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Osbourne Drive

Holton-Le-Clay
DN36 5DP

Offers in the Region Of £269,500

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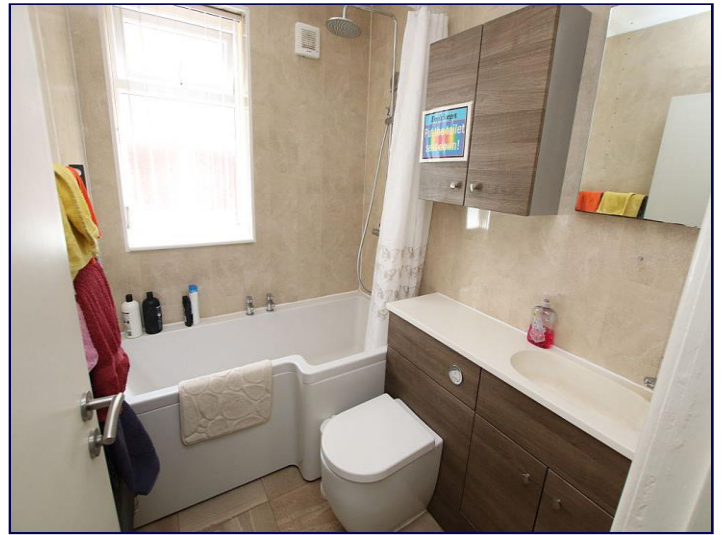
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Property Introduction

Located in the highly desirable village of Holton Le Clay, this deceptively spacious 3 / 4 detached bungalow offers a rare opportunity to secure a flexible and beautifully proportioned home in one of the area's most popular residential locations. Perfectly positioned for convenient access to both Grimsby and Louth, the property combines peaceful village living with excellent nearby amenities. From the moment you step inside, the home reveals far more space than first appears. An inviting entrance porch leads through to a well-appointed kitchen, while a versatile reception room to the front provides the flexibility to be used as a fourth bedroom, home office, or snug — ideal for modern lifestyles. The inner hallway gives access to three comfortable bedrooms and a family bathroom, creating a practical and well-balanced layout. To the rear of the property lies the true heart of the home — an extended L-shaped living and dining area, designed for both relaxing and entertaining. This bright and welcoming space flows seamlessly into a generous conservatory / sunroom, where large windows frame views over the private garden and fill the room with natural light. Outside, the property continues to impress with well-maintained gardens to the front and rear, and a sunny enclosed rear garden offering excellent privacy, and a driveway providing off-road parking leading to a garage. Homes offering this level of space, flexibility, and village location rarely stay on the market for long, making early viewing highly recommended.

Entrance Porch

3' 5" x 5' 10" (1.038m x 1.772m)

uPVC double glazed windows to the side elevation. Entry door to the front.

Kitchen

20' 1" x 9' 11" (6.132m x 3.023m) maximums

Offering two uPVC double glazed windows to the side elevation and uPVC double glazed entrance door to the side elevation. The kitchen offers a range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Four ring hob with splashback and eye level double oven. Two central heating radiator. Plumbing for a washing machine. Baxi gas boiler.

Reception

5' 5" minimum x 14' 11" (1.642m x 4.544m)

A versatile space which could be put to many uses, such as a dining area, office or even a fourth bedroom for those wishing to do so. Window to the front elevation. Central heating radiator. Down lighting to the ceiling.

Inner Hallway

Central heating radiator. Loft access to the ceiling. Storage cupboard.

Bedroom One

11' 6" x 10' 0" (3.498m x 3.048m)

uPVC double glazed window to the side elevation. Central heating radiator. Fitted wardrobes and overhead cupboards.

Bedroom Two

14' 3" x 9' 10" (4.353m x 2.997m) max

uPVC double glazed window to the side elevation. Central heating radiator.

Bedroom Three

6' 9" x 6' 9" (2.054m x 2.059m)

Currently used as a walk in wardrobe, this single bedroom has a uPVC double glazed window to the side elevation. Central heating radiator.

Bathroom

5' 5" x 6' 9" (1.661m x 2.055m)

uPVC double glazed window to the side elevation. Fitted with a panelled bath with shower fitment and a built in vanity wash hand basin and w.c. Aqua boarding to the walls. Central heating towel radiator. Down lighting to the ceiling.

Lounge/Diner Section One

12' 2" x 9' 11" (3.703m x 3.026m)

The first section of the L shaped lounge diner is used for a lounge area and has a uPVC double glazed window to the side elevation. Central heating radiator. The lounge then opens to the dining area.

Lounge/Diner Section Two

8' 1" x 20' 5" (2.453m x 6.220m)

Offering uPVC double glazed window to the side elevation. One central heating radiator. Down lighting. Patio doors to the rear elevation through to the conservatory/sun room. A focal point is created by the multi fuel stove to the corner.

Sun Room

12' 10" x 10' 11" (3.912m x 3.327m) maximums

The conservatory has been altered to create an all year round use room, with internal solid roof added helping to regulate the heat during the winter and summer months. Central heating radiator. uPVC double glazed windows along with French doors out to the garden.

Outside

The property benefits from gardens to the front and rear elevations. The front garden offers lawned area, footpath to the front door and gravelled driveway leading down to the single garage. The rear garden is a real bonus to this lovely home and has an expanse of lawn along with mature beds and raised beds ideal for the keen home grown gardener whom likes to grow their own produce. Detached garage with light and power. Covered log store area. The rear garden enjoys both a good degree of privacy and a sunny aspect for the majority of the day.

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

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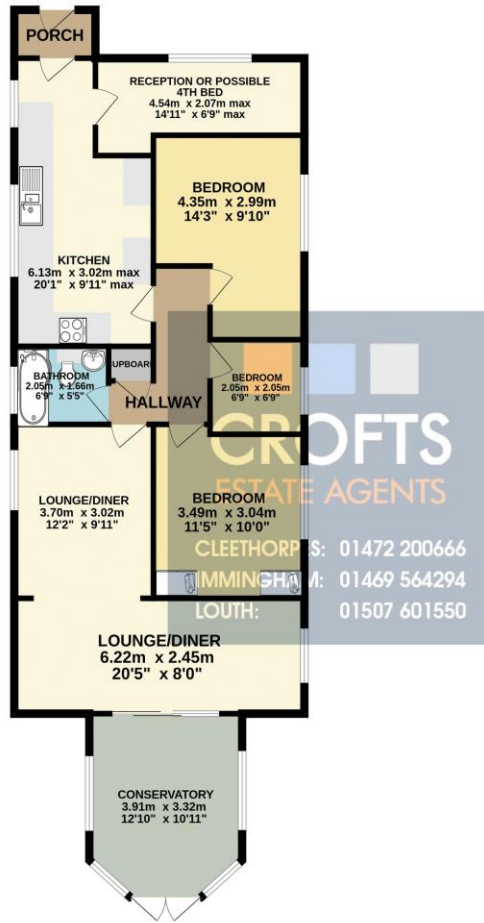
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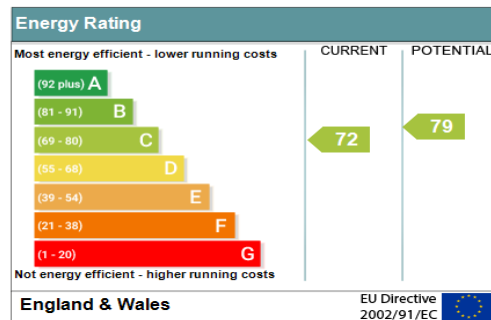
GROUND FLOOR
102.0 sq.m. (1097 sq.ft.) approx.



TOTAL FLOOR AREA: 102.0 sq.m. (1097 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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Address: 5 Osbourne Drive, Holton-le-Clay, GRIMSBY, DN36 5DP
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