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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Langton Road

Holton-Le-Clay
DN36 5BJ

Offers in the Region Of
£199,950

Don't miss out on the opportunity to own this beautifully presented three bedroom detached bungalow set within the popular village of Holton Le Clay ideally located for ease of access for both the towns of Grimsby and Louth. Enjoying the benefits of uPVC double glazing and majority gas central heating this lovely home briefly comprises entrance hallway, store/boiler room, living room, fitted kitchen with open plan dining area, inner hallway, three bedrooms and a shower room. Attractively presented front and rear gardens, with the rear enjoying both a good degree of privacy and a sunny aspects. Driveway and detached storage garage.

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Entrance Hallway

uPVC entry door to the front elevation with two adjoining glazed windows to the front elevation. Central heating radiator. Doors to the lounge, kitchen and boiler/store room.

Boiler Room

Previously this was a w.c but the present owners decided when installing a new boiler decided to use this as the boiler room/store instead. uPVC double glazed window to the side elevation. Vanity wash hand basin with tiled splashback. Storage cupboard.

Living Room

11' 10" x 16' 1" (3.6m x 4.90m)

A light and airy living room with uPVC double glazed bow window to the front elevation. Pleasantly decorated and having coving to the ceiling. A feature and focal point of the room is created by the inset log burner which was installed in 2018 and comes with HETA certification. The living room does actually open to the dining area, however the present vendors decided against this and fitted a cubed shelving unit into the opening again creating a pleasant focal point and allowing you to see through to the dining room. This could be easily removed for those wishing to do so.

Kitchen

10' 4" x 12' 6" (3.15m x 3.8m)

Lovely modern kitchen equipped with an excellent array of fitted wall and base units with contrasting work surfacing with inset

stainless steel sink and drainer. Integrated microwave and oven, along with a four ring electric hob. Underlighting to the wall units. Plumbing for a washing machine and dishwasher. uPVC double glazed window and entry door to the side elevation. The kitchen then opens to the dining room.

Dining Room

8' 10" x 9' 10" (2.7m x 3m)

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

Inner Hallway

Loft access. Central heating radiator.

Shower Room

5' 5" x 6' 7" (1.65m x 2m)

Equipped with a close coupled w.c, vanity wash hand basin and shower cubicle. Splashback tiling and aquaboarding. Down lighting. Central heating radiator. uPVC double glazed window to the side elevation.

Bedroom One

11' 4" x 11' 10" (3.45m x 3.60m)

With uPVC sliding patio doors to the rear elevation. Fitted wardrobes to one wall.

Bedroom Two

8' 10" x 11' 2" (2.7m x 3.40m)

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

Bedroom Three

6' 7" x 8' 2" (2m x 2.5m)

uPVC double glazed window to the side elevation.

Outside

One of the key selling points to this property has to be that of its gardens. To the front the property offers a double width driveway complemented by a gravelled bed offering an abundance of shrubs, plants and flowers. Gated access to the side provides access down to the storage garage. The driveway is narrow to some points and therefore its not really accessible for a vehicle and so the present occupiers have created a lovely side garden perfect to sit and have that morning coffee and breakfast with decking area and gravelled drive with paved inserts. The rear garden enjoys a great degree of privacy and also benefits from a sunny aspect. The garden has been designed for a place to sit and relax with gravelled beds with inset shrubs. Pergola adjoining the side of the garage with decked patio. Timber summer house. Hedge perimeter. The garage provides ample storage and has internal light and power.

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.

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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We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

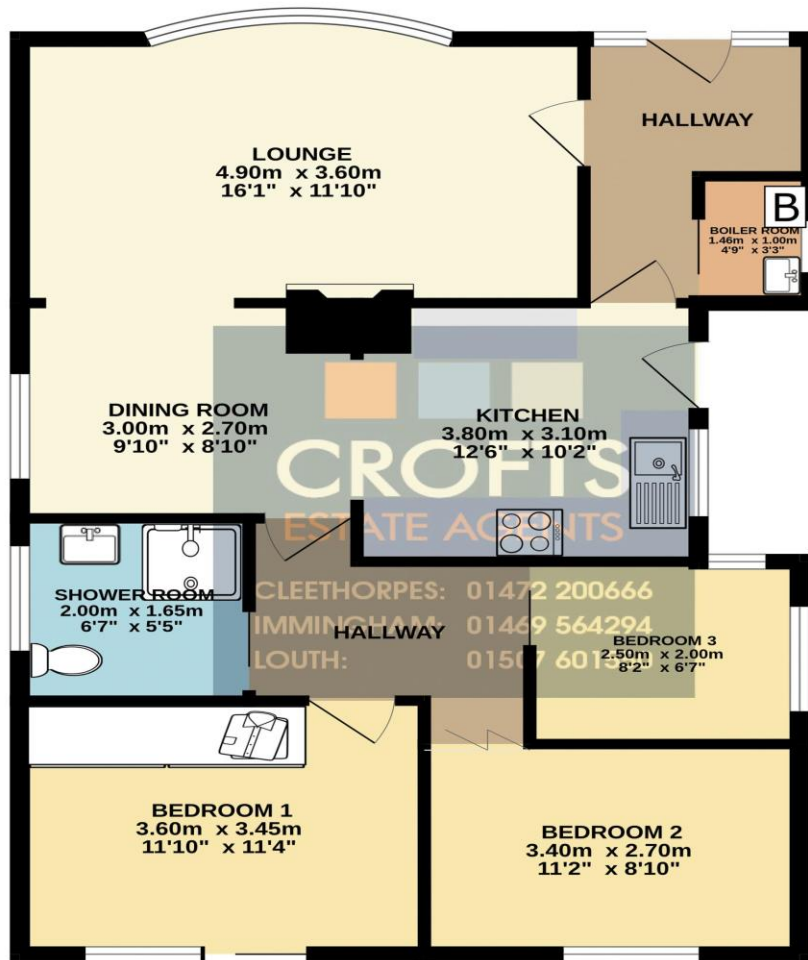
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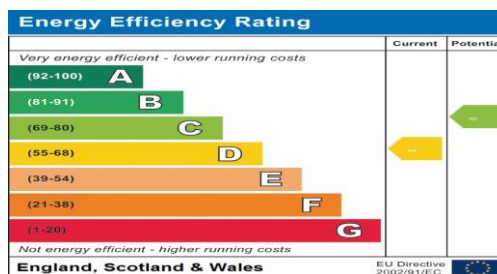
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GROUND FLOOR



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