



87 Picksley Crescent, Holton-Le-Clay, DN36 5YF

Asking Price £240,000

NO ONWARD CHAIN

TES Property are delighted to bring to the market this move in ready detached bungalow located in the popular village of Holton Le Clay, conveniently situated just off the A16 allowing easy access to the nearby towns of Grimsby, Cleethorpes and Louth and all of their amenities. This lovely property is located on a corner plot with wrap around gardens, with plenty of space to sit and relax. There is also the added benefit of a driveway and garage. Internally the property comprises two bedrooms, kitchen, lounge, dining room and a modern shower room.

Viewing is highly recommended.

Accommodation

Entrance 2'2" x 3'10" (0.68m x 1.19m)

Enter the property via a double glazed door into a small porch where a further part glazed timber door opens into the hallway.

Hallway

An 'L' shaped hallway provides access to all rooms and consists of a radiator, wall mounted thermostat, coving to the ceiling and a built in cupboard which houses the hot water cylinder,

Lounge 12'5" x 12'3" (3.81m x 3.75m)



The focal point of the room is the feature gas fireplace with marble inlay and hearth. Further consisting of coving to the ceiling, dado rail and deep box double glazed window to the size.

Dining Room 12'4" x 7'6" (3.78m x 2.29m)



With an archway leading from the kitchen and additional door from the hallway, there is vinyl flooring, a radiator and tilt and turn double glazed patio door leading out to the side garden.

Kitchen 12'5" x 7'6" (3.81m x 2.29m)



The kitchen is fitted with a range of shaker style wall, base and drawer units with complimentary worktop over incorporating a stainless steel sink unit with drainer and mixer taps. There is space for a freestanding cooker with extractor above and space and plumbing for a washing machine. Dual aspect double glazed windows to the front and side create and bright and airy space whilst a double glazed door provides easy access out to the side garden. The kitchen further comprises tiled splashbacks, under counter lighting, ceramic tiled floor, coving to the ceiling and a radiator.

Bedroom 1 12'0" x 10'0" (3.68m x 3.05m)



Double bedroom with double glazed window to the side, fitted wardrobes along one wall, dado rail and a radiator.

Bedroom 2 8'10" x 8'7" (2.70m x 2.62m)



With double glazed window to the side and a radiator.

Shower Room 8'0" x 5'6" (2.44m x 1.68m)



A fully tiled room fitted with a modern three piece white suite consisting of a spacious shower cubicle with sliding door, a w.c and wash hand basin with mixer tap, along with a double glazed window to the rear and a radiator.

Outside



The property is located on a corner plot with wrap around gardens. To the rear is a paved patio area providing a lovely place to sit and relax in the summer months with an area laid to lawn in the middle, along with attractive shrubs and plants throughout the space. A wrought iron gate leads to the private driveway.

Lawned gardens run down the side of the property and to the front where there is a mature conifer hedge creating privacy to the front of the bungalow.

Garage 16'11" x 8'9" (5.17m x 2.67m)



Detached garage with up and over door, power, lighting, single glazed window and personnel door to the side.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

June 2026.

Council Tax

East Lindsey District Council Tax Band C.

Viewings

By prior appointment through TES Property office in
Louth 01507 601633 admin.louth@tes-property.co.uk

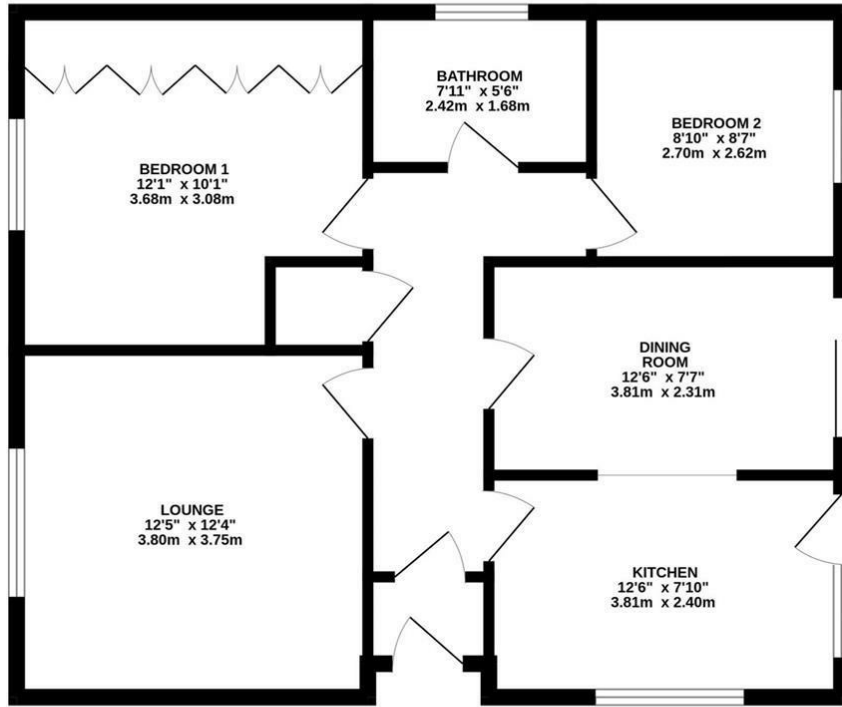
Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

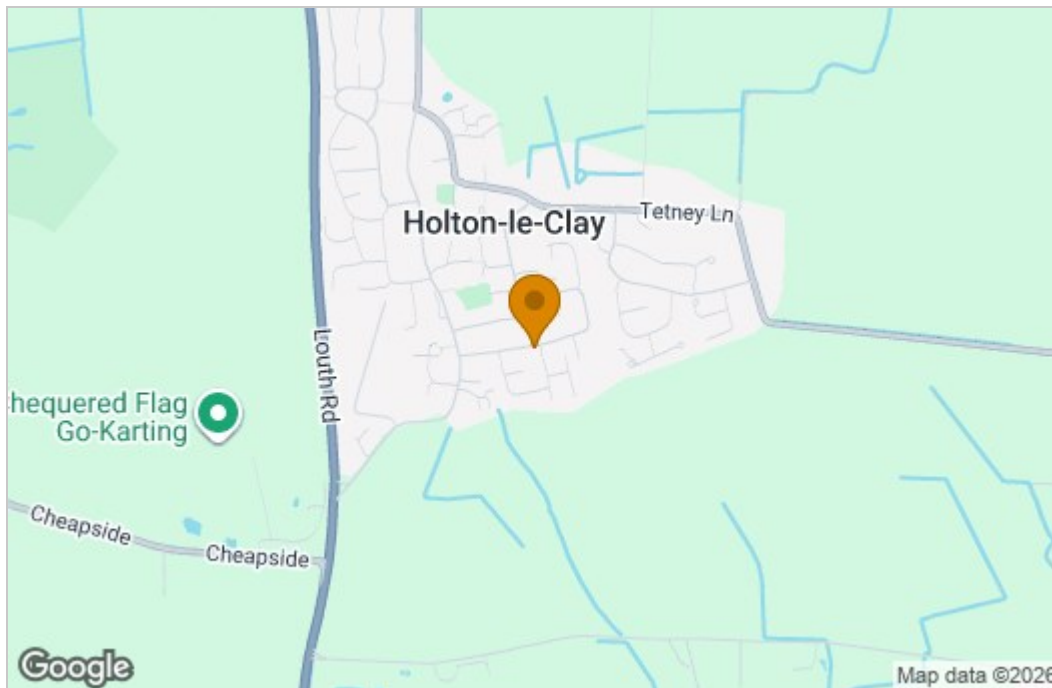
Floor Plan

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

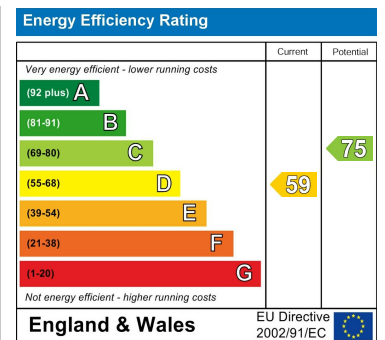


TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk