

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 165 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

**PURCHASE PRICE £320,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£320,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 165 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

Nestled in the charming village of Holton-Le-Clay, this well-presented and spacious detached house on Louth Road offers an ideal family home. With four generously sized bedrooms and two modern bathrooms, this property is perfect for those seeking comfort and convenience.

Upon entering, you are welcomed by a porch that leads into a bright and airy hall. The ground floor boasts three reception rooms, including a delightful lounge, a dining room, and an inviting orangery, providing ample space for relaxation and entertaining. The well-equipped kitchen is complemented by a practical utility room and a large WC, ensuring functionality for everyday living.

The first floor features four good-sized bedrooms, each offering a peaceful retreat, along with a contemporary four-piece bathroom that caters to all your needs. The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Outside, the lovely rear garden presents a perfect space for outdoor activities and gatherings, while the ample off-road parking is a rare find in village settings.

Located close to local schools and amenities, this property combines the tranquillity of village life with easy access to essential services. This is a fantastic opportunity to acquire a great home in a desirable location. Do not miss out on the chance to make this delightful property your own.

### **ENTRANCE PORCH**

With a centralised u.PVC double glazed door and side panels, a u.PVC double glazed window and a hardwood door into the hall.

### **HALL**

With a solid oak floor and staircase, a storage cupboard, a central heating radiator and a light to the ceiling.



## 165 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

### LOUNGE

15'1 x 11'7 (4.60m x 3.53m)

The lounge is to the front of the property with a u.PVC double glazed window and two u.PVC double glazed side windows, a pine surround with a granite back and hearth and a pebble effect gas fire. A central heating radiator, a solid oak floor, double doors to the dining room, a light and coving to the ceiling.



### LOUNGE



## 165 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

### KITCHEN

10'6 x 12'0 (3.20m x 3.66m)

With a range of grey painted wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. Space for a cooker with a housed extractor fan above, plumbing for a dishwasher and space for an under counter fridge. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



### KITCHEN



**DINING ROOM**

8'1 x 14'0 (2.46m x 4.27m)

With a solid oak floor, two central heating radiators, u.PVC double glazed French doors into the orangery, a light and coving to the ceiling.



**ORANGERY**

21'8 increasing to 23'6 x 11'3 (6.60m increasing to 7.16m x 3.43m)

The great size orangery with u.PVC double glazed windows and French doors, two graphite vertical radiators, solid wood flooring, spotlights and coving to the ceiling.



**ORANGERY**



**UTILITY**

24'4 x 4'3 (7.42m x 1.30m)

With u.PVC double glazed doors and either end, Beech base units with contrasting work surfaces, plumbing for a washing machine, space for a tumble dryer and American style fridge/freezer. A vertical central heating radiator, a tiled floor, spotlights, coving and loft access to the ceiling.



## 165 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

### WC

6'0 x 4'7 (1.83m x 1.40m)

With a white pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, a chrome ladder style radiator, a tiled floor, a light and coving to the ceiling.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A central heating radiator, a light and coving to the ceiling.

### BEDROOM 1

11'6 x 11'9 (3.51m x 3.58m)

This double bedroom with a u.PVC double glazed window, a range of built in wardrobes, a central heating radiator, a light and coving to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

10'7 x 8'7 (3.23m x 2.62m)

Another double bedroom with a u.PVC double glazed window, a walk-in wardrobe/cupboard, a central heating radiator, a light and coving to the ceiling.



**BEDROOM 2**



**BEDROOM 3**

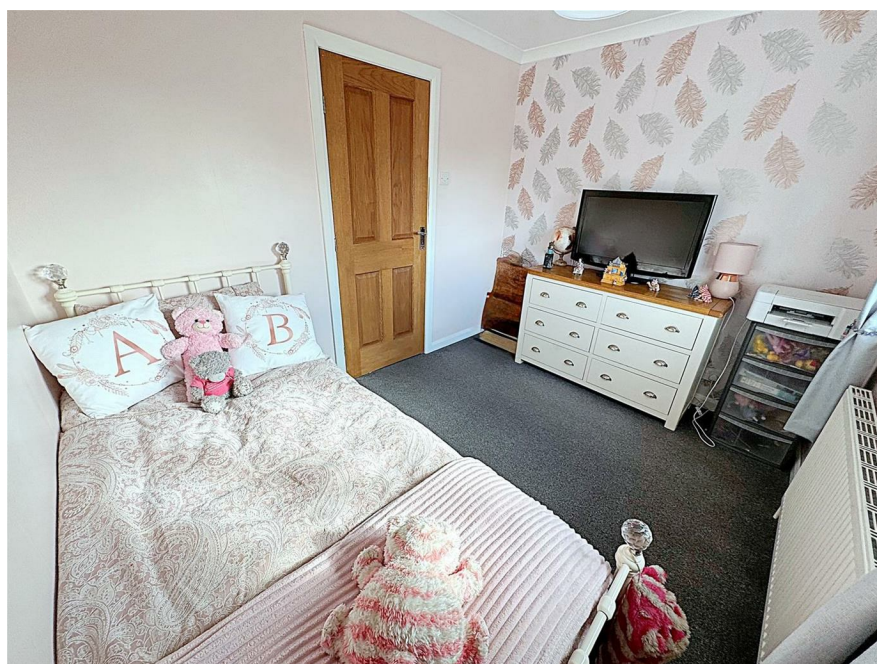
12'6 x 7'9 (3.81m x 2.36m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.

**BEDROOM 4**

7'6 x 9'7 (2.29m x 2.92m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



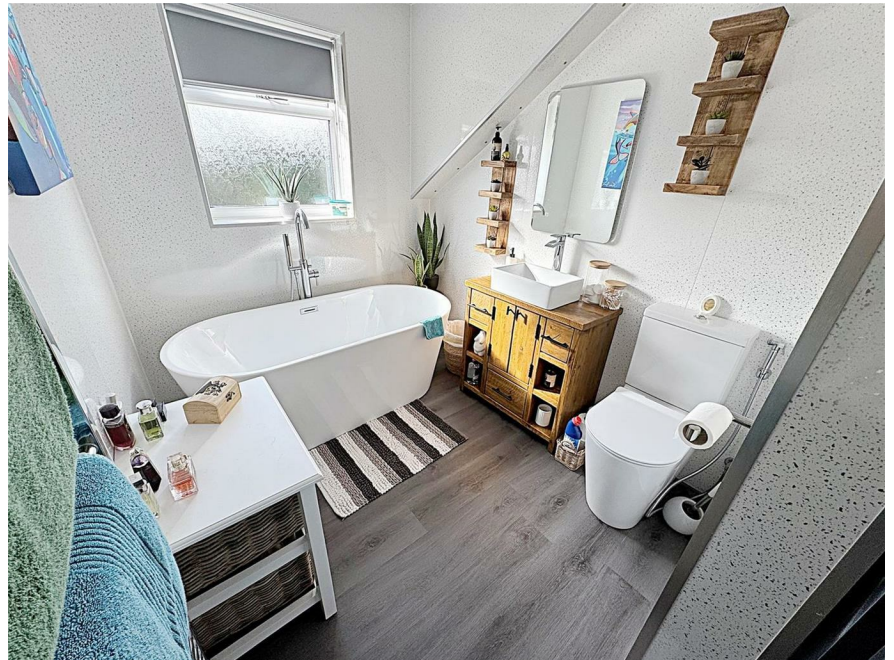
**BEDROOM 4**



**BATHROOM**

6'3 x 10'5 max (1.91m x 3.18m max)

The bathroom with a white suite comprising of a freestanding bath with a freestanding chrome mixer shower tap, a vanity sink unit with a chrome mixer tap, a toilet and a walk-in shower enclosure. Two u.PVC double glazed windows, PVC boarding to the walls and ceiling, two chrome ladder style radiators, Luxury vinyl tiles to the floor, spotlights and loft access to the ceiling.



**BATHROOM**



**INTEGRAL GARAGE**

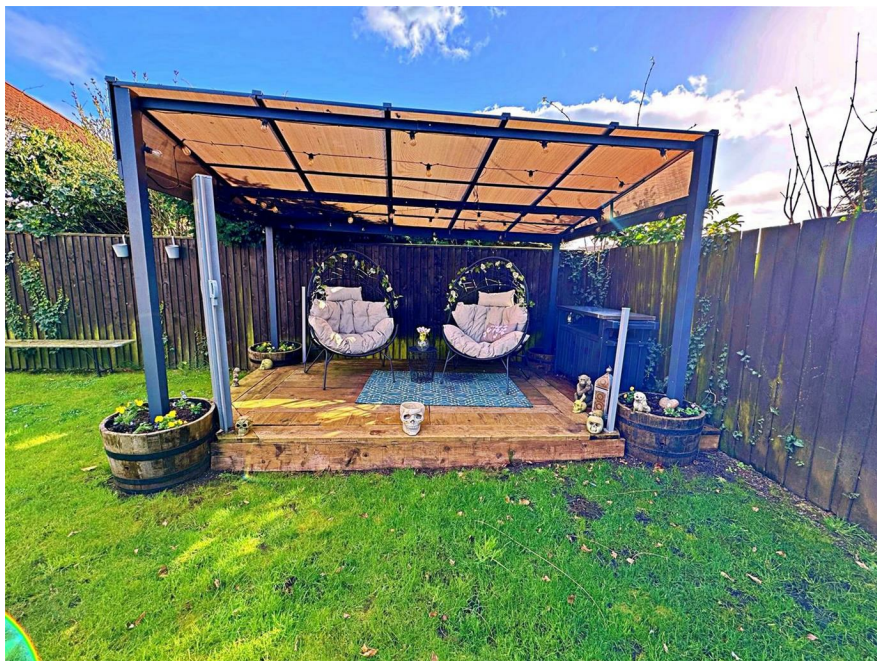
The integral garage with an up and over door, a wall mounted central heating boiler, light and power within.

**OUTSIDE**

The front garden features a charming walled and hedged boundary, with two driveways flanking a central lawned area. A wooden gate provides access to the rear garden, which is fully enclosed with fencing and laid mainly to lawn. It also offers a raised decked patio, a decorative stone patio, and an additional raised decked area leading directly from the orangery. A large timber shed provides excellent storage.



OUTSIDE



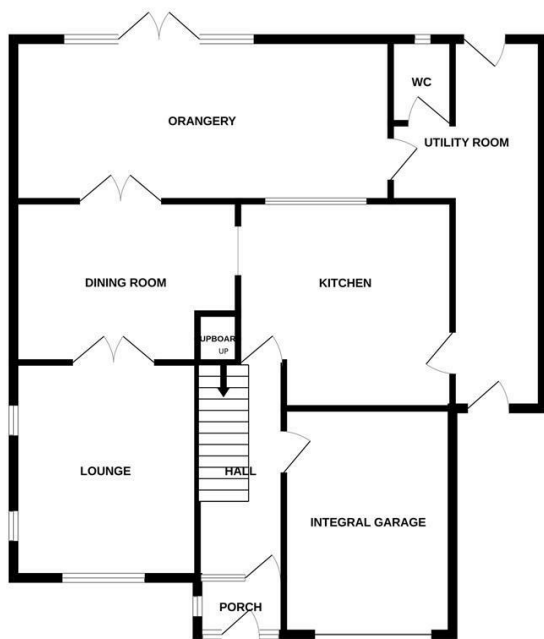
OUTSIDE



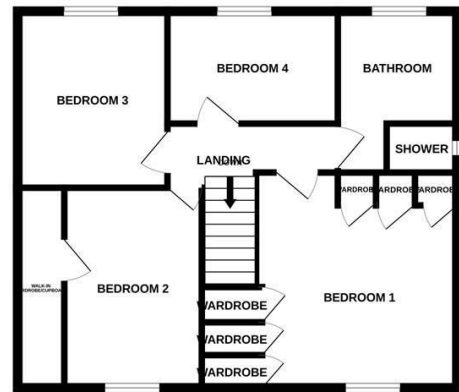
OUTSIDE



GROUND FLOOR




1ST FLOOR




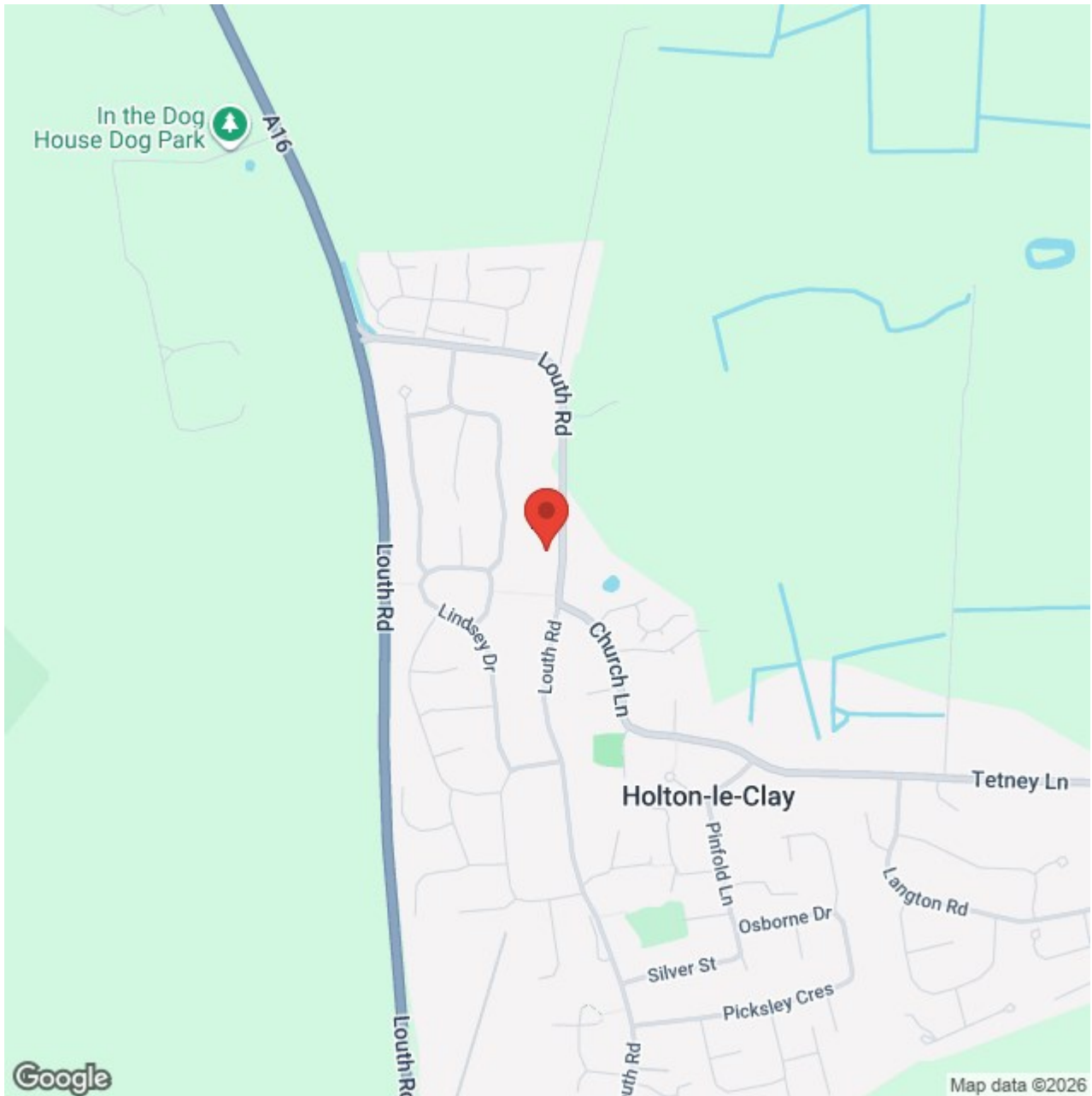
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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