



21 Osborne Drive

Holton-Le-Clay, Grimsby, North East Lincolnshire DN36 5DP

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated within the heart of Holton Le Clay village close to all local amenities and highly regarded schools with good links to Grimsby, Cleethorpes and Louth. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen diner, lounge, three bedrooms and shower room. The property has a lawn open plan garden to the front of aspect with driveway providing off road parking and a private fenced rear garden laid to lawn with a deck patio area and large timber shed. Viewing is highly recommended.

£220,000

- VILLAGE LOCATION
- DETACHED BUNGALOW
- KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- VIEWING A MUST



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the side of the property via a uPVC double glazed door with sidelight panel into the entrance hallway.

HALLWAY

The hallway has mat flooring with a large storage/cloaks cupboard housing the wall mounted boiler.



KITCHEN DINER

20'2" x 11'9" (l-shaped) (6.16 x 3.60 (l-shaped))

The L-Shaped kitchen diner benefits from a range of grey fronted wall and base units with solid wood work surfaces and tiled splashbacks incorporating a Belfast sink, gas hob with extractor above and electric fan assisted oven beneath having ample under counter space for all further appliances. Finished with a uPVC double glazed window to the side aspect with blinds fitted and open to the dining area. The dining area has carpeted flooring and a radiator with ample space for a family dining table. Door leading to the inner hallway.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



DINING AREA



DINING AREA



LOUNGE

14'10" x 11'10" (4.54 x 3.63)

the lounge has a uPVC double glazed bow window to the front aspect, carpeted flooring and radiator.



LOUNGE



INNER HALLWAY

Having carpeted flooring with large storage cupboard.



BEDROOM ONE

12'3" x 9'10" (3.74 x 3.02)

The master bedroom has a uPVC double glazed window to the rear of the property with blinds fitted, wood effect laminate flooring, radiator and built in wardrobes with sliding doors.



BEDROOM ONE



BEDROOM TWO

12'4" x 9'10" (3.76 x 3.01)

The second double bedroom is again to the rear of the property with uPVC double glazed French door with sidelight windows and blinds fitted, carpeted flooring and radiator.



BEDROOM THREE

7'8" x 6'8" (2.36 x 2.04)

The third bedroom has a uPVC double glazed window to the side aspect with blinds fitted, wood effect laminate flooring and radiator.



SHOWER ROOM

6'8" x 5'3" (2.04 x 1.62)

The shower room benefits from a white three piece suite comprising of; Corner shower cubicle with curved glazed screens, floating vanity hand wash basin with storage draws and low flush wc. Finished with Aqua style panelling to the walls, further storage cupboard and matching mirror, heated towel rail, tiled flooring and a uPVC double glazed window with blinds to the side aspect.



OUTSIDE

THE GARDENS

The property has an open plan front garden laid to lawn with a mature blossom tree and red brick paved driveway leading to a wooden gate and onto the rear garden. The rear garden is enclosed by fencing and is mainly laid to lawn with a raised planting border, rear shingle area, decked patio with wooden gazebo above and large timber shed.



THE GARDENS



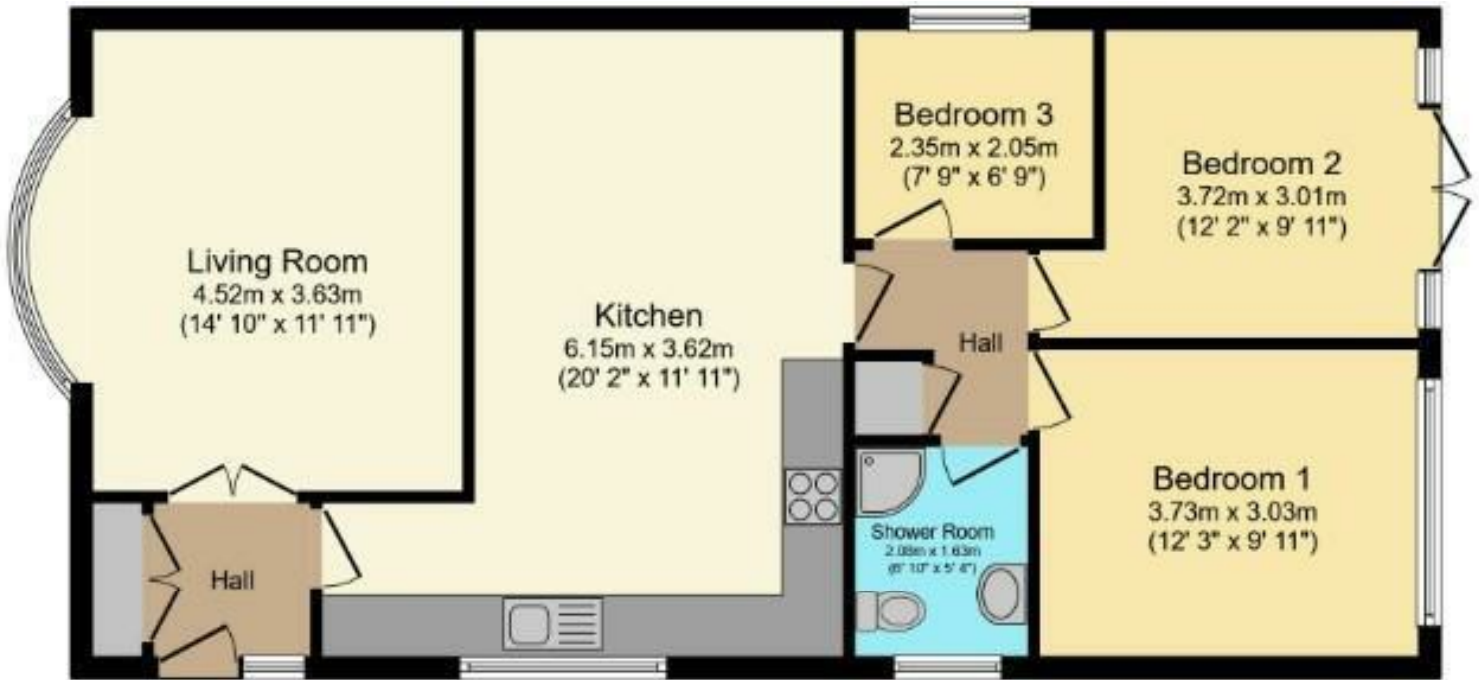
THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - c

EPC -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.