entrance door leading to the rear garden.

Bedroom 1

2.79m X 3.60m

Radiator and window to the rear aspect.

En-suite

1.13m X 2.82m

Shower cubicle with tiling to splash areas, wash hand basin, wc, radiator and window to the rear aspect.

Bedroom 2

2.87m X 3.36m

Radiator and window.

Bedroom 3

2.53m X 2.94m

Neutrally decorated, radiator, two windows to the front aspect. Virgin media fibre point.

Landing

1.83m X 3.18m

Decorated to match the hall, airing cupboard and window over the stairs.

Bathroom

1.70m X 2.14m

Panelled bath, pedestal and wash hand basin, radiator and window to the front aspect.

Outside

N/a

Situated on a generous size corner plot with an excellent size rear garden boasting views to a vast range of mature trees to the rear aspect. At the front of the property is a low maintenance garden and driveway providing ample off-road parking and providing vehicle access to the garage.

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.

Service Charge

We have been advised that the property is subject to an annual service charge of £183.06 due to 'Green Pastures (Holton LE Clay) Management Company Limited. The fee due covers the upkeep and maintenance of the green areas on site.



FIRST FLOOR



GROUND FLOOR



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

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