

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

#### 14 ASHBY CLOSE, HOLTON-LE-CLAY GRIMSBY

**PURCHASE PRICE £183,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£183,950

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 14 ASHBY CLOSE, HOLTON-LE-CLAY GRIMSBY

Nestled in the charming village of Holton-Le-Clay, this delightful detached bungalow on Ashby Close offers a perfect blend of comfort and modern living. With no onward chain, this property is an ideal opportunity for those seeking a peaceful retreat in a friendly community.

Upon entering, you are welcomed by an entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The modern fitted kitchen is a highlight of the home, designed to meet the needs of contemporary living with style and functionality. The bungalow boasts two generously sized double bedrooms, providing ample space for rest and privacy. A well-appointed shower room adds to the convenience of this lovely home.

The conservatory, which invites natural light and offers a serene space to enjoy the surrounding gardens. The front and rear gardens are well-maintained, providing a lovely outdoor area for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property also includes a drive and a detached garage, ensuring ample space for your storage needs.

Further enhancing the appeal of this bungalow are the double glazing and gas central heating, ensuring comfort throughout the year. This property has been refurbished to a high standard, making it move-in ready for its new owners.

In summary, this detached bungalow in Holton-Le-Clay is a rare find, combining modern amenities with the charm of village life. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this home is sure to impress. Do not miss the opportunity to make this wonderful property your own.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall where doors to all rooms lead off. There is a central heating radiator, a light and loft access to the ceiling.

### **LOUNGE**

15'4 x 11'10 (4.67m x 3.61m)

The lounge with a u.PVC double glazed bow window, a white fire surround with a green marble effect back and hearth with an electric stove, a central heating radiator and a light to the ceiling.



## KITCHEN

11'5 x 9'6 (3.48m x 2.90m)

The newly installed kitchen comprising of pale grey wall and base units, contrasting work surfaces and up stands, a grey sink unit with a chrome mixer tap. A housed electric oven and microwave, an electric hob with a stainless steel extractor fan above. An integrated dishwasher, a housed fridge/freezer and a washing machine. A u.PVC double glazed window and door, the central heating boiler is housed within a cupboard, vinyl to the floor, two lights and spotlights to the ceiling.



## KITCHEN



**CONSERVATORY**

7'2 x 6'5 (2.18m x 1.96m)



**BEDROOM 1**

11'11 x 11'10 (3.63m x 3.61m)

This double bedroom is to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

11'5 x 8'5 (3.48m x 2.57m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a light to the ceiling.



**BEDROOM 2**



**SHOWER ROOM**

5'3 x 7'5 (1.60m x 2.26m)

The shower room comprising of a shower enclosure with a chrome plumbed shower, a white vanity sink unit, a chrome mixer tap and a toilet. A u.PVC double glazed window, part marble effect shower boarding to the walls, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



**GARAGE**

The detached concrete sectional garage with wooden doors, a window to the side, there is light and power within.

### **OUTSIDE**

The front garden has a fenced boundary to one side and is open to the front and the other side and is laid to decorative stones with a block-paved drive leading to the garage and into the rear garden.

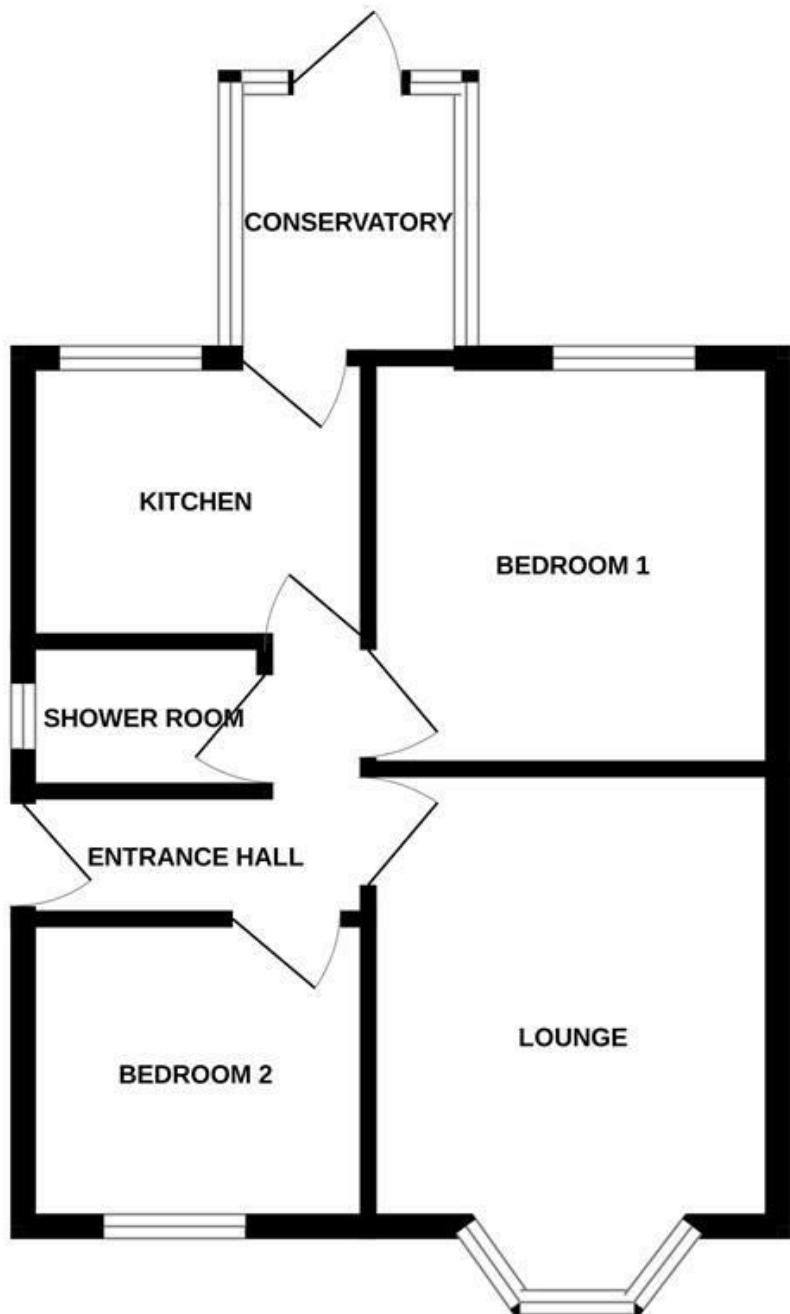
The rear garden has a fenced and walled boundary and is laid to the decorative stones with established borders.



### **OUTSIDE**



GROUND FLOOR



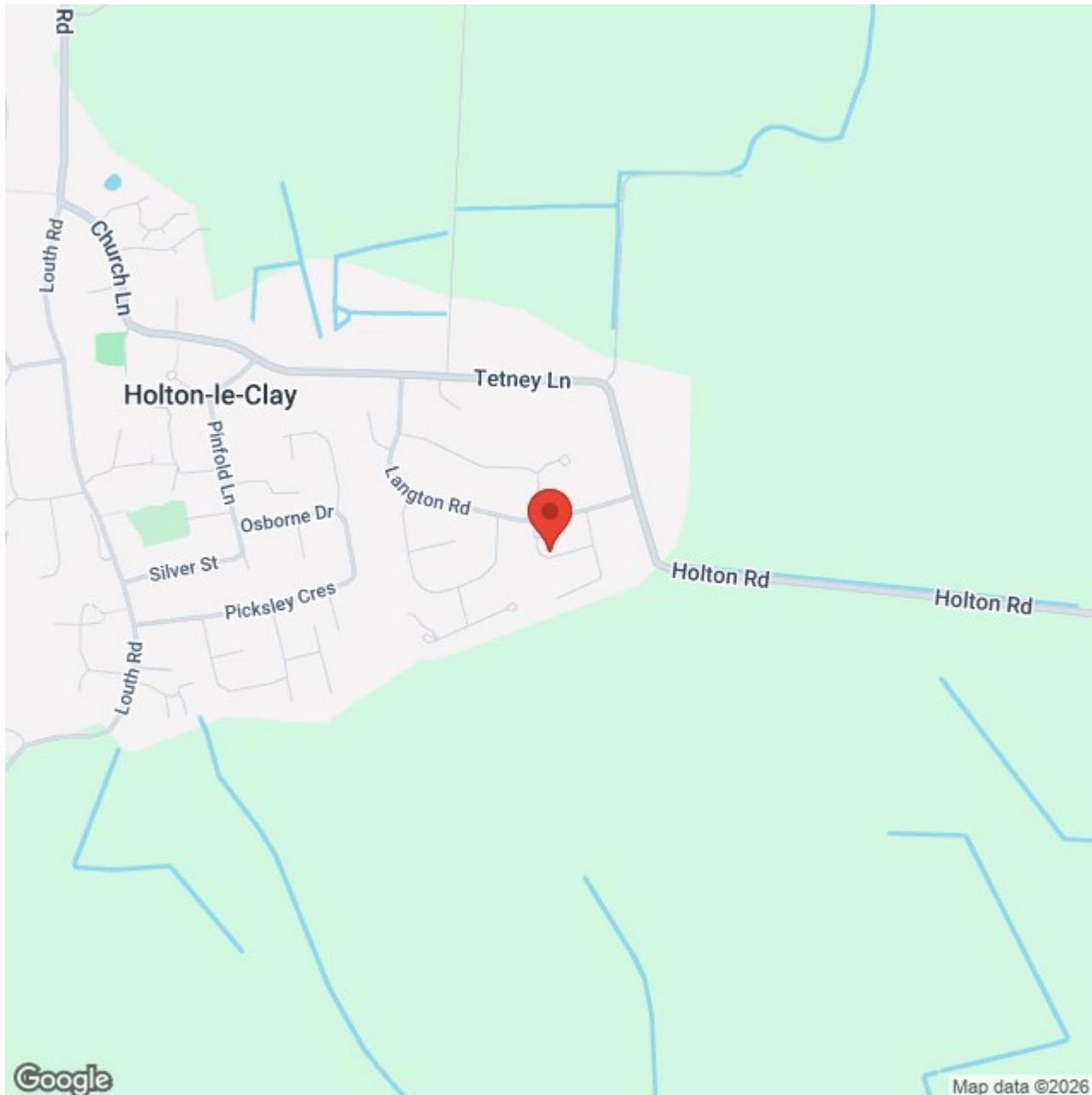
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

***They normally charge a fee of £495 payable on production of offer.***

***(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)***

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland