

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

16 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

PURCHASE PRICE £230,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£230,000

TENURE

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



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16 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

Nestled in the charming village of Holton-Le-Clay, this delightful detached bungalow on Tetney Lane offers a perfect blend of comfort and convenience. With four bedrooms, including three spacious doubles and a single, this property is ideal for families or those seeking extra space. The modern bathroom complements the home beautifully, ensuring a practical yet stylish living environment.

Upon entering, you are welcomed by an entrance hall that leads to a fabulous kitchen, living, and dining area, perfect for entertaining or enjoying family meals. The open-plan design creates a warm and inviting atmosphere, making it the heart of the home. Additionally, a loft room on the first floor provides versatile space that can be tailored to your needs, whether as a study, playroom, or guest accommodation.

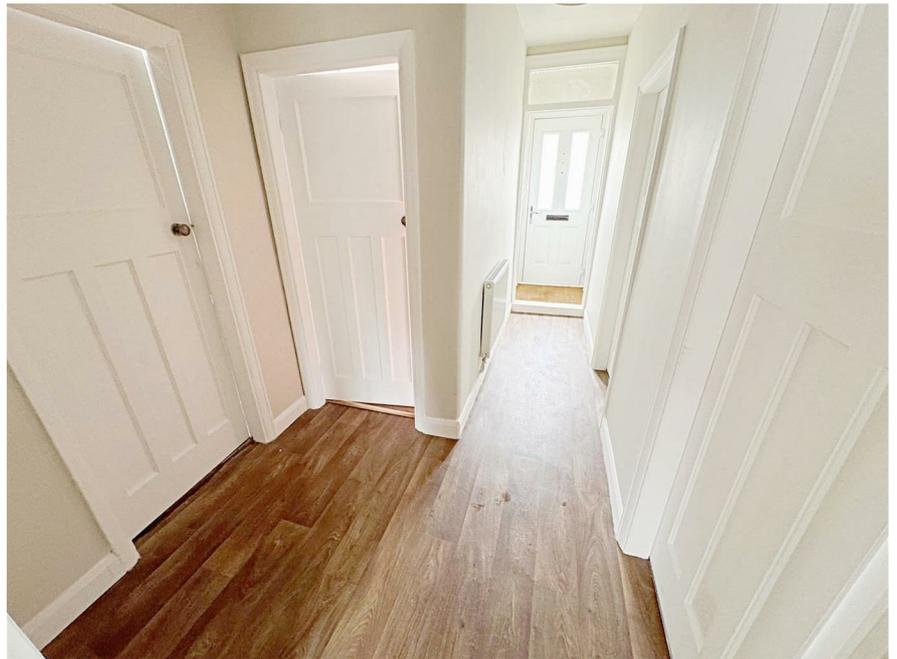
One of the standout features of this property is the impressive 130-foot garden, offering ample outdoor space for relaxation, gardening, or children's play. The garage has been thoughtfully converted, providing an insulated area complete with light, power, and hot and cold water, making it an excellent utility space or workshop.

The bungalow benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home throughout the year. With parking available for up to seven vehicles, this property is perfect for those with multiple cars or who enjoy hosting guests.

Located close to local amenities and well-regarded schools, this bungalow is not only a comfortable home but also a practical choice for families. This property truly offers a wonderful opportunity to enjoy village life while being just a short distance from the conveniences of Grimsby. Don't miss the chance to make this charming bungalow your new home.

ENTRANCE HALL

Through a composite front door into the hall with a central heating radiator, vinyl to the floor and a light to the ceiling.



LOUNGE/BEDROOM 1

10'3 x 10'10 (3.12m x 3.30m)

This lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling. This room is being used as a double bedroom.



BEDROOM 2

10'3 x 10'0 (3.12m x 3.05m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



BEDROOM 3

10'2 x 5'5 (3.10m x 1.65m)

This single bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BATHROOM

6'4 x 5'4 (1.93m x 1.63m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer tap, a cabinetised sink and toilet all with chrome fittings. A u.PVC double glazed window, a ladder style radiator, fully tiled walls and floor, spotlights to the ceiling.



KITCHEN/LIVING/DINING AREA

24'2 x 12'5 increasing 15'3 (7.37m x 3.78m increasing 4.65m)

16 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

LOUNGE AREA

With u.PVC double glazed French doors and side windows, a u.PVC double glazed window, a multi fuel burner set on a tiled hearth with a wooden sleeper mantle. A built in cupboard, an oak staircase, laminate to the floor and a light to the ceiling.



LOUNGE AREA

LOUNGE AREA



KITCHEN/DINING AREA

With a range of white wall and base units, contrasting work surfaces, tiled reveals, a stainless steel sink unit with a chrome mixer tap. A housed electric double oven, an integrated gas hob with a stainless steel extractor fan above, plumbing for a washing and space for a dishwasher. A u.PVC double glazed window, laminate to the floor and spotlights to the ceiling.



KITCHEN/DINING AREA



LANDING

Up the stairs to the first floor accommodation with a light to the ceiling.

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LOFT ROOM

18'7 x 12'4 (5.66m x 3.76m)

Bedroom 4 is a large double bedroom with a roof window, a central heating radiator, floor and ceiling insulation and spotlights to the ceiling. Access to the loft for storage and the central heating boiler in in loft storage area.



LOFT ROOM



16 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

GARAGE

15'5 x 7'7 (4.70m x 2.31m)

The detached brick garage has been converted by the current owners into a fully insulated property with a u.PVC double glazed window and door. There is light and power, hot and cold water, shower boarding to the walls and vinyl to the floor. Built in storage for a washing machine and a tumble dryer.



GARAGE



16 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

OUTSIDE

The front garden has a fenced and hedged boundary with wrought iron gates and is laid to concrete and decorative stones provide ample off road parking. Soakaways and drainage have been put in.

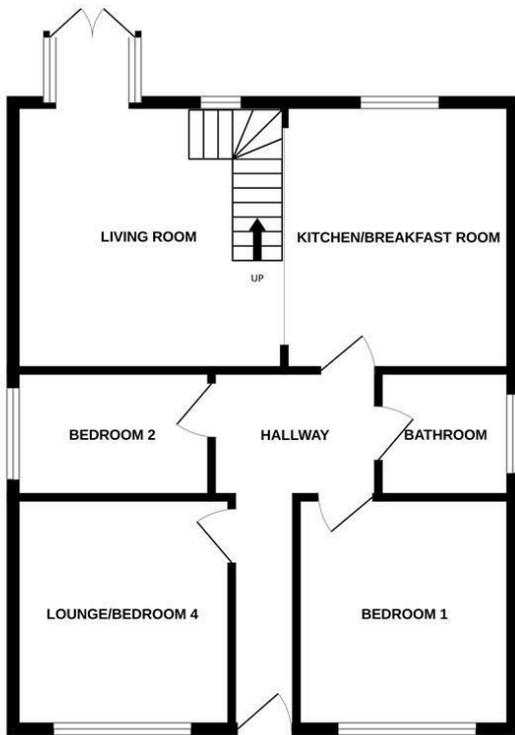
The 130 foot long rear garden has a fenced boundary and is mainly laid to lawn with established borders and there is pathway and a patio area. Two large sheds measuring 15'5 x 15'9 and 12'0 x 8'2 both with light and power.



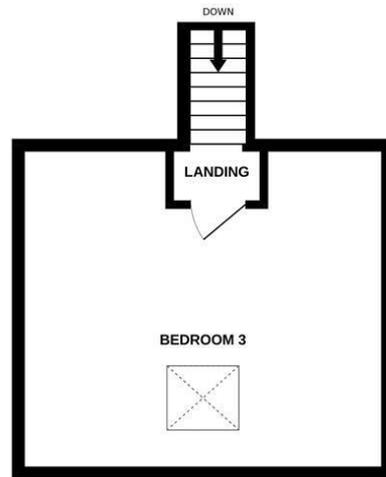
OUTSIDE



GROUND FLOOR



1ST FLOOR



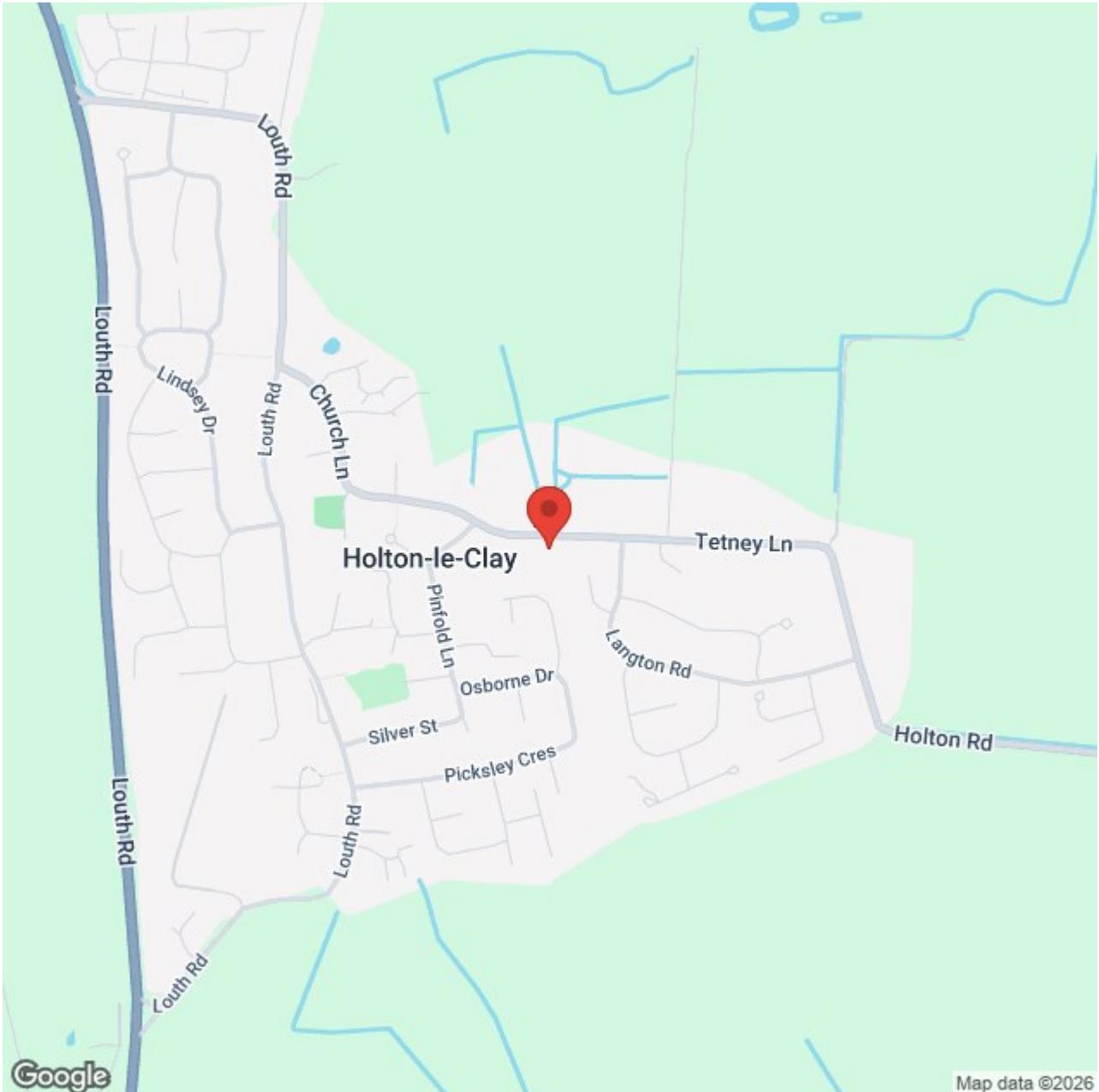
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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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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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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