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Cambrian Way

Holton-Le-Clay
DN36 5DE

Offers in the Region Of £240,000

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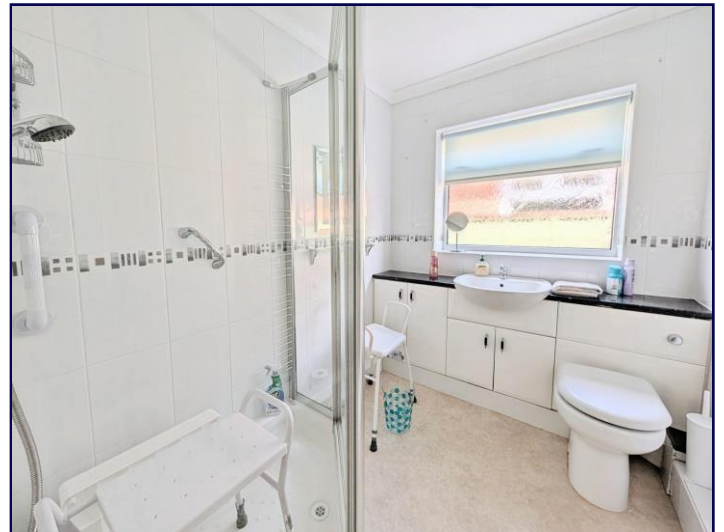
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Property Introduction

Offered to the market with no forward chain, this delightful detached bungalow enjoys a sought-after position on Cambrian Way in the popular village of Holton-le-Clay. Well maintained throughout, the property presents an excellent opportunity for those seeking comfortable single-storey living in a convenient residential setting. The accommodation is thoughtfully arranged and comprises a welcoming entrance hall leading to a spacious lounge, providing a bright and relaxing space for everyday living. The well-proportioned kitchen-diner offers ample room for both cooking and dining, making it ideal for entertaining family and friends. There are two bedrooms, both offering versatile accommodation that could easily cater for a variety of needs, alongside a bathroom fitted with a three-piece suite. Externally, the property benefits from low-maintenance gardens to both the front and rear, allowing for easy upkeep while still providing attractive outdoor spaces to enjoy. A driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking facilities. Holton-le-Clay remains one of the area's most desirable villages, boasting a range of local amenities, shops, cafés and excellent transport links to Grimsby, Cleethorpes and the surrounding countryside. Combining the convenience of bungalow living with a desirable village location and the advantage of no onward chain, this appealing home is expected to attract a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Entering the property through the entrance porch reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

17' 0" x 11' 1" (5.18m x 3.39m)

The lounge has dual aspect windows to front and side elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

12' 5" x 15' 4" (3.78m x 4.68m)

The kitchen-diner has two windows to the rear elevation, a door to the side, a radiator and both a tiled and carpeted floor. There is also a fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and space for a dining table and chairs.

Bedroom One

11' 11" x 10' 8" (3.62m x 3.25m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

10' 11" x 10' 11" (3.32m x 3.34m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Shower Room

6' 1" x 7' 7" (1.85m x 2.31m)

The shower room has an opaque window to the side elevation, fully tiled walls, access to the loft, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

Garage

The garage has an up and over door and window and door to the side.

Outside

With low maintenance gardens to the front and rear, gates at the bungalow reveal further access down the side to the rear garden and garage.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

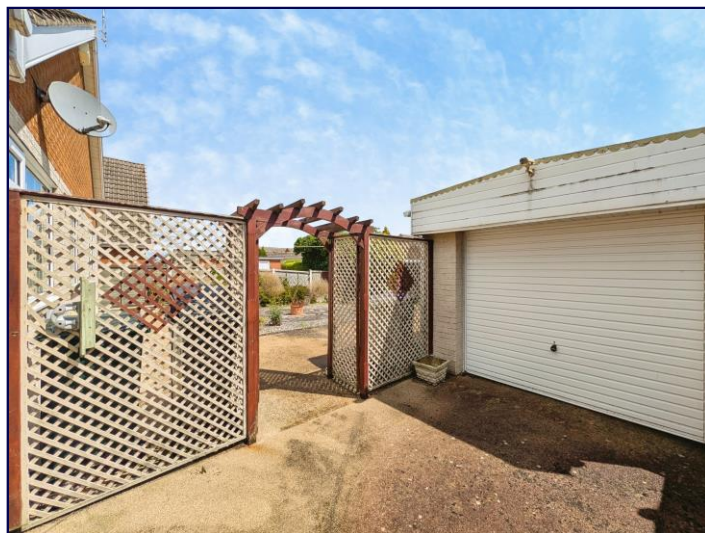
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

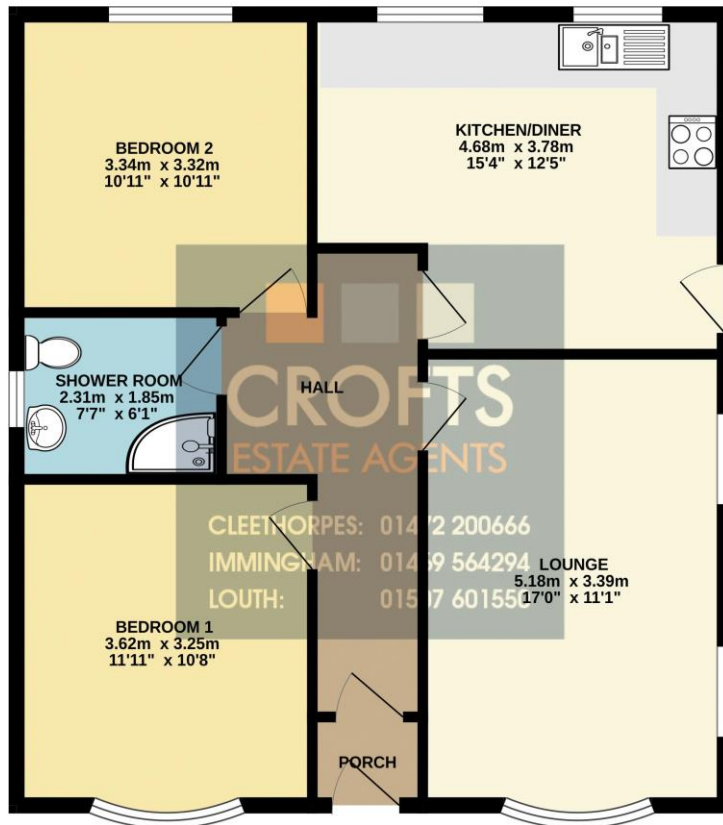
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
70.9 sq.m. (763 sq.ft.) approx.



TOTAL FLOOR AREA: 70.9 sq.m. (763 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		