

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

109 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

PURCHASE PRICE £140,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£140,000

TENURE

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



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PROTECTED



PROTECTED

109 LOUTH ROAD, HOLTON-LE-CLAY GRIMSBY

Nestled in the charming village of Holton-Le-Clay, this delightful mid-link terraced house on Louth Road presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. Offered for sale with no chain, this property boasts a convenient layout and modern amenities, making it an ideal choice for comfortable living.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen/breakfast room is well-equipped, offering ample space for culinary pursuits and casual dining. Additionally, a downstairs WC adds to the practicality of the home.

The first floor features two well-proportioned bedrooms, providing a peaceful sanctuary for rest. A family bathroom completes this level, ensuring all essential facilities are readily available.

Outside, the property benefits from a rear garden, ideal for enjoying the fresh air or hosting summer gatherings. Off-road parking for one vehicle adds to the convenience of this lovely home.

Further enhancing its appeal, the house is fitted with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

This property is perfectly situated in a friendly village setting, offering a sense of community while remaining close to local amenities. With its attractive features and practical layout, this home is not to be missed. Arrange a viewing today to fully appreciate all that it has to offer.

ENTRANCE PORCH

With a brand new u.PVC double glazed front door into the porch with vinyl to the floor, a central heating radiator and a light to the ceiling.

LOUNGE

14'3 x 9'11 (4.34m x 3.02m)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.



LOUNGE



INNER HALL

With a door to the under stairs storage cupboard and door to the WC, vinyl to the floor and a light to the ceiling.

WC

5'7 x 3'0 (1.70m x 0.91m)

With a white toilet, a pedestal wash hand basin with a chrome mixer tap, a central heating radiator, vinyl to the floor and a light to the ceiling.

KITCHEN/BREAKFAST ROOM

11'3 x 9'11 (3.43m x 3.02m)

The kitchen with a range of cream wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob with a stainless steel extractor fan above. There is plumbing for a washing machine and the wall mounted central heating boiler is housed within a cupboard. U.PVC double glazed French doors lead into the garden, a central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

BATHROOM

6'5 x 6'3 (1.96m x 1.91m)

With a white suite comprising of a panelled bath with chrome taps and a shower above and a curved shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. Part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

14'3 x 9'11 (4.34m x 3.02m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard/wardrobe and a light to the ceiling.



BEDROOM 2

9'11 x 7'10 (3.02m x 2.39m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, a light and loft access to the ceiling.



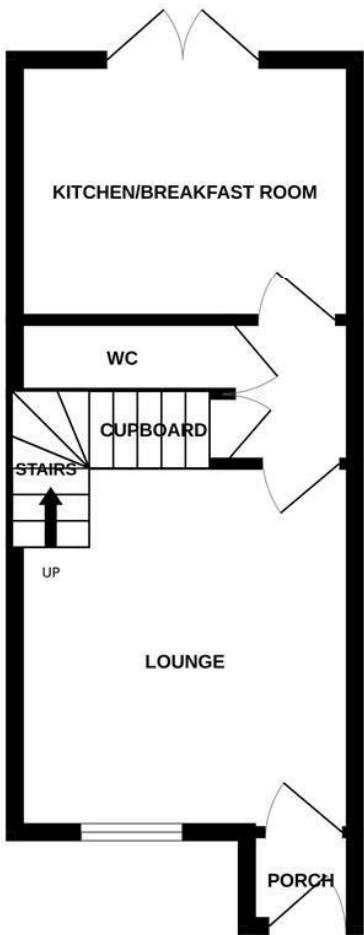
OUTSIDE

The front of the property is block-paved and there is parking for all residents.

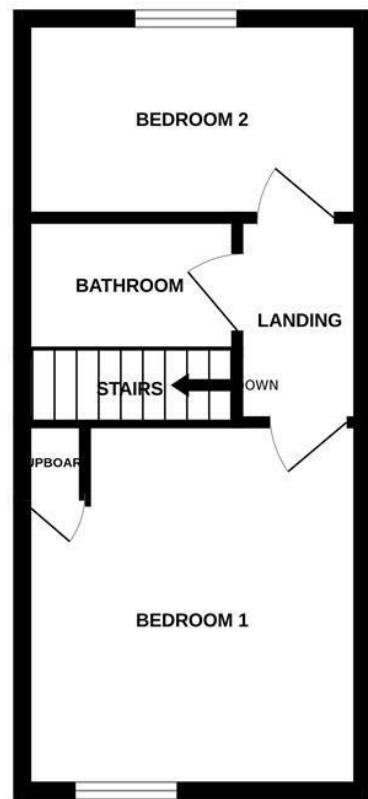
The rear garden has a fenced boundary and is laid to artificial grass and decorative chippings to the borders. There is a patio area and a pathway to the garden gate and metal shed.



GROUND FLOOR

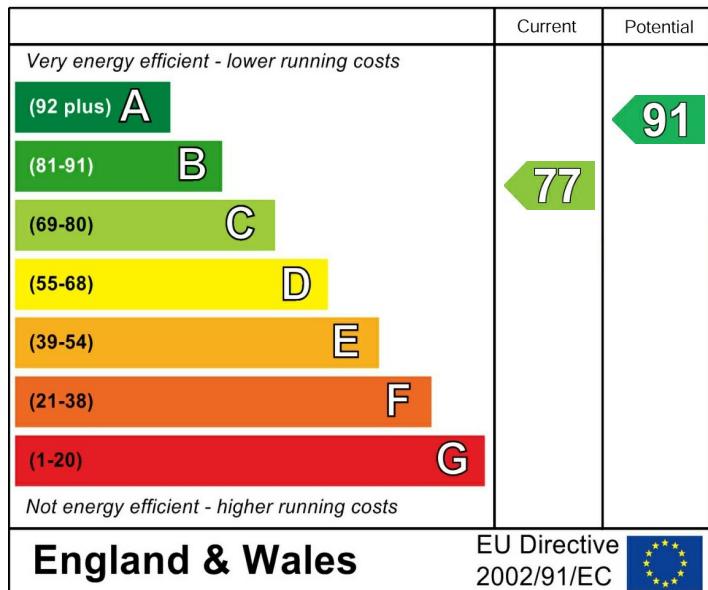


1ST FLOOR

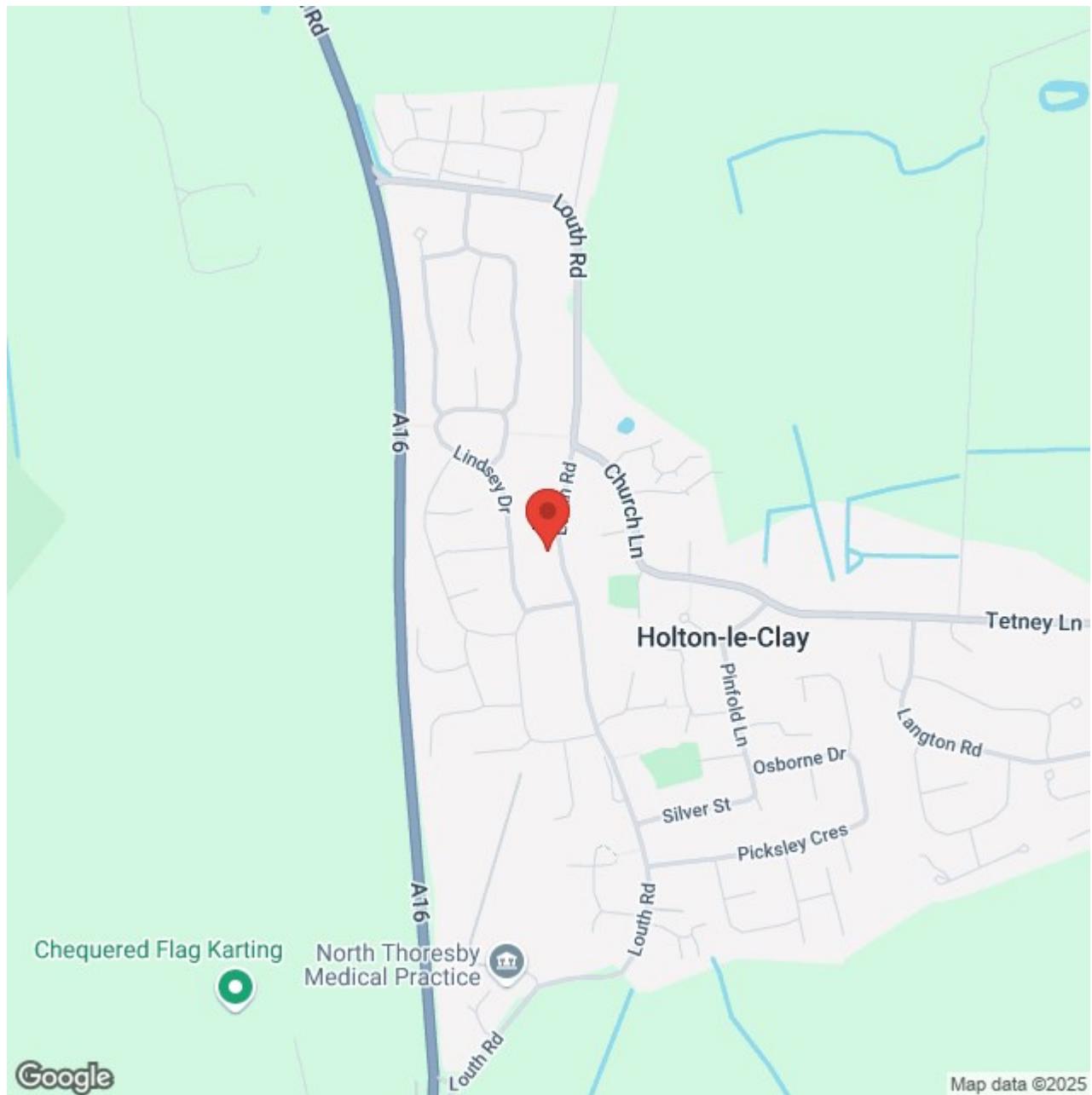
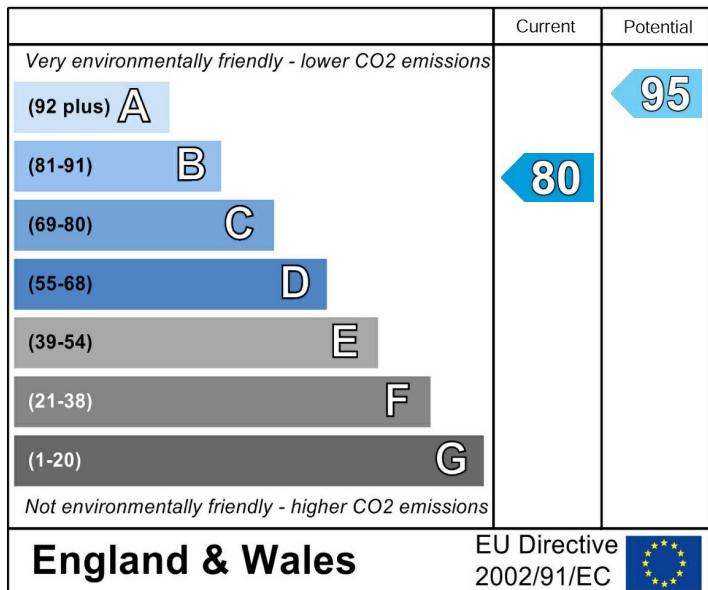


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham 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 James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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.

(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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland