ARGYLE
ESTATE AGENTS







16 Langton Road, Holton-Le-Clay, East Lindsey, DN36 5BS
£160,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Three Bedroom Detached Bungalow
- Popular Village of Holton Le Clay
- Excellent Refurbishment Opportunity
- Good Sized Plot with Private Rear Garden
- Ample Off Road Parking & Detached Garage
- No Forward Chain



Offering excellent scope for refurbishment and modernisation, this three bedroom detached bungalow occupies a good sized plot within the popular village of Holton Le Clay.
The accommodation is arranged around a central entrance hall and includes a lounge, three versatile bedrooms, two of which are doubles, and a family bathroom. To the rear, the spacious kitchen opens through an archway into the adjoining dining room, which overlooks the garden.
Set well back from the road, the property has ample driveway parking leading to the detached garage, while the generously sized, private rear garden offers plenty of scope for landscaping and the opportunity to create an attractive outdoor space.
Situated in this well-regarded village, the property is conveniently placed for local amenities, with easy access to the A16 and surrounding areas.
Offered for sale with no forward chain.











LOUNGE
15'0" x 10'10" (4.59 x 3.32)

KITCHEN
11'8" x 10'4" (3.57 x 3.15)

DINING ROOM
10'11" x 10'5" (3.35 x 3.19)

BATHROOM
6'9" x 5'4" (2.07 x 1.65)

BEDROOM 1
12'0" x 10'3" (3.68 x 3.14)

BEDROOM 2
12'2" x 9'8" (3.71 x 2.97)

BEDROOM 3
8'8" x 7'0" (2.65 x 2.14)

TENURE
Freehold

COUNCIL TAX BAND
C

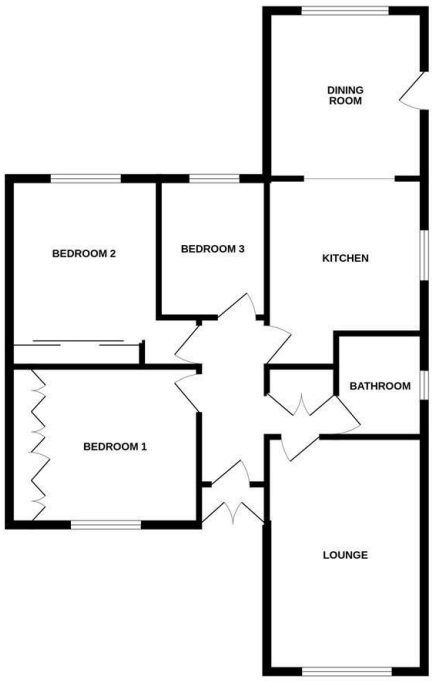






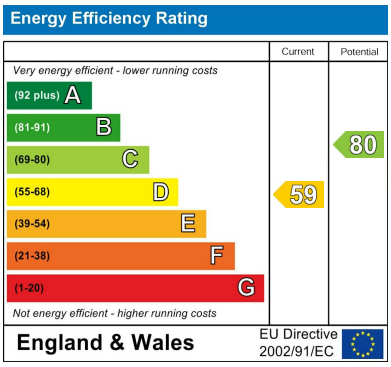


GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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