



## 31a Pinfold Lane Grimsby, North East Lincolnshire DN36 5DL

Welcome to this exceptional fully renovated detached three-bedroom bungalow, a true showpiece of modern design and craftsmanship, nestled in the highly sought-after village of Holton le Clay. Presented in impeccable turn-key condition and finished to an exacting high specification this stunning home seamlessly blends style, comfort, and practicality. Step inside to a welcoming reception hall leading to a spectacular open-plan kitchen diner featuring an impressive apex roof and feature wall, large central island and adjoining sun room that floods the space with natural light — perfect for entertaining or relaxing in luxury. A separate lounge offers a cozy retreat while three beautifully appointed bedrooms and a contemporary family bathroom complete the versatile layout. Externally the property enjoys low-maintenance landscaped gardens and a private driveway leading to a detached garage. All within walking distance of Holton le Clay's excellent local amenities, reputable schools, and charming community atmosphere. This is more than a home — it's a lifestyle opportunity not to be missed offered for sale with NO FORWARD CHAIN.

**Chain Free £260,000**

- VILLAGE LOCATION
- DETACHED MODERNISED BUNGALOW
- STUNNING KITCHEN DINER DAY ROOM
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



### DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

### MEASUREMENTS

All measurements are approximate.

### ACCOMMODATION

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### PORCH

Having a covered porch to the front aspect with side glazed uPVC panel and security light.

### ENTRANCE

Accessed via a composite door with glazed side panel into the welcoming reception hallway.



### HALLWAY

The reception hallway sets the standard of quality for this versatile bungalow. Having coved ceiling, panelled walls with plate rack, wood effect Herringbone LVT flooring, radiator and modern white panelled connecting doors. Loft access to the ceiling with a pull down ladder. The loft has lighting and partial boarding.



### LIVING KITCHEN

29'5" x 11'10" (8.99 x 3.62)

This stunning open-plan living kitchen diner, measuring approximately 8.99m x 3.62m, has been beautifully refitted to create a true hub of the home. The kitchen features stylish country cream shaker units complemented by a cashmere-toned principal island and elegant Microstone work surfaces. High-quality new appliances include a five-ring induction hob with a black chimney-style extractor hood, a composite sink and integrated dishwasher within the island, and a new boiler discreetly housed in a matching unit. Additional features include modern tiled splashbacks, a SMEG fridge, and Cox & Cox wall racking, all included in the sale. The space is enhanced by feature pendant lighting, tiled flooring, and an impressive apex roof with exposed beams. A striking foliage feature wall adds warmth and character, while uPVC double glazed side windows and French doors with sidelights open out to the garden, seamlessly connecting the space to the sunroom/day room beyond — perfect for modern family living and entertaining.





LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



## LIVING KITCHEN



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## DAY ROOM

12'0" x 8'0" (3.67 x 2.46)

Open from the kitchen with modern white glazed double doors leading to the lounge creating a seamless family space with dual aspect uPVC double glazed windows, down lights, column radiator and continued tiled flooring.



## DAY ROOM



## LOUNGE

12'9" x 10'5" (3.91 x 3.18)

Accessed via either the hallway or the living kitchen day room creating a private retreat the lounge has wood effect Herringbone style LVT flooring, feature panelled wall with hand painted fire surround, marble hearth and back and electric stove. finished with coved ceiling and radiator.



## LOUNGE



## LOUNGE



## LOUNGE



### BEDROOM ONE

11'9" x 11'2" (3.60 x 3.42)

To the front aspect of the property having a uPVC double glazed bay window with modern white wooden blinds, coving to the ceiling, newly fitted carpeted flooring and radiator.



### BEDROOM TWO

10'0" x 7'9" (3.07 x 2.38)

The second double bedroom is again to the front aspect with a uPVC double glazed window with modern white wooden blinds, newly fitted carpeted flooring, radiator and built in wardrobes with modern sliding doors.



### BEDROOM TWO



### BEDROOM THREE

11'10" x 6'10" (3.63 x 2.10)

The third bedroom has coving to the ceiling, wood effect Herringbone style LVT flooring, radiator and a uPVC double glazed window to the side aspect.





## BATHROOM

9'8" x 7'8" (2.97 x 2.36)

A beautifully appointed and newly fitted bathroom featuring a luxurious four-piece suite, comprising a separate rainfall shower with glazed screen and a panelled bath complete with hand shower attachment and pressurised water flow. The elegant vanity combination unit with inset sink and low flush WC are complemented by a matching cream storage unit providing ample space and a cohesive design. Finished to an exceptional standard with modern stone-effect wall tiling and coordinating tiled flooring, this bathroom also benefits from a Victorian-style radiator with integrated heated towel rail, coved ceiling and recessed downlights. A uPVC double glazed side window fitted with white wooden blinds allows natural light while ensuring privacy. Every detail has been carefully considered from the high-quality fittings to the silent extractor fan—a truly immaculate and stylish bathroom.



## BATHROOM



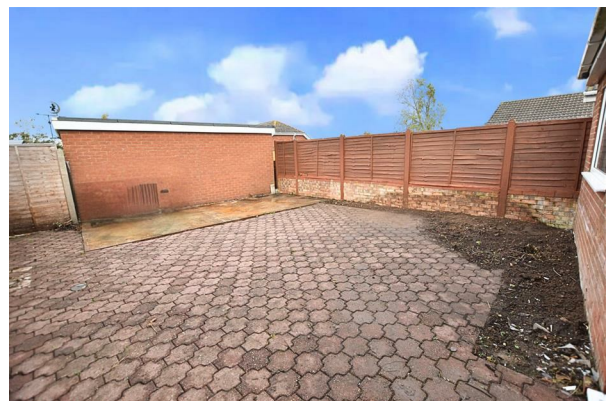
## BATHROOM



## OUTSIDE

### THE GARDENS

The property stands with a good sized fore garden being mainly laid with white stone and having mature planting to create a fabulous cottage style garden, laurel hedging to the front aspect and newly fitted fencing to the side boundaries. Having dual aspect gates leading to the rear garden and a paved driveway which provides ample off road parking and leads to the detached garage. The small but private southerly facing rear garden is of low maintenance being mainly paved with a mixture of fenced and walled boundaries creating an ideal retreat for lazy sunny afternoons.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## DETACHED GARAGE

The detached brick built garage has an up and over door to the front aspect, side uPVC courtesy door and uPVC window. Fitted with electric, lighting and plumbing for an automatic washing machine.

## FORE GARDEN



## RENOVATION WORKS UNDERTAKEN

The property has been fully renovated by the current owner to include new central heating system, boiler, radiators, plastering, coving, electrics, newly fitted kitchen, bathroom, windows, doors, internal doors, flooring, lighting, dining area apex roof, conservatory roof and full decoration.



**TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band -

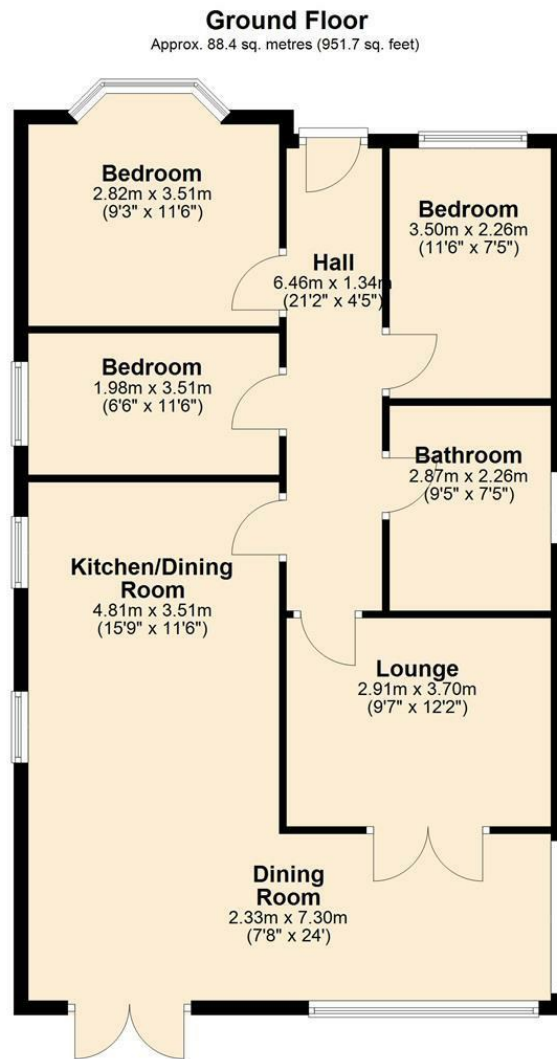
EPC -

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.



Total area: approx. 88.4 sq. metres (951.7 sq. feet)



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

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.