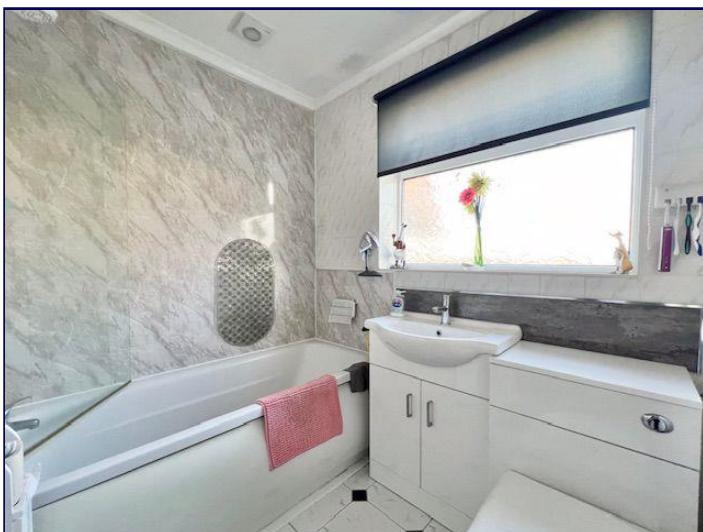




2 Ashby Close Holton-Le-Clay
Grimsby
DN36 5BD

Offers in the Region Of
£149,950

Coming to the market with NO FORWARD CHAIN is this well presented two bedroom semi detached bungalow. The property is currently with notice having been served so vacant possession is possible. Briefly consisting of L shaped entrance hall, spacious lounge, kitchen, conservatory extension, two bedrooms and family bathroom the property makes the perfect space for down sizers looking for an easier life. Outside the property has low maintenance areas including beautiful rear courtyard, blue slate frontage with black paved and slab hard standing to the side. The property also benefits from detached single brick garage with off road parking for two vehicles to the side including room for a camper van or caravan as is demonstrated by the current occupiers.



Entrance hall

An L shaped entrance hall has wood laminate floor, blue decor, two ceiling lights, radiator, storage cupboard and uPVC frosted from short covered porch.

Lounge

14' 6" x 11' 5" (4.42m x 3.47m)

A good sized lounge has green decor with feature wall to coving, uPVC window, grey carpet, ceiling light, radiator and gas fire with marble inset and hearth.

Kitchen

7' 11" x 10' 4" (2.42m x 3.14m)

The kitchen has blue painted wood wall and base units to three sides with wood effect work tops and sink drainer over. The room has space for tall fridge freezer and washing machine with integral gas hob, extractor and electric oven grill. The room has wood laminate floor, uPVC window and frosted door to conservatory, ceiling light, grey decor to coving and radiator.

Conservatory

9' 6" x 12' 8" (2.90m x 3.86m)

The conservatory extension is to the rear and has brick base, uPVC windows and French doors with frosted ceiling, radiator, grey carpet, blinds and wall light.

Bedroom One

12' 7" x 10' 11" (3.84m x 3.33m)

A large double bedroom has grey carpet, white decor, radiator, pendant light and uPVC window.

Bedroom Two

7' 10" x 9' 10" (2.40m x 2.99m)

The second bedroom has grey carpet, white and grey decor to coving, radiator, pendant light and uPVC window to the front.

Family bathroom

6' 8" x 5' 6" (2.02m x 1.67m)

The bathroom has three piece white suite with vanity sink and WC and shower over bath with glass shower screen. The room has white tiled walls and floor with aqua boarding to the shower area, uPVC frosted window with blind, coving, extractor and ceiling light.

Rear garden

The rear garden is small and neatly formed with good quality slab patio area, gate and tall wall to the front and gravel borders.

Front garden

The front has tall well maintained boxed privet hedge with blue slatted garden having a selection of mature bushes. A path extends from the side around the front of the property.

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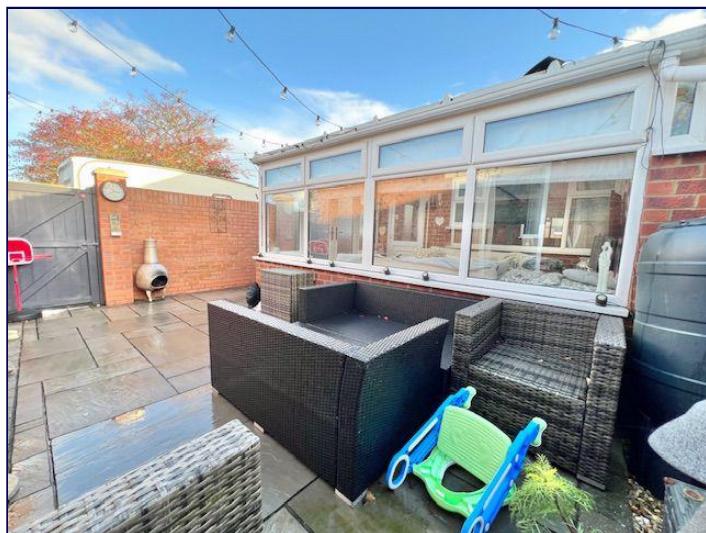
Side garden and parking area

The side of the property has more mature hedge all the way along with space for pedestrian timber gate and open driveway. The garden area has slab and block paved pathways to the front, the side entrance door, rear garden gate and parking area. The parking area has slab parking for camper van or such likes or even just a car with a further space for another car plus of course access to the garage.

Detached brick garage

18' 10" x 9' 0" (5.73m x 2.75m)

The detached brick garage has electric powered up and over metal door to the front, uPVC door and window into the rear courtyard, power and light.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

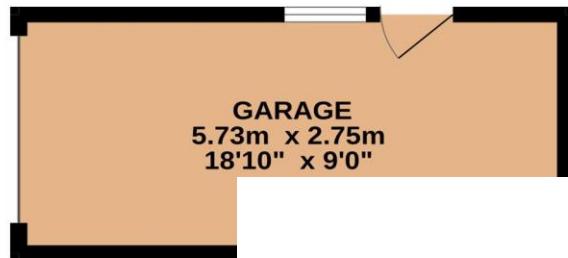
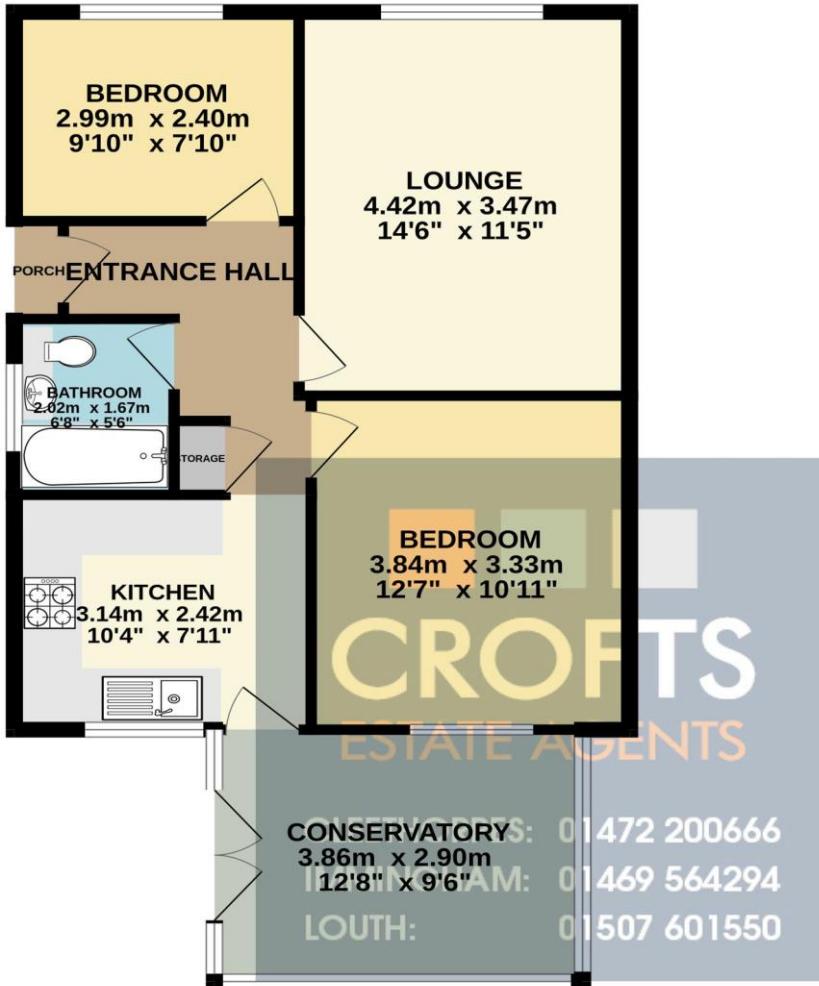




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
80.0 sq.m. (861 sq.ft.) approx.



IA : 80.0 sq.m. (861 sq.ft.) approx.

While the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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