

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 43 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

**PURCHASE PRICE £218,500 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£218,500 - NO ONWARD CHAIN

#### TENURE

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



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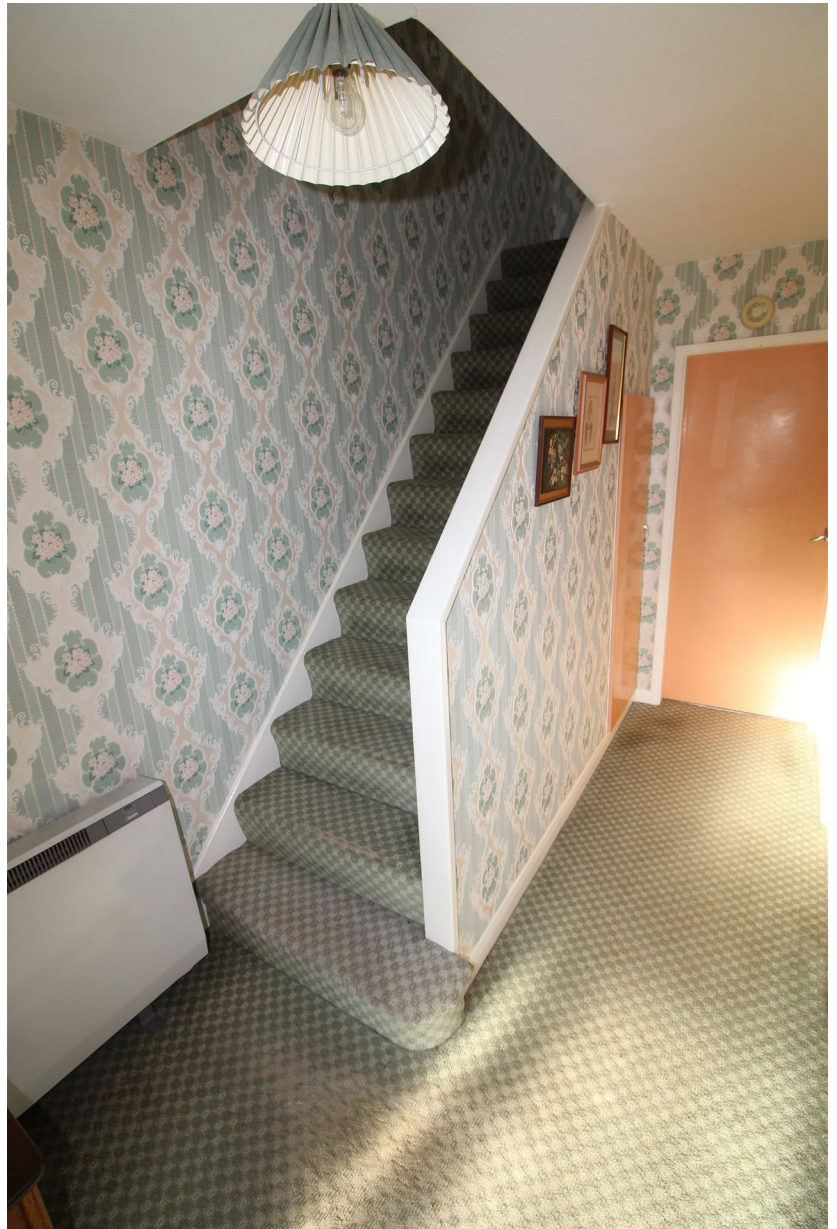


### **43 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY**

Located in this pleasant village Bettles, Miles and Holland are pleased to offer for sale this three bedroomed detached property standing in a third of an acre. The property boasts a lovely front garden, the rear garden has so much potential and alone measuring approximately 100m long x 14m wide, offering so much potential for somebody who is a keen gardener or a family to come and put their stamp on. They could make it into something magical. The property itself has uPVC double glazing and the accommodation briefly comprises of a welcoming entrance hall, living room, dining room and kitchen, also through an inner hallway you enter the garage, two outbuildings, one of which is a downstairs w.c. and the other a larder and then the lean-to. On the first floor there are two double bedrooms, a single bedroom and family bathroom. There is plenty of scope to extend the property to the side and to the rear. The loft itself is a very good space which could easily be converted also. The village of Holton-le-Clay has local amenities, shops, restaurants, schools and is on a bus route to Louth, Cleethorpes and Grimsby. The property is in the school catchment not only for Toll Bar Academy but also for Louth King Edward School as well. The property is is fair to say does need works and modernisation but could transform into the most beautiful family home. NO ONWARD CHAIN.

#### **ENTRANCE HALL**

Through a uPVC double glazed obscure door and casement into the entrance hall. The hallway having an electric wall heater, ceiling light, understairs cupboard and all doors leading off.





## 43 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

### LOUNGE

13'9" x 12'5" (4.20m x 3.80m)

To the front with a uPVC double glazed window and two uPVC double glazed windows to the side aspect. A ceiling light, an open fire within a stone and tiled fire surround with tiled hearth. This is a light, sunny room with inner glazed double doors which lead into:-



### LOUNGE - ADDITIONAL PHOTO



### DINING ROOM

10'5" x 9'2" (3.20m x 2.80m)

With a uPVC double glazed window to the rear, ceiling light and plenty of room for dining table and chairs. Through and inner glazed door you enter the:-



## 43 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

### **KITCHEN**

10'2" x 9'6" (3.10m x 2.90m)

With a range of white units to base and wall, post formed roll edge work surfacing and tiled reveals. A single sink with drainer and mixer tap. Space for a fridge and freezer, space for a slot in cooker and plumbing for a washing machine. uPVC double glazed window to the rear and a uPVC double glazed obscure door to the inner hallway and outbuildings. Ceiling light.



### **KITCHEN - ADDITIONAL PHOTO**





**INNER HALLWAY & OUTBUILDINGS**

Through a UPVC obscure glazed door from the kitchen into the innner hall where you will find a larder room. The larder room measures 1.75m x 0.90m and has a uPVC double glazed window and shelving. Next door to that you will find a downstairs w.c. which measures 1.70m x 0.90m with a uPVC double glazed window, ceiling light and w.c. Then this inner hallway opens out onto a lean-to. Just to note in the inner hall there is a door that opens into the garage.



**LEAN-TO**

6'6" x 10'0" (2.0m x 3.06m)

This room is constructed from PVC and double glazing with a uPVC double glazed door that opens into the rear garden.





**LANDING**

Up the stairs with balustrade to the first floor accommodation with a uPVC double glazed window to the side aspect. Ceiling light, loft access and all doors lead off. Please note the loft does have a uPVC double glazed window looking out onto the rear garden and insulation on the floor.



**BATHROOM**

7'4" x 6'8" (2.25m x 2.05m)

With a white suite comprising of panelled bath, pedestal wash hand basin and close coupled w.c. Partial tiling to walls, a ceiling light and uPVC double glazed obscure window.





## 43 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

### **BEDROOM 1**

11'10" x 12'1" (3.62m x 3.70m)

To the rear, this double room with a uPVC double glazed window and ceiling light.



### **BEDROOM 2**

12'0" x 11'10" (3.66m x 3.62m)

This double bedroom to the front with a uPVC double glazed window, ceiling light and a bank of fitted wardrobes to one wall.



### **BEDROOM 3**

8'9" x 8'8" (2.69m x 2.65m)

To the front this single bedroom with a uPVC double glazed window, ceiling light and cupboard for storage.



### **GARAGE**

Through wrought iron gates and down the sweeping driveway to a single garage with light and power and double doors. The garage also has a single glazed window to the side and a door leading to the inner hallway.



**GARDENS**

The front garden with a dwarf brick wall, hedged and gated boundary. Gentle borders of mature shrubs and trees line this garden to one side. There is a large expanse of lawn and also a pathway that forms to the front of the property. The pathway leads you round to the side of the property, where there is plenty of room for hardstanding for a vehicle and then the pathway continues round to the rear. The rear garden itself measures approximately 100m in length x 14m in width. The garden has a hedged and tree lined boundary. As you come from the lean-to you come straight onto a patio area and rockery. Then the pathway leads you down to the bottom of the garden. There is an expanse of lawn onto the one side of the garden and the other side although lawned has greenhouses and sheds. Then the garden is split by a little gate and beyond the gate there is another lawned area with a shed and lots of mature trees. This garden truly provides the opportunity to develop into something magical.



**GARDEN - ADDITIONAL PHOTO**





GARDEN - ADDITIONAL PHOTO



GARDEN - ADDITIONAL PHOTO



GARDEN ADDITIONAL PHOTO





43 TETNEY LANE, HOLTON-LE-CLAY GRIMSBY

GARDEN - ADDITIONAL PHOTO



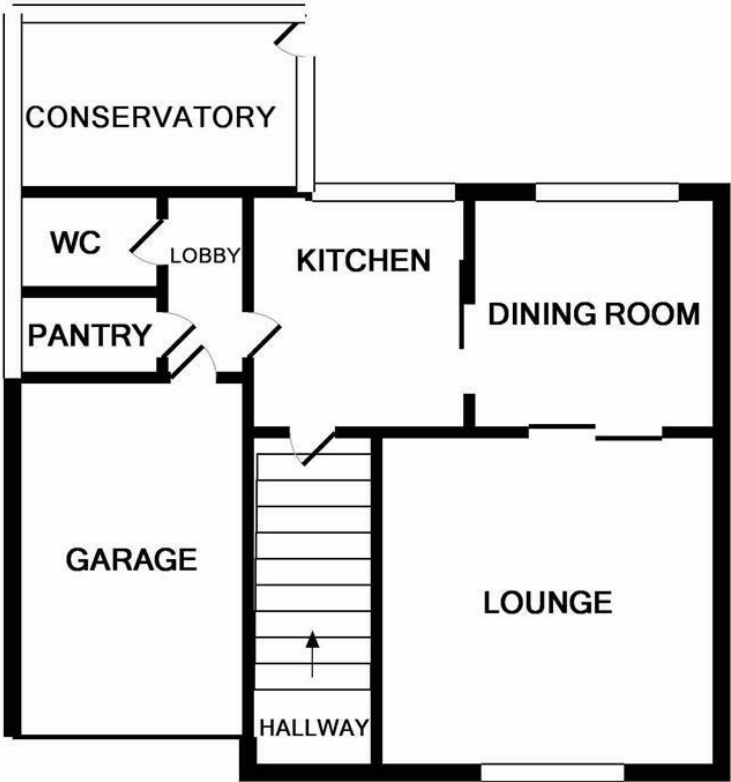
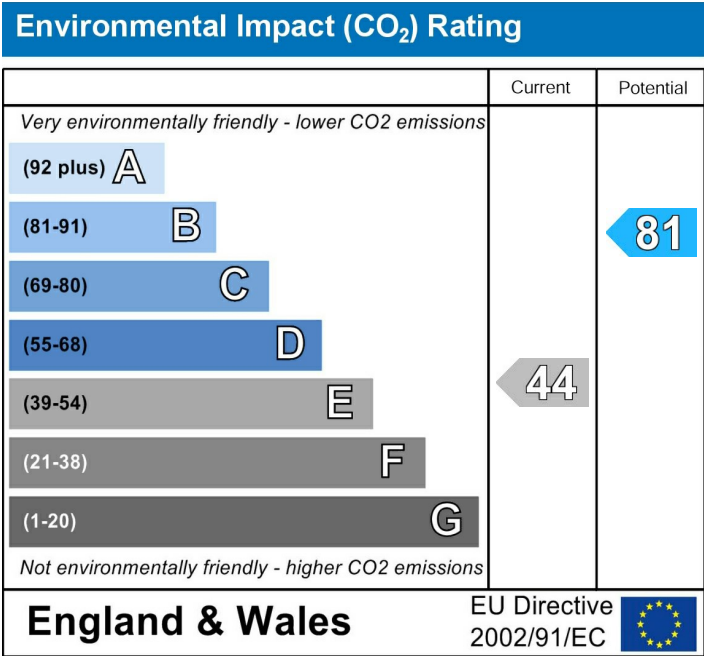
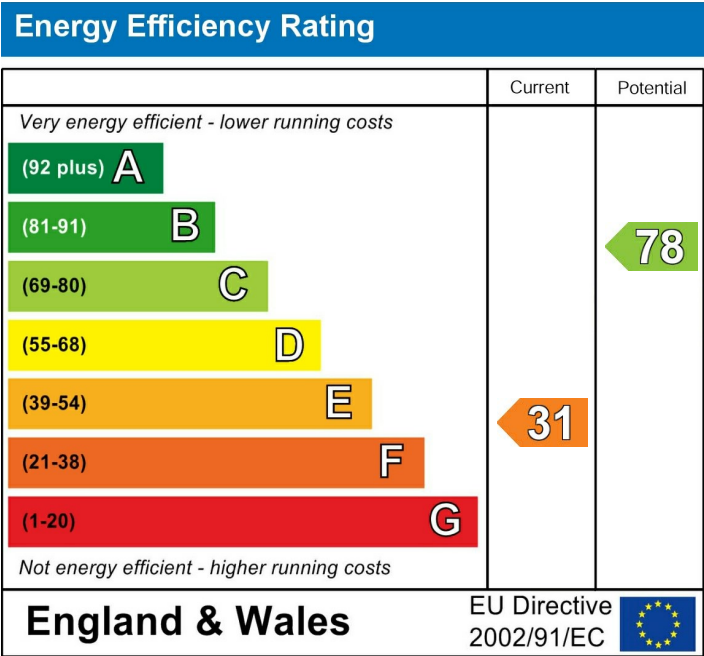
ADDITIONAL FRONT PHOTO



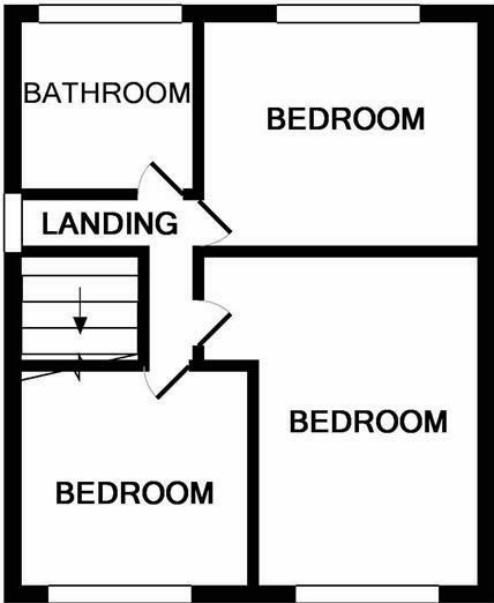
ADDITIONAL FRONT PHOTO







GROUND FLOOR



1ST FLOOR

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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## **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.**

### **B.M.H. PROPERTY MANAGEMENT.**

**We offer a letting/management service:-**

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**Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.**

**Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.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 for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.***

**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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