



3 bed detached bungalow to buy in DN36

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

£240,000 Starting Bid

 x 3  x 1  x 2

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.

An expansive plot, close to an approximate third of acre, contains a deceptively spacious detached bungalow as well as a range of versatile outbuildings that could offer a wide spectrum of buyers a range of options from an ideal plot for a potential development all the way through to a full renovation of the existing bungalow to create a home with access to a superlative garden space.

With considerable opportunities for improvement, this bungalow none the less enjoys some unique advantages. Not least the plot size which includes an extensive driveway and huge rear garden. Its enviable location, only walking distance from a range of local shops, also makes it an appealing site.

The property itself consists of three double bedrooms, each of which could easily be utilised as additional reception rooms if required, a large kitchen come diner and a generous dual aspect lounge to the rear of the property. A shower room concludes the list of available accommodation.

The entire front of the property enjoys an internalised and heavily glazed porch.

At the rear of the property can be found large garage combined into a fully customised and extensive workshop building with additional outbuildings to the rear of this. Although these properties have been in disuse for some time, the potential for varied usage is certainly there for any interested party to explore.

The property is double glazed throughout and also benefits from full fittings for a central heating system although the boiler is currently nonfunctional.

This is a considerable opportunity that could appeal to a myriad of different buyers seeking either a full refurbishment project or a completely bespoke redevelopment in the heart of a 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 £240,000

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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