

MARTIN MASLIN

**3 BEVERS WAY
HOLTON-LE-CLAY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5FH**



Standing in a slightly elevated position this refreshingly different semi detached house provides excellent accommodation with gas central heating and uPVC double glazing. Built by Persimmon Homes in 2013 the property offers; Reception Hall, Cloakroom, spacious 'L' shaped Lounge/Diner with glazed double doors to the garden, Dining Kitchen with cream shaker style units and built-in appliances, Landing, three good sized Bedrooms (one with its own en-suite Shower Room) and Family Bathroom with a white suite. There is an attached Garage and the lawned rear garden is fenced and looks out to mature trees. Internal viewing is highly recommended to appreciate the layout and flexibility.

£182,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises;

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase with spindle balustrade leads to the first floor. There is a central heating radiator.

CLOAKROOM

With a white suite comprising a W.C and a pedestal handbasin. Central heating radiator.

LOUNGE/DINER

5.64m (18'6") max x 4.42m (14'6") max

An excellent 'L' shaped main living room with glazed double doors opening to the garden and two central heating radiators. There is ample space to dine and relax.

DINING KITCHEN

3.40m (11'2") x 2.67m (8'9")

Comprehensively equipped with a range of cream shaker style wall and base cabinets with speckled worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise an Electrolux electric oven and a four ring gas hob with extractor canopy above. There is space and provision for freestanding appliances and the room is large enough to accommodate a small dining table if required. A door leads into the rear garden, there is a central heating radiator and a cupboard houses the Ideal gas boiler.

FIRST FLOOR

LANDING

With an airing cupboard housing the hot water cylinder.

BEDROOM ONE

3.66m (12'0") x 3.12m (10'3")

A lovely bedroom with a central heating radiator and a door opening to the en-suite Shower Room.

EN-SUITE SHOWER ROOM

2.79m (9'2") x 1.12m (3'8")

With a white suite comprising a W.C, a pedestal washbasin and a shower enclosure with a bifold door and a chrome mixer shower. There is a central heating radiator.

BEDROOM TWO

3.05m (10'0") x 2.87m (9'5")

With a central heating radiator and currently used as a dressing room.

BEDROOM THREE

2.90m (9'6") x 2.54m (8'4")

With a central heating radiator.



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER

FAMILY BATHROOM

2.08m (6'10") x 1.70m (5'7")

Featuring a white suite comprising a panel bath, a pedestal washbasin and a W.C. There is a central heating radiator and the walls are part tiled.

GARAGE

2.74m (9'0") x 5.23m (17'2")

With an up and over door to the front and a side door giving access from the rear garden.

OUTSIDE

The house stands within rectangular shaped gardens with a sloping pathway and steps leading to the front door and a tarmac driveway in front of the garage providing a useful parking space. The rear garden is laid to grass with fenced boundaries and a paved patio area. Mature trees provide a lovely backdrop to the garden.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler in the kitchen cupboard and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band - B. The tenure is Freehold subject to Solicitors verification. There is an annual maintenance charge currently standing at £180.00.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

Bevers Way lies just off the Louth Road end of Church Lane within walking distance of the facilities of the village including numerous shops, hot food takeaways, a popular pub etc. Holton Le Clay benefits from its own primary school and regular buses.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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