ARGYLE
ESTATE AGENTS







**12 Pelham Road, Holton-Le-Clay, North East Lincolnshire, DN36 5ES**
**£254,000**

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

## Key Features:

- Two Bedroom Detached Bungalow
- Spacious & Immaculately Presented
- Popular Village Location
- Open Plan Lounge & Dining Room
- Modern Fitted Kitchen & Shower Room
- Large Conservatory
- Two Rear Aspect Double Bedrooms



An immaculately presented two bedroom detached bungalow, greatly improved by the current owners over the past year to offer a stylish and particularly comfortable home. The property occupies a pleasant position within the popular village of Holton Le Clay, conveniently placed for local amenities and schools, with easy access to the A16.
From the entrance hall, the generously proportioned accommodation flows into a spacious L-shaped lounge and dining room, offering plenty of room for both relaxing and dining. The newly fitted kitchen has been finished with modern shaker-style units and a range of integrated appliances, including a built-in oven, induction hob, fridge freezer and washing machine, with underfloor heating adding a further touch of comfort.
There are two double bedrooms positioned to the rear, one of which benefits from built-in wardrobes. The entrance hall extends into an additional versatile area, with double doors opening into the conservatory, providing further living space overlooking the garden.
The refurbished shower room is equally well appointed, featuring a walk-in shower and useful fitted storage incorporating a wash basin and WC, together with underfloor heating. Further improvements include newly fitted uPVC double glazed windows and doors.
Outside, the bungalow sits within lawned gardens, complemented by ample driveway parking and a detached garage.
A beautifully presented and much improved bungalow, offering an excellent opportunity for those looking for a home ready to move straight into. Viewing is highly recommended, with the property offered for sale with no forward chain.











**LOUNGE**
17'10" x 10'11" (5.46 x 3.33)

**DINING AREA**
11'1" x 9'1" (3.39 x 2.77)

**KITCHEN**
12'11" x 8'3" (3.95 x 2.52)

**CONSERVATORY**
18'4" x 7'7" (5.60 x 2.32)

**BEDROOM 1**
9'11" x 12'4" (3.03 x 3.76)

**BEDROOM 2**
10'10" x 11'9" (3.32 x 3.59 )

**SHOWER ROOM**
9'2" x 5'10" (2.8 x 1.8 )

**GARAGE**
18'9" x 9'2" (5.73 x 2.81)

**TENURE**
Freehold

**COUNCIL TAX BAND**
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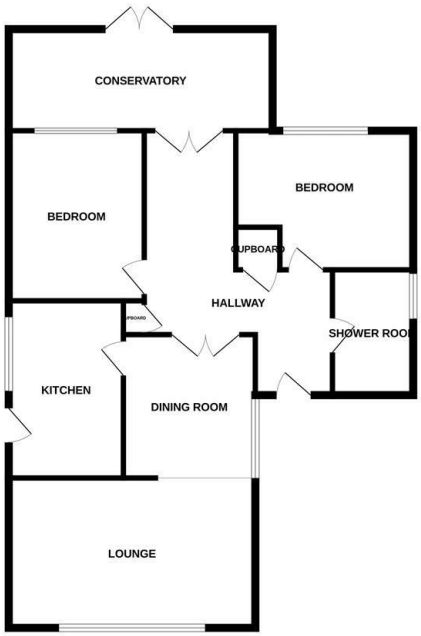




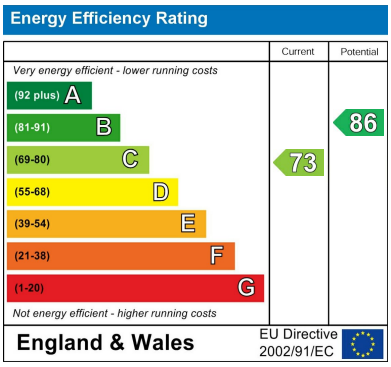




GROUND FLOOR




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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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