

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

TORRY HOLTON ROAD, TETNEY GRIMSBY

PURCHASE PRICE £199,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£199,950

TENURE

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



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TORRY HOLTON ROAD, TETNEY GRIMSBY

Nestled in the charming village of Tetney, this delightful detached bungalow on Holton Road offers a perfect blend of comfort and convenience. With a freehold title, this property is an ideal choice for those seeking a peaceful retreat while remaining close to local amenities and just a short drive from the popular seaside town of Cleethorpes.

Upon entering, you are welcomed into the entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed to be both functional and inviting, making it a wonderful space for culinary pursuits. This bungalow features two double bedrooms, providing ample space for rest and privacy. The wet room adds a touch of luxury and practicality to the home.

Outside, the property boasts pretty front and rear gardens, offering a serene outdoor space to enjoy the fresh air. A detached garage and off-road parking ensures that convenience is at your fingertips.

With double glazing and gas central heating throughout, this bungalow promises warmth and comfort all year round. Whether you are looking to downsize, seeking a first home, or simply desiring a tranquil village lifestyle, this property is a must-see. Embrace the opportunity to make this lovely bungalow your new home in Tetney.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall where doors to all rooms lead off. There is a small meter cupboard, central heating radiator, varnished floorboards, a light and loft access to the ceiling. The central heating boiler is located in the loft and is around a year old. The loft is fully boarded with loft ladders.

LOUNGE

16'11 into bay x 10'7 (5.16m into bay x 3.23m)

The lounge is the front of the bungalow with a u.PVC double glazed walk-in bay window, two u.PVC double glazed windows to the side. A wooden fire surround with a marble effect hearth and a log effect gas fire., two central heating radiators, a light and coving to the ceiling.



TORRY HOLTON ROAD, TETNEY GRIMSBY

KITCHEN

11'6 x 9'6 (3.51m x 2.90m)

With a range of Beech effect wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. A white extractor fan, plumbing for a washing machine and space for an under counter fridge. Two u.PVC double glazed windows and a u.PVC double glazed door, a central heating radiator, vinyl to the floor, two lights and coving to the ceiling.



WET ROOM

6'6 x 5'11 (1.98m x 1.80m)

With an electric Mira shower, a wall mounted sink with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls, a built in airing cupboard, a central heating radiator, wet room flooring and a light to the ceiling.

BEDROOM 1

9'6 x 10'7 (2.90m x 3.23m)

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



TORRY HOLTON ROAD, TETNEY GRIMSBY

BEDROOM 2

9'6 x 9'6 (2.90m x 2.90m)

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



DETACHED GARAGE

A detached brick garage with an up and over door, a u.PVC double glazed window to the side. There is light and power within.

OUTSIDE

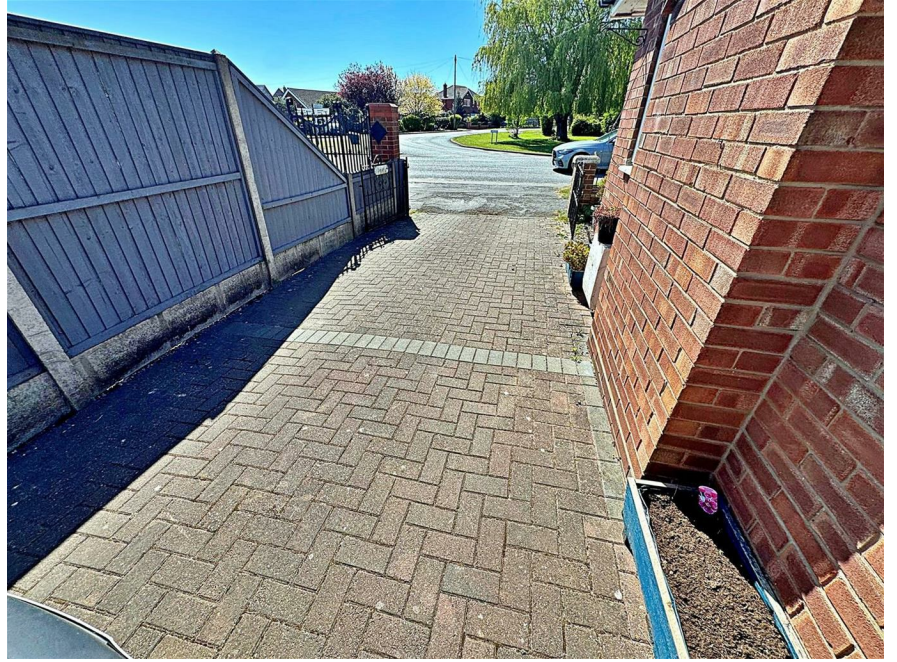
The front garden has a walled boundary with wrought iron gates and is laid to block-paving and decorative stones with established borders. A block-paved drive leading to the detached garage and rear garden.

The rear garden has a walled and fenced boundary and is laid to concrete with established borders and a raised decked area.

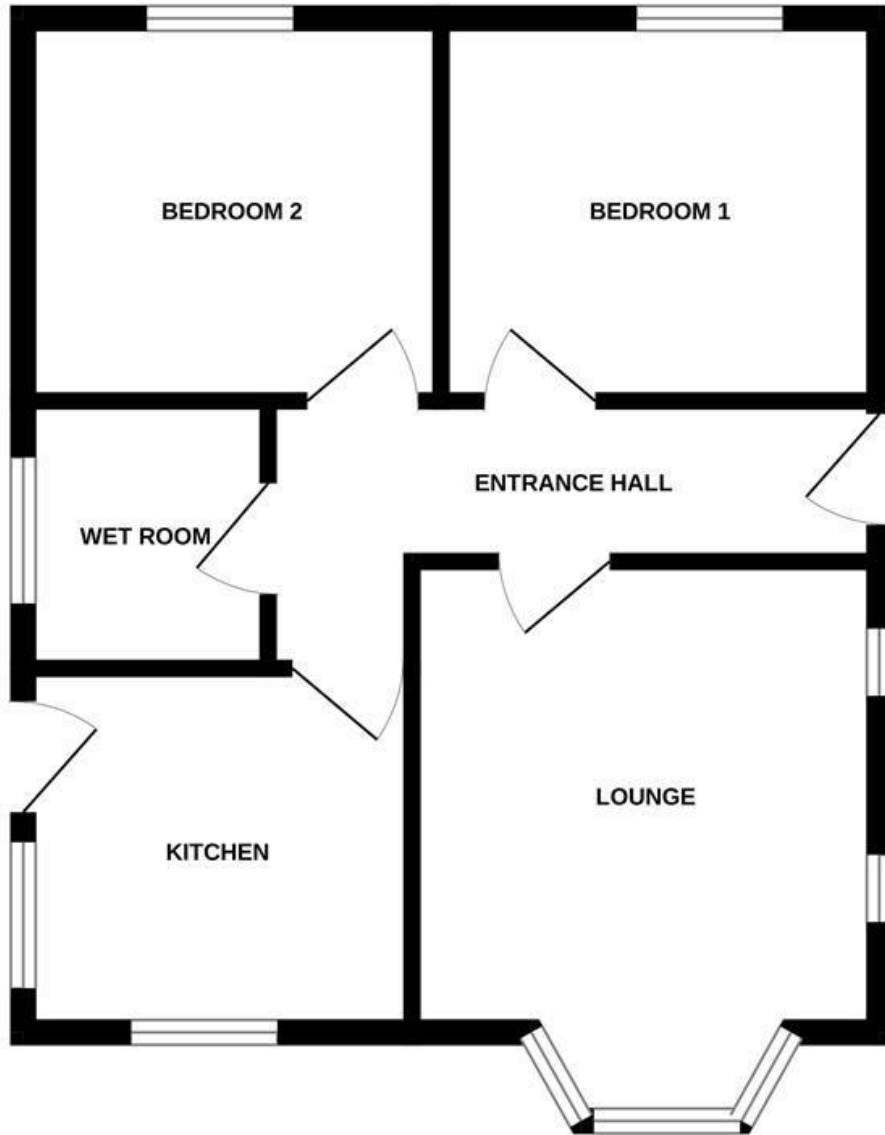


TORRY HOLTON ROAD, TETNEY GRIMSBY

OUTSIDE




GROUND FLOOR




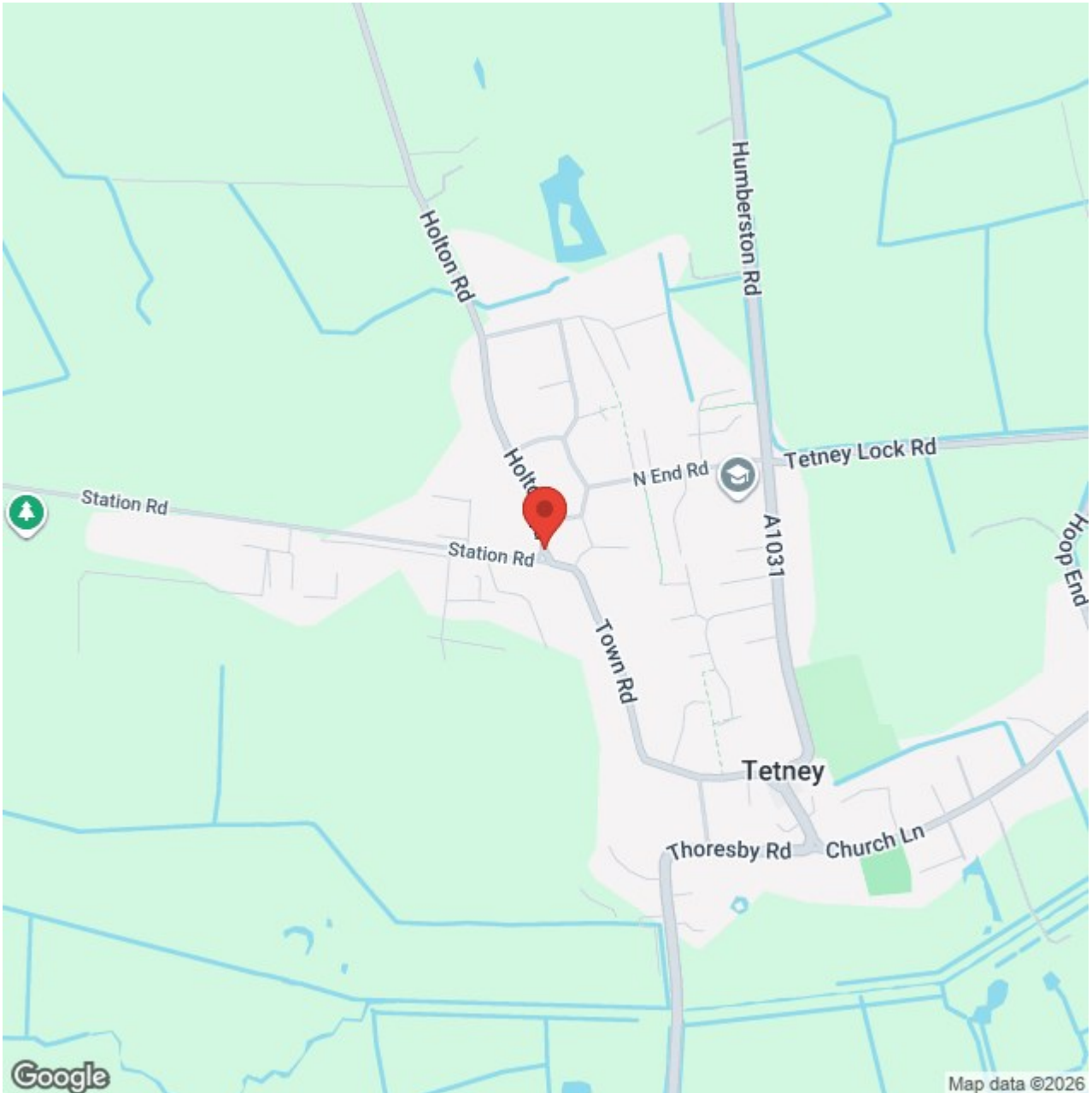
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or 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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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