



3 bed detached bungalow to buy in DN36

Tetney Lane, Holton-le-Clay, Grimsby,
Lincolnshire, DN36 5AS

£260,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ No Forward Chain
- ✓ Potential for Extensive Redevelopment or Self Build
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms and conditions apply.

Now available to market is this incredible redevelopment opportunity located in the much sought after village of Holton Le Clay.

A detached bungalow occupying an expansive plot of approximately 1/3 of an acre, complemented by a range of versatile outbuildings. The property offers exceptional potential to suit a wide variety of buyers, whether as an outstanding development opportunity (subject to the necessary consents) or as the basis for a comprehensive renovation, creating a superb family home with extensive and beautifully proportioned gardens.

The property comprises of an entrance hallway, large kitchen/diner, 3 bedrooms, each of which could easily be utilised as additional reception rooms, shower room with WC, dual aspect living room to the rear of the property, driveway with ample parking and vast rear garden with numerous outbuildings including a workshop, offering lots of storage space. Located close to a range of local schools, shops, public houses, pharmacy and dentist practice making it an appealing site.

To the rear of the property is a substantial garage that has been combined with an extensive, fully customised workshop, complemented by a range of additional outbuildings beyond. While these buildings have not been in use for some time, they offer excellent potential for a variety of uses, subject to the necessary permissions and the purchaser's requirements.

The property is fully double glazed and is fitted with a central heating system throughout. Please note that the existing boiler is currently non-operational.

Offering exceptional scope, this property presents an exciting opportunity for a wide range of buyers, whether seeking an ambitious refurbishment project or the chance to create a bespoke redevelopment in the heart of this popular semi-rural village.

Porch

Hall

Lounge

4.6m x 2.8m (15' 1" x 9' 2")

Kitchen

4.6m x 4.14m (15' 1" x 13' 7")

Dining Room

4.9m x 2.61m (16' 1" x 8' 7")

Bedroom 1

4.08m x 3.53m (13' 5" x 11' 7")

Bedroom 2

3.74m x 3.53m (12' 3" x 11' 7")

Bedroom 3

3.53m x 2.95m (11' 7" x 9' 8")

Bathroom

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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