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Holton Mount, Holton-le-Clay



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When it comes to  
property it must be

  
**lovelle**



**£180,000**



A three-bedroom semi-detached bungalow in the popular village of Holton-le-Clay near Grimsby, requiring some modernisation and boasting a driveway, garage, pleasant gardens, uPVC double glazing and gas central heating, presenting an excellent opportunity for modernisation close to local amenities, countryside walks and the Lincolnshire coast.

#### Key Features

- Semi-Detached Bungalow
- Popular Village Location
- Driveway & Garage
- uPVC DG GCH
- Three Bedrooms
- Bathroom & Kitchen
- EPC rating D
- Tenure: Freehold





Lovelle offer to market with **\*\*NO CHAIN\*\*** this three-bedroom semi-detached bungalow in Holton-le-Clay, providing spacious accommodation that is clean and tidy but in need of modernising.

The layout includes a spacious lounge, kitchen, bathroom and three sizable bedrooms.

Externally, the bungalow benefits from a driveway leading to a single garage, providing off-road parking and useful storage. Pleasant gardens further enhance the plot. The property also features uPVC double glazing and gas central heating.

Holton-le-Clay is a popular village setting with access to local amenities including small shops, primary schooling and day-to-day services. Nearby countryside and the Lincolnshire Wolds offer walking routes, while the coastal town of Cleethorpes, with its beach and seafront attractions, is within driving distance. Grimsby provides a wider range of supermarkets, retail facilities and employment centres.

Public transport is available via local bus services connecting Holton-le-Clay with Grimsby and Cleethorpes. Grimsby's railway stations offer services towards cities such as Manchester and Sheffield, with journey times typically around two to three hours depending on the route and connections. Road links via the A16 give straightforward access by car to surrounding towns and villages.

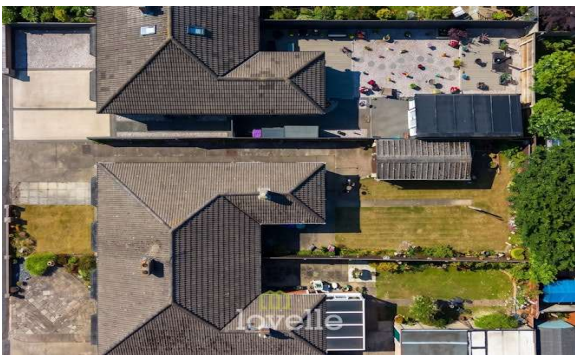
This bungalow represents an opportunity for a buyer seeking a three-bedroom home to modernise to their own specification in a village location close to Grimsby and the Lincolnshire coast.

## 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.



### Ground Floor

Approx. 85.7 sq. metres (922.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 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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