



12 Pelham Road, Holton-Le-Clay, North East Lincolnshire, DN36 5ES
£260,000

Key Features:

- Two Bedroom Detached Bungalow
- Spacious & Immaculately Presented
- Popular Village Location
- Open Plan Lounge & Dining Room
- Modern Fitted Kitchen & Shower Room
- Large Conservatory
- Two Rear Aspect Double Bedrooms

An immaculately presented two bedroom detached bungalow, greatly improved by the current owners over the past year to offer a stylish and particularly comfortable home. The property occupies a pleasant position within the popular village of Holton Le Clay, conveniently placed for local amenities and schools, with easy access to the A16.

From the entrance hall, the generously proportioned accommodation flows into a spacious L-shaped lounge and dining room, offering plenty of room for both relaxing and dining. The newly fitted kitchen has been finished with modern shaker-style units and a range of integrated appliances, including a built-in oven, induction hob, fridge freezer and washing machine, with underfloor heating adding a further touch of comfort.

There are two double bedrooms positioned to the rear, one of which benefits from built-in wardrobes. The entrance hall extends into an additional versatile area, with double doors opening into the conservatory, providing further living space overlooking the garden.

The refurbished shower room is equally well appointed, featuring a walk-in shower and useful fitted storage incorporating a wash basin and WC, together with underfloor heating. Further improvements include newly fitted uPVC double glazed windows and doors.

Outside, the bungalow sits within lawned gardens, complemented by ample driveway parking and a detached garage.

A beautifully presented and much improved bungalow, offering an excellent opportunity for those looking for a home ready to move straight into. Viewing is highly recommended, with the property offered for sale with no forward chain.



LOUNGE
17'10" x 10'11" (5.46 x 3.33)

DINING AREA
11'1" x 9'1" (3.39 x 2.77)

KITCHEN
12'11" x 8'3" (3.95 x 2.52)

CONSERVATORY
18'4" x 7'7" (5.60 x 2.32)

BEDROOM 1
9'11" x 12'4" (3.03 x 3.76)

BEDROOM 2
10'10" x 11'9" (3.32 x 3.59)

SHOWER ROOM
9'2" x 5'10" (2.8 x 1.8)

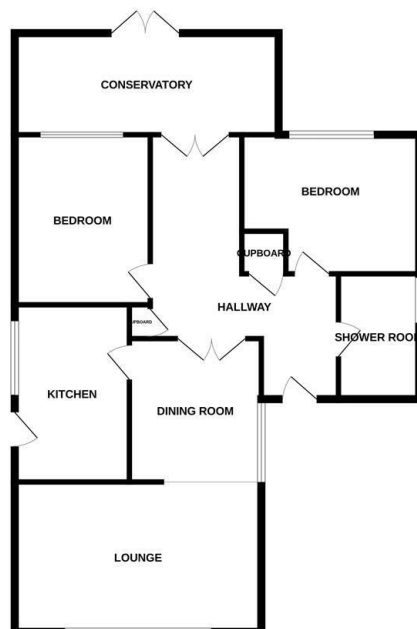
GARAGE
18'9" x 9'2" (5.73 x 2.81)

TENURE
Freehold

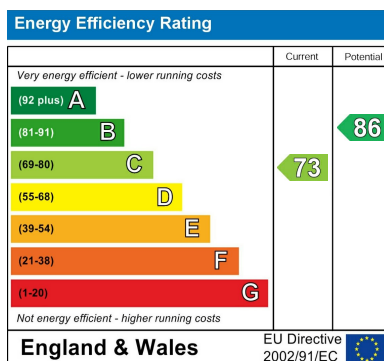
COUNCIL TAX BAND
C



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox 02/20



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore