

Buy. Sell. Rent. Let.



Holton Mount, Holton-le-Clay



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When it comes to
property it must be


lovelle



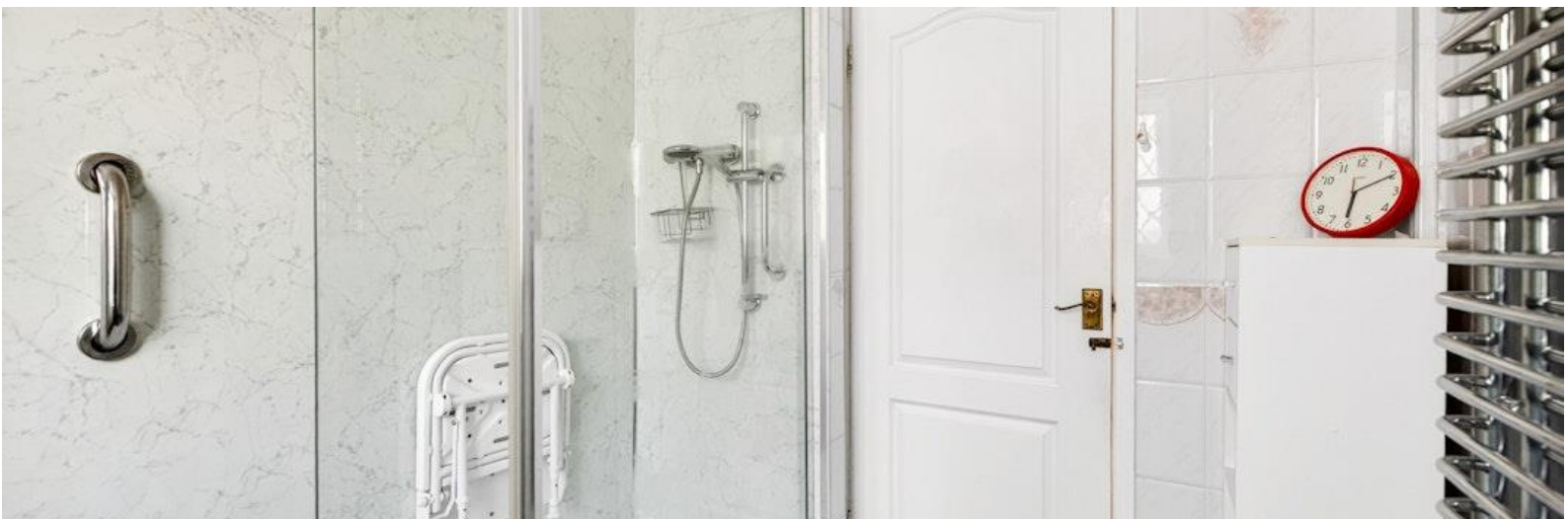
£215,000



A well-presented three-bedroom detached bungalow for sale on the outskirts of Grimsby, offering flexible living space, attractive gardens, a large garage/workshop, and convenient access to local amenities, walking routes and public transport, ideal for retirees or downsizers.

Key Features

- Detached Bungalow
- Driveway & Garage
- Spacious Accommodation
- uPVC DG & GCH
- Pleasant Gardens - Front & Rear
- Popular Village Location
- EPC rating C
- Tenure: Freehold





Lovelle offer to market with NO ONWARD CHAIN this three-bedroom detached bungalow in the ever popular village of Holton le Clay on the outskirts of Grimsby, offering convenient access to local amenities, pleasant walking routes and public transport links.

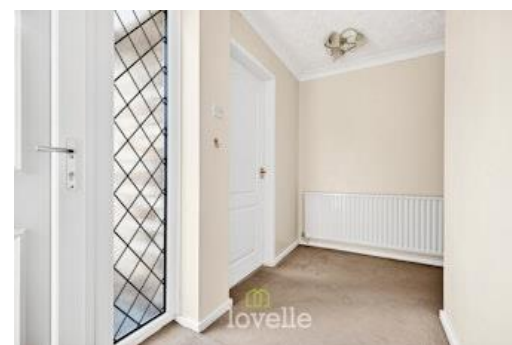
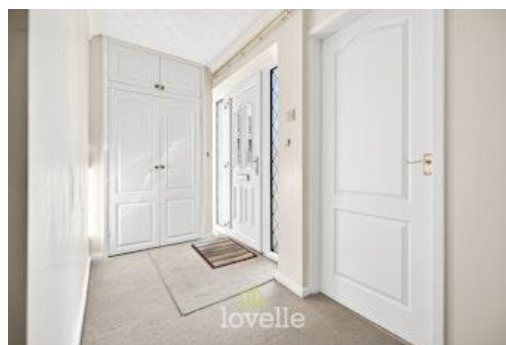
A welcoming entrance hall with useful storage leads into a spacious lounge featuring dual-aspect windows, a bay window and a feature fireplace, creating a bright main reception space. The well-equipped kitchen includes an induction hob and oven, dishwasher, fridge freezer and washer, along with a good range of wall and base units with a sink and dual-aspect windows.

There are three bedrooms: two doubles, one of which benefits from built-in wardrobes, and a further single bedroom. One of the bedrooms lends itself well to use as a dining room if preferred. The bathroom is fitted with a walk-in shower, WC and sink with vanity storage.

The property is uPVC double glazed and gas central heated. Externally, there are pleasant gardens to the front and rear, a driveway providing off-road parking and a large garage and workshop with an electric door, offering additional storage or hobby space.

The bungalow occupies a pleasant position within the village, with local shops, healthcare facilities and everyday services available within a short distance. There are accessible walking routes nearby, making it suitable for those who enjoy getting out on foot.

For public transport, local bus services connect the area with Grimsby town centre and surrounding districts. Grimsby Town railway station is within reasonable reach by car or bus and provides services to Cleethorpes, Manchester, Sheffield and beyond, making regional travel straightforward.





This well-presented detached bungalow, offered with no chain, will particularly appeal to retirees or those looking to downsize to a property that combines practical accommodation with easily accessible local amenities and transport links.

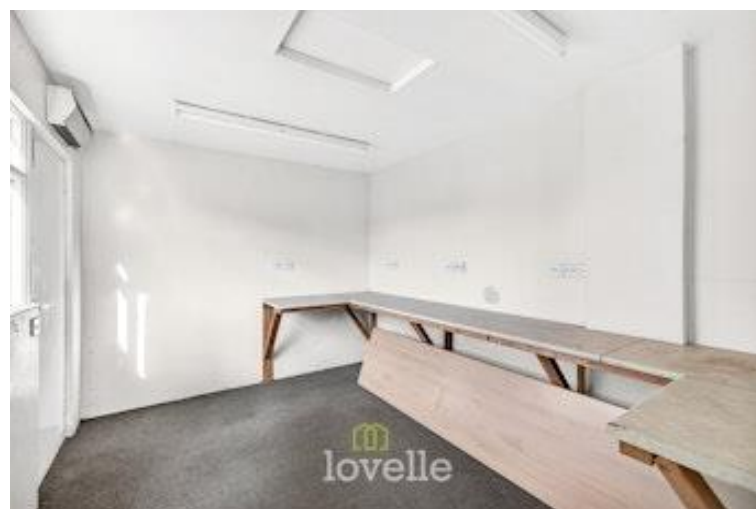
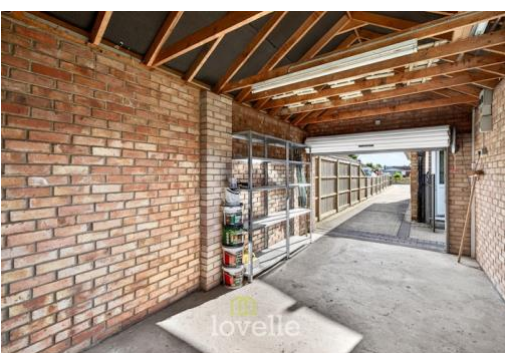
Disclaimer

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. 102.3 sq. metres (1101.0 sq. feet)



Total area: approx. 102.3 sq. metres (1101.0 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.

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