

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

HOLLY COTTAGE CHURCH LANE, GRIMSBY

PURCHASE PRICE £240,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£240,000

TENURE

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



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HOLLY COTTAGE CHURCH LANE, GRIMSBY

Nestled in the charming village of Bradley, Grimsby, this beautifully presented semi-detached bungalow offers a delightful blend of comfort and modern living. With two spacious double bedrooms, this property is perfect for those seeking a tranquil retreat. The inviting lounge provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

The modern kitchen is well-equipped, making meal preparation a pleasure, while the stylish bathroom adds a touch of luxury to your daily routine. This bungalow is designed for convenience, featuring double glazing and gas central heating, ensuring a cosy environment throughout the year.

One of the standout features of this property is the fantastic rear garden, which overlooks a picturesque field, providing a serene backdrop for outdoor activities. The covered entertaining area is perfect for hosting gatherings, allowing you to enjoy the outdoors regardless of the weather. Additionally, the detached garage offers ample storage space, while the block-paved front garden provides parking for up to four vehicles, making it ideal for families or those with multiple cars.

This bungalow is truly turnkey ready, allowing you to move in with ease and start enjoying your new home immediately. With its prime location in the quaint village of Bradley, this property is a rare find and is sure to attract interest. Don't miss the opportunity to make this lovely bungalow your own.

MAIN



HOLLY COTTAGE CHURCH LANE, GRIMSBY

ENTRANCE HALL

Through a composite door into the hall where doors to all rooms lead off, a central heating radiator, laminate to the floor, a light, loft access and coving to the ceiling.



LOUNGE

16'8 x 12'7 (5.08m x 3.84m)

The lounge is to the front of the property with a u.PVC double glazed window, a wooden fire surround with an inset cast iron fireplace and a tiled hearth. A central heating radiator, laminate to the floor, a light and coving to the ceiling.



HOLLY COTTAGE CHURCH LANE, GRIMSBY

LOUNGE



KITCHEN

11'11 x 9'5 (3.63m x 2.87m)

With a range of navy blue and white wall and base units, contrasting work surfaces, tiled reveals, a black sink unit with a black and chrome mixer tap. A housed electric double oven, a 5 ring integrated gas hob, a black extractor fan above. There is an integrated washing machine and fridge/freezer, the central heating boiler is housed within a cupboard. Two u.PVC double glazed windows and a door, a central heating radiator, a light and coving to the ceiling.



HOLLY COTTAGE CHURCH LANE, GRIMSBY

KITCHEN



KITCHEN



HOLLY COTTAGE CHURCH LANE, GRIMSBY

RECEPTION ROOM/BEDROOM 2

13'7 x 12'7 (4.14m x 3.84m)

With u.PVC double glazed French doors into the garden, a central heating radiator, a light and coving to the ceiling.



RECEPTION ROOM/BEDROOM 2



HOLLY COTTAGE CHURCH LANE, GRIMSBY

BEDROOM 1

11'10 x 12'11 (3.61m x 3.94m)

This double bedroom is to the front of the property with a u.PVC double glazed walk-in bay window with a window seat, a range of fitted wardrobes, a vertical central heating radiator, a fan light and coving to the ceiling.



BEDROOM 1



HOLLY COTTAGE CHURCH LANE, GRIMSBY

BATHROOM

7'4 x 6'4 (2.24m x 1.93m)

With a white suite comprising of a free standing bath, chrome taps, a pedestal wash hand basin, chrome taps and shower enclosure with a plumbed shower and a toilet. A u.PVC double glazed window, a chrome ladder style radiator, part tiled walls, a tiled floor, a light and coving to the ceiling.



OUTSIDE

The front garden has a walled and fenced boundary with wrought iron gates and is laid to block-paving with established borders.

The rear garden has a fenced boundary and over looks a field and is laid to lawn with established borders, a patio area and a path. There is a covered entertaining area with light and power.



HOLLY COTTAGE CHURCH LANE, GRIMSBY

OUTSIDE



OUTSIDE



HOLLY COTTAGE CHURCH LANE, GRIMSBY

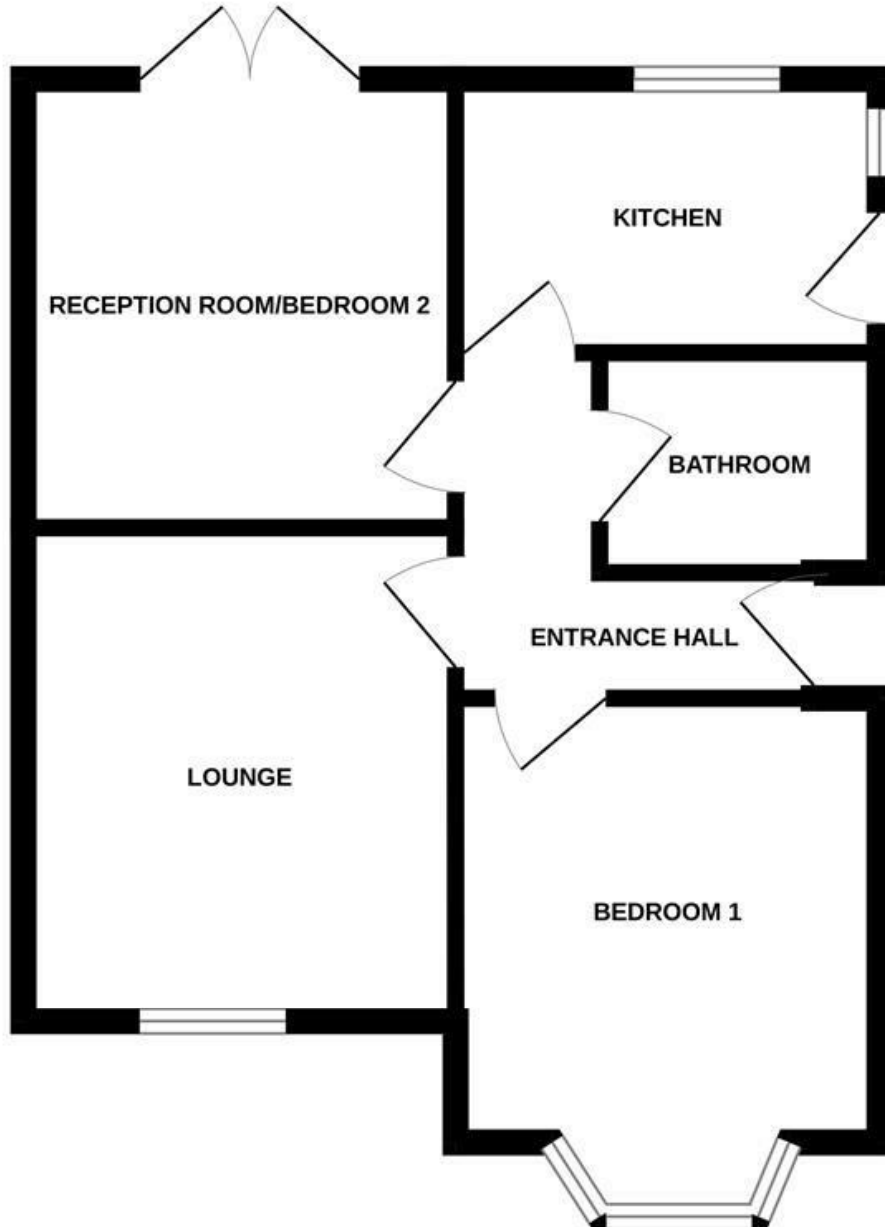
VIEW INTO THE FIELD



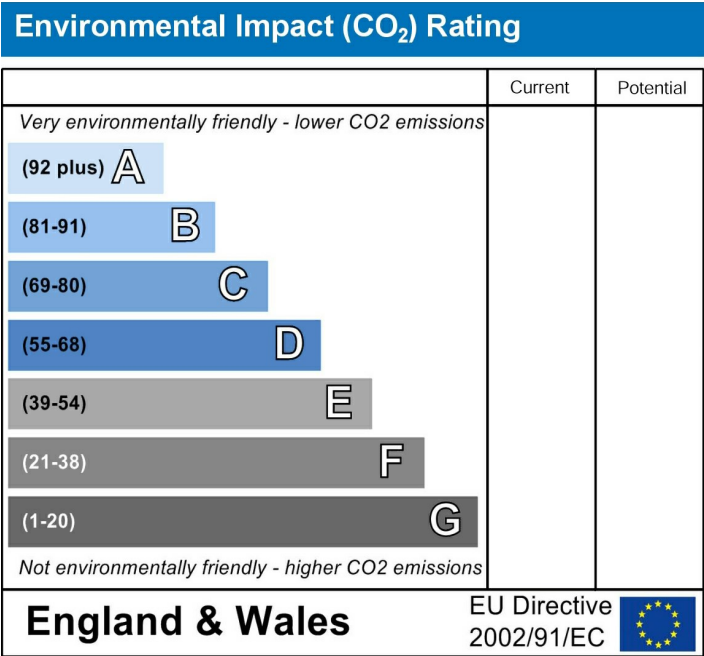
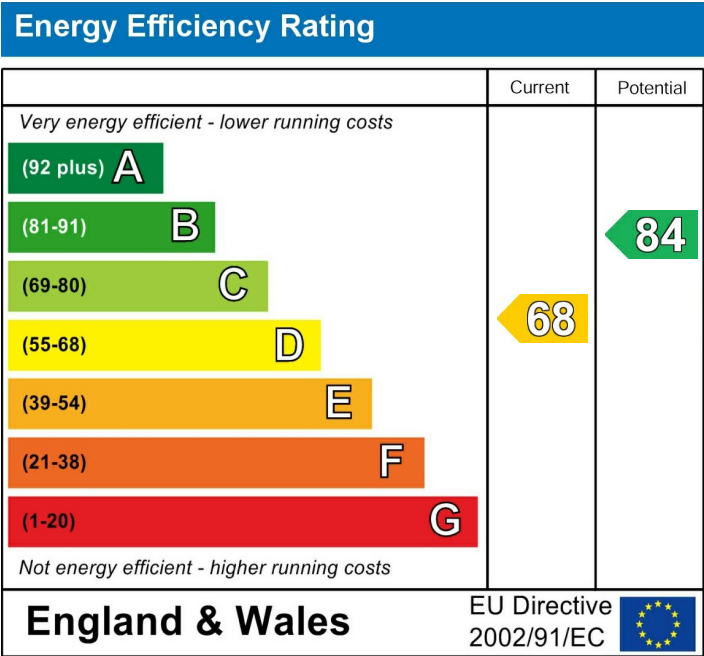
GARAGE

The detached brick garage with an up and over door, a u.PVC double glazed window and door to the side and there is light and power within.

GROUND 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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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.

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