



9 Ravendale Close, Holton-Le-Clay, Lincolnshire, DN36 5BN
£350,000

Key Features:

- Four Bedroom Detached Bungalow
- Extended & Beautifully Renovated
- Generous Family Accommodation
- Open Plan Living/Dining Kitchen
- Spacious Rear Aspect Lounge
- Large House Bathroom & En-Suite WC
- Ample Driveway Parking & Detached Garage
- Attractively Landscaped Gardens

Located in the popular village of Holton Le Clay, an extended four bedroom detached bungalow offering immaculately refurbished accommodation. Set in a quiet cul de sac in the popular village of Holton Le Clay, close to local amenities and schools, the property is ideal for growing families or mature buyers seeking spacious and versatile one level living. Featuring a sociable open plan living/dining kitchen as well as a generously sized rear aspect lounge, four good sized bedrooms including the master bedroom with en-suite, and a large bath/shower room. All completely modernised to an excellent standard within the last three years which includes attractively landscaped gardens and a newly laid block paved driveway. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a composite front entrance door and featuring wood effect laminate flooring which continues through to the main living areas. Access to the loft. Various storage options including cupboard housing the gas central heating boiler (Worcester combination boiler approximately 4/5 years old).

LIVING/DINING KITCHEN

27'11" x 17'5" (8.53 x 5.32)

Measured at maximum width.

Featuring sociable open plan space, fitted with a range of modern shaker style units and contrasting oak effect worktops incorporating a stainless steel sink. Built-in electric oven, ceramic hob with extractor over, brand new integrated dishwasher, plumbing for a washing machine, dryer space, and recess for an American style fridge/freezer. Continued wood effect laminate flooring. Front aspect bow window, further side windows and access to the side of the property.

LOUNGE

17'8" x 15'10" (5.41 x 4.85)

Additional family living space with French doors opening onto the rear garden. With feature fireplace inset with bricks ideal for an electric fire/stove. Continued laminate flooring.

BEDROOM 1

15'10" x 10'8" (4.85 x 3.27)

Master bedroom to rear aspect.

EN-SUITE WC

4'6" x 3'8" (1.38 x 1.14)

Fitted with a pedestal basin and wc. Part wall tiling, and wood effect LVT flooring.

BEDROOM 2

14'1" x 10'11" (4.30 x 3.34)

To front aspect with bow window.

BEDROOM 3

9'6" x 8'6" (2.91 x 2.61)

To rear aspect.

BEDROOM 4

8'10" x 8'0" (2.71 x 2.45)

To front aspect.

FAMILY BATHROOM

8'4" x 10'5" (2.56 x 3.19)

A much larger than average sized bathroom, fitted with a spacious shower enclosure with dual shower heads, panelled bath, vanity sink unit and wc. Fully tiled walls, and wood effect LVT flooring. Obscure glazed side window.

OUTSIDE

The front of the property is approached over a spacious block paved driveway which leads down the side to the detached garage. The rear garden is mainly laid to lawn, with dual aspect paved patio areas, feature pergola, and a composite shed. Exterior sockets.

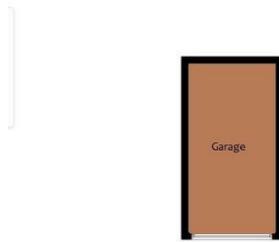
TENURE

Freehold

COUNCIL TAX BAND

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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

