

ARGYLE

ESTATE AGENTS



13 Church Lane, Holton Le Clay DN36 5AQ
£250,000

Key Features:

- Refurbished Bay Fronted Detached Bungalow
- Two Double Bedrooms
- Generous Plot With Private Rear Garden
- Spacious Driveway, Detached Garage
- Modern Dining Kitchen & Shower Room
- Lounge With Wood Burner
- No Forward Chain

Located in Holton Le Clay, this Double Fronted Detached True Bungalow offers immaculate ready to move in accommodation having been tastefully refurbished throughout. Much improved during the last three years, the property includes a new gas central heating system, new electrics, double glazing, a well appointed modern fitted Kitchen with bi-folding doors to the rear, and a stylish modern Shower Room. Further accommodation with bay windows to front aspect in both the Lounge and Master Bedroom, and then a further double bedroom to the rear. Occupying a generous plot, the property offers superb outdoor space, approached by a spacious driveway providing ample off road parking. Offered With No Forward Chain



ENTRANCE HALLWAY

Accessed via a new composite front door. A spacious welcoming hallway running through the centre of the property featuring oak effect Camaro flooring. With radiator, and access to the loft (via drop down ladder, with insulation and boarding, and housing the gas central heating boiler). Oak effect internal door leading off to:-

LOUNGE

6.10 X 3.48 (20'0" X 11'5")

To the front of the bungalow having a double glazed bay window, and two further side windows. Focal point chimney breast incorporating a wood burning stove set on a granite hearth. Two radiators, and carpeted.

DINING KITCHEN

5.71 X 3.70 (18'9" X 12'2")

A well appointed kitchen featuring a range of Cashmere gloss units by Howdens, including illuminated display units and under cupboard lights. Complementary work surfaces with tiled splashback and incorporating a ceramic sink/drain. Built-in Neff electric oven, ceramic hob with extractor over, integrated fridge/freezer, and dishwasher. Plumbing for a washing machine. Double glazed window to rear aspect, and bi-folding doors to the rear patio. Radiator, electric in situ for a wall mounted tv, and continued Camaro vinyl tiled floor.

MASTER BEDROOM

4.46 X 3.29 (14'8" X 10'10")

Double glazed bay window to front aspect, radiator, and carpeted.

BEDROOM TWO

3.35 X 2.43 (11'0" X 8'0")

A second double bedroom, with a double glazed window to rear aspect, radiator, and carpeted.

SHOWER ROOM

2.65 X 1.77 (8'8" X 5'10")

Stylishly equipped comprising a large walk-in shower, vanity drawer unit with inset wash basin, and a close coupled wc. Wall mounted storage units, illuminated mirror, radiator and heated floor. Marble effect porcelain tiled walls, and tiled floor. Double glazed window to side aspect.

OUTSIDE

The property sits well back from the roadside, approached by a spacious brick edged driveway, and front garden being laid to lawn. The driveway continues down the side through further double gates and leading to the detached garage. Enjoying total privacy, the extensive rear garden features an Indian sandstone patio to the back of the house, the remainder predominantly lawned with planted beds/borders. Behind the garage is a shed and store.

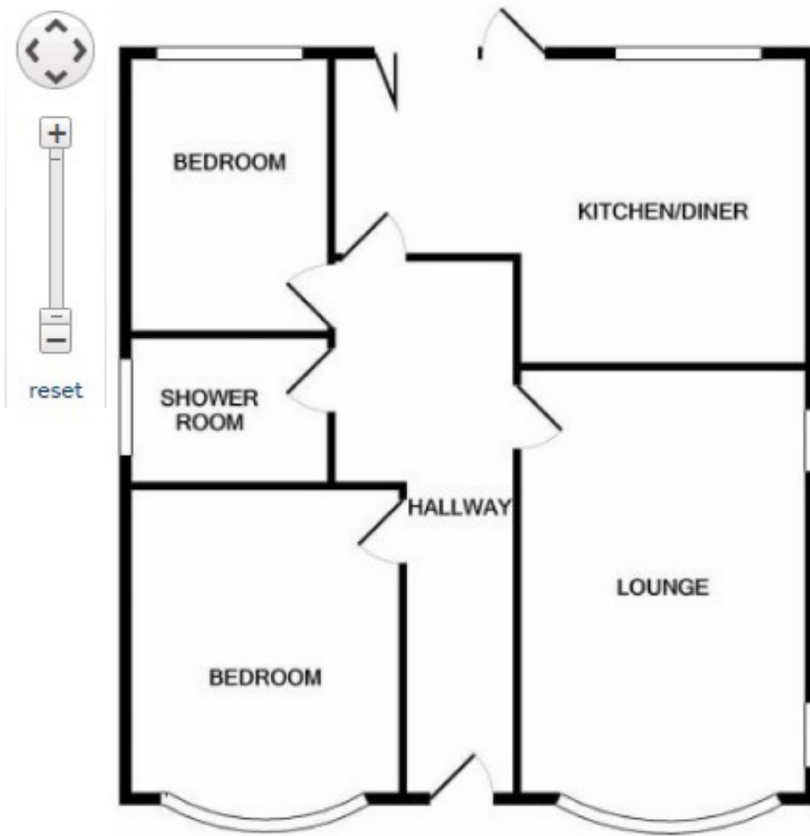
GARAGE

With an up and over door, power/light.

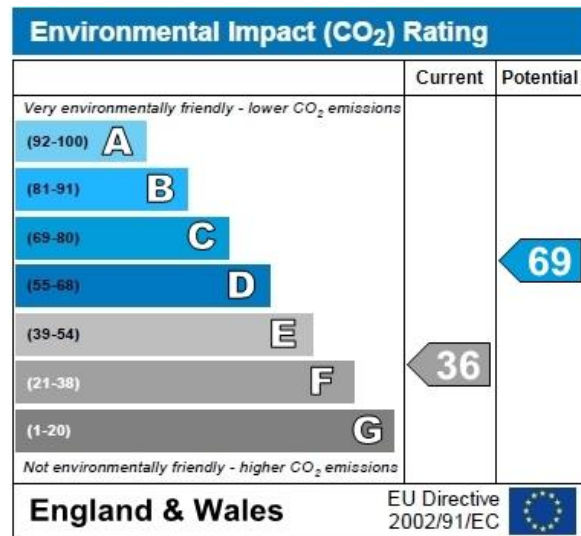
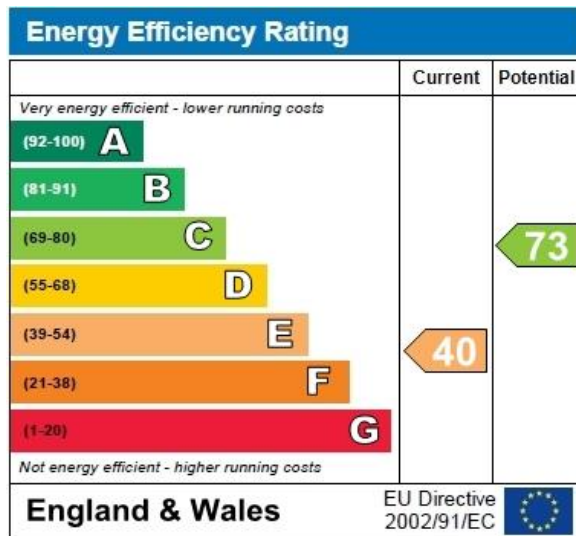
TENURE

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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VIEWINGS
By Appointment Only

TENURE
We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed 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
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