ARGYLE
ESTATE AGENTS

9 Bevers Way, Holton Le Clay, DN36 5FH
£140,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- **OPEN DAY**
- SATURDAY 17TH OCT 10AM-4PM
- NO APPOINTMENT NECESSARY

Set in a quiet cul de sac on a small residential development just off Church Lane, this modern semi detached home is an excellent choice for first time buyers, downsizers or investors. Located in the highly regarded village of Holton Le Clay, the property enjoys easy access to a range of local amenities, popular schools and transport links.
The accommodation comprises an entrance porch, spacious living room, ground floor WC, and a dining kitchen fitted with a range of modern units incorporating a built-in oven and hob. French doors open directly onto the rear garden, creating an ideal space for everyday living and entertaining.
To the first floor are two good sized double bedrooms, together with a family bathroom fitted with a shower over the bath.
Outside, the property benefits from an off-road parking space adjacent to the house, whilst the enclosed rear garden enjoys a good degree of privacy, being not directly overlooked from the rear. Offered for sale with no forward chain.

LIVING ROOM
16'0" x 12'0" (4.90 x 3.67)

DINING KITCHEN
11'11" x 8'7" (3.64 x 2.62)

CLOAKROOM/WC
4'5" x 3'9" (1.36 x 1.15)

FIRST FLOOR

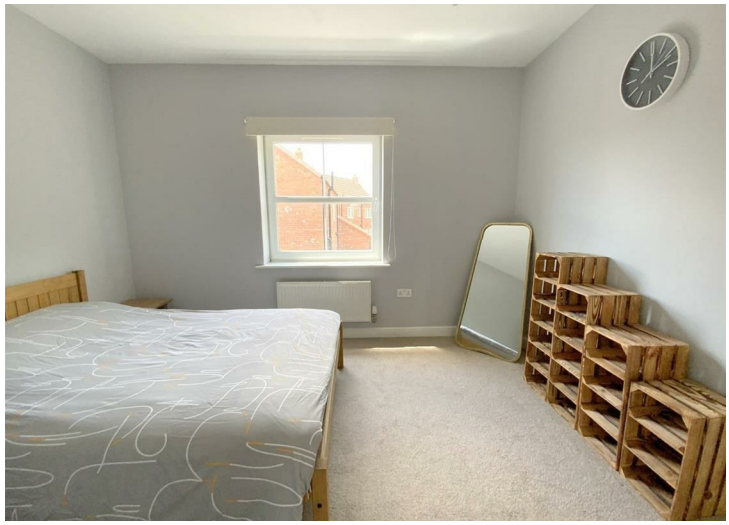
BEDROOM 1
12'1" x 10'10" (3.69 x 3.31)

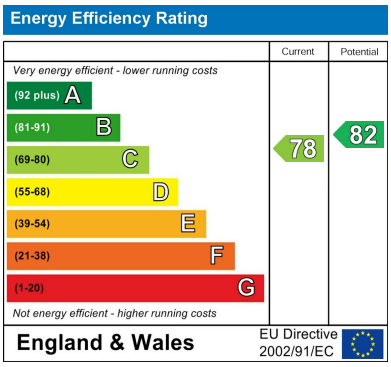
BEDROOM 2
12'1" x 10'4" (3.69 x 3.17)

BATHROOM
6'6" x 5'7" (2.00 x 1.71)

TENURE
FREEHOLD

COUNCIL TAX BAND
B





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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