



CHOICE PROPERTIES

Estate Agents

5 Osbourne Drive, Holton-Le-Clay,
Grimsby, DN36 5DP

Price £255,000



Choice Properties are delighted to offer for sale this most spacious and versatile two/three bedroom detached bungalow, occupying a pleasant residential position in the sought after village of Holton Le Clay. Offering generously proportioned rooms including an 'L' shaped lounge/diner and light and airy sunroom, and further benefitting from privately enclosed gardens to the rear, off road parking and two garages with power and lighting, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall

uPVC entrance door.

Kitchen

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integrated double oven, space for large freestanding fridge freezer, space and plumbing for a washing machine, four ring gas hob. Cupboard housing the wall mounted gas boiler. Spot lighting. Two radiators.

Living Room/Diner

Light and airy lounge/diner with dual aspect windows and log burning stove. Sliding uPVC doors to the sunroom. TV aerial point. Space for dining table. Radiators. Spot lighting.

Conservatory

With a pitched roof and double opening patio doors leading to the garden.

Bedroom 1

Spacious double bedroom. Radiator.

Bedroom 2

Spacious double bedroom. Radiator.

Dressing Room

Currently used as a dressing room. Radiator.

Reception/Bedroom 3

Bow window to the front. Radiator.

Bathroom

Fitted with a white three piece suite comprising a panelled bath tub with taps and mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Spot lighting. Towel rail radiator.

Driveway

Providing ample off road parking.

Garage

Detached garage with up and over door, power and lighting.

Gardens

The property benefits from privately enclosed gardens to the rear, with timber fencing to the boundaries. The garden is laid mostly to lawn for ease of maintenance and benefits from the useful additions of a greenhouse, workshop and covered log store.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

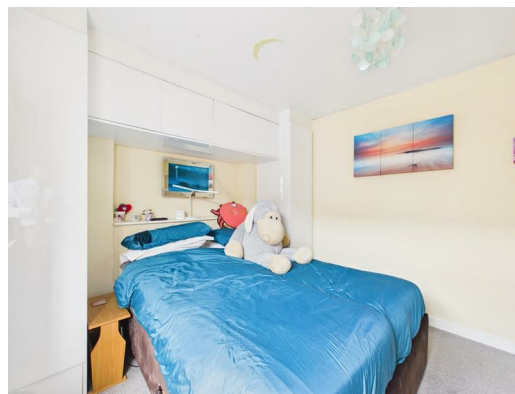
Making An Offer

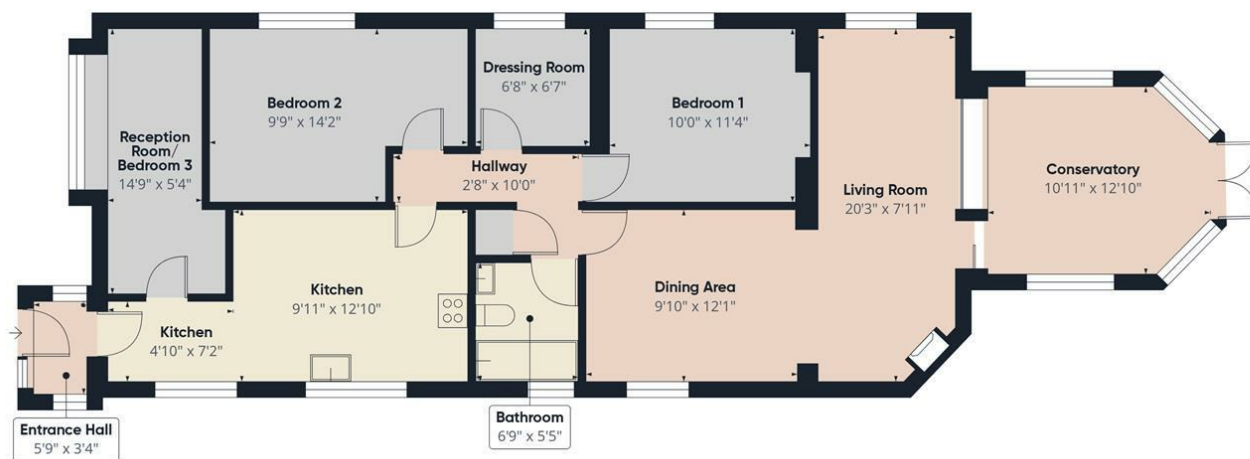
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area⁽¹⁾
1068 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode DN36 5DP for directions to this property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

