



## 2b Cambrian Way Holton le Clay, Grimsby, North East Lincolnshire DN36 5DE

Occupying an elevated plot in the village of Holton le Clay which is well served by excellent local facilities including shopping, restaurants/bars, schooling and regular bus services into both Grimsby and Louth is this immaculately presented THREE BEDROOM DETACHED BUNGALOW. The accommodation is well planned and includes: Entrance porch, L shaped entrance hall, good sized formal lounge, well fitted kitchen, three bedrooms (one at present is being used as a second sitting room) and a bathroom/wc. Gas central heating system. Double glazing. Detached brick garage. Open plan front garden and an enclosed WEST facing rear garden. EARLY VIEWING STRONGLY RECOMMENDED.

**£275,000**

- IMMACULATELY PRESENTED DETACHED BUNGALOW
- FORMAL LOUNGE
- WELL FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM/WC
- DETACHED BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- VIEWING RECOMMENDED



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR ONLY

#### ENTRANCE PORCH

Having a double glazed door with matching side lights, radiator and a double glazed window to the side elevation. A single glazed door leads into:-



#### ENTRANCE HALL

This L shaped entrance hall has coving to ceiling, radiator and access to roof space. Double doors leads into the:-



#### ENTRANCE HALL



#### LOUNGE (FRONT)

17'3" x 11'8" (5.26 x 3.56)

This tastefully decorated formal lounge has a double glazed window to the front elevation plus a smaller double glazed window to the side elevation and coving to ceiling. The focal point of the room is the modern oak style fire surround which is inset with an electric fire.



## LOUNGE



## KITCHEN (REAR)

12'11" x 10'8" (3.95 x 3.26)

Well fitted with an abundance of cherry wood finished base and wall cupboards incorporating an electric oven, hob with an extractor chimney above together with an integrated dishwasher. The contrasting work surfaces are inset with a stainless steel sink unit and has space beneath for an automatic washing machine. The gas fired Worcester boiler is concealed within a matching wall cupboard. Tiled flooring. Two double glazed windows plus a uPVC double glazed door.



## KITCHEN



## KITCHEN



**BEDROOM 1 (REAR)**

9'7" x 12'11" (2.94 x 3.96)

Double glazed window, coving to ceiling and radiator.



**BEDROOM 1**



**BEDROOM 2 (FRONT)**

9'8" x 9'9" (2.96 x 2.98)

Double glazed French doors leads out onto the rear patio area, coving to ceiling and radiator.



**BEDROOM 3 (FRONT)**

7'10" x 11'4" (2.39 x 3.47)

Double glazed window, coving to ceiling and radiator.



### **BATHROOM/WC**

6'5" x 8'2" (1.97 x 2.5)

Having suite including a panelled bath with a shower above, a pedestal wash hand basin and a low flush wc. Heated towel rail. Double glazed window. Vinyl flooring and extensively tiled walls. Useful airing cupboard.



### **OUTSIDE**



### **DETACHED BRICK GARAGE**

17'2" x 9'2" (5.25 x 2.81)

Up and over door to the front, light and power.



### **THE GARDENS**

As previously mentioned the bungalow stands on an elevated plot with the fore garden being mainly lawned with borders of established bushes and shrubbery. The wide concrete driveway leads through double wrought iron gates to the enclosed WEST facing rear garden, this garden is again lawned and has a paved patio area situated close to the house.



### **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 - C

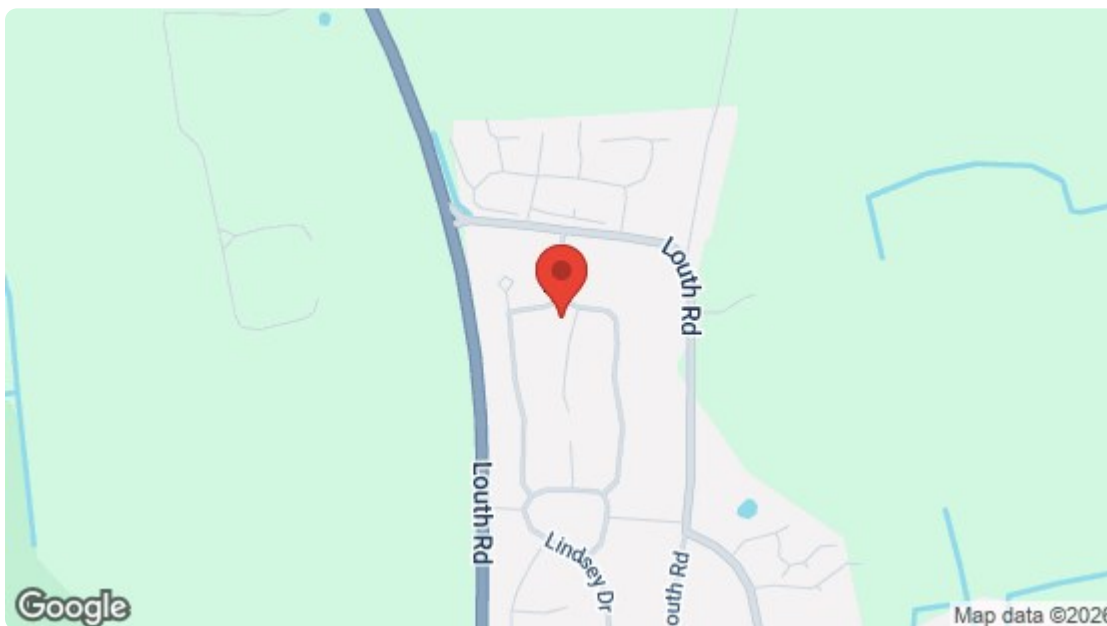
EPC -

**VIEWING ARRANGEMENTS**

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

**OPENING TIMES**

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



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 firm's 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.