



2 Cross Road Cottages

Tetney

M A S O N S

EST. 1850

2 Cross Road Cottages

Humberston Road
Tetney
DN36 5NQ



Sought after village location
Spacious family accommodation
2 Reception rooms
Open plan kitchen
3 Bedrooms
Extensive west facing garden
Off road parking for two cars
Contemporary finish throughout

Beautifully presented, three bedroom mid-terraced cottage located in the highly sought-after village of Tetney, just a short distance from amenities and with excellent transport links to nearby Grimsby and Louth. This deceptively spacious home briefly comprises a welcoming hall with lounge, sitting room opening into the galley kitchen, from which is the utility and family bathroom, while the first floor offers three spacious bedrooms off the landing. The property enjoys a very large, west-facing garden to the rear with an extensive patio and lawn and parking available for two cars directly at the front of the property.

The property is a charming period cottage which has retained its endless character and benefits from fully uPVC doors and windows with an efficient gas-fired central heating system. The property has been extended over previous years to provide spacious family accommodation and is presented in a modern, contemporary finish making it a ready to move in home for first time buyers and ideal for investors too.

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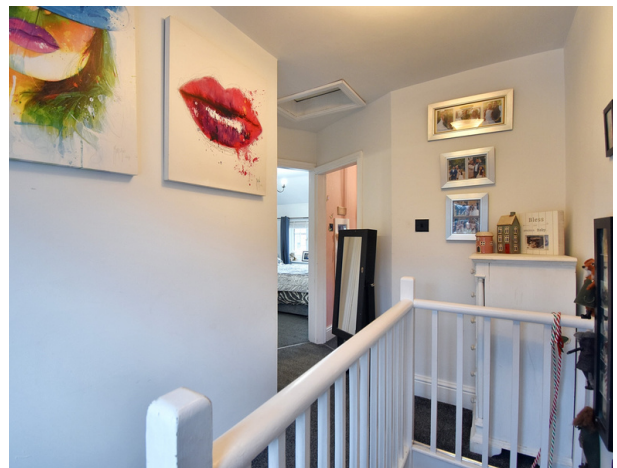
The property has a welcoming front entrance hall with staircase leading to first floor and door into the spacious lounge at the front with walk-in bay window and inset fireplace. Beyond the lounge, the highlight of the property has to be the open plan kitchen, sitting and dining area with a further feature fireplace, patio doors to garden. An opening into the modern kitchen which has an extensive range of base and wall units and built in appliances, with large window making for a light and welcoming space. Beyond the kitchen is a useful utility with space and plumbing for washing machine, while to the rear is the smartly presented modern bathroom having shower bath, basin and WC with tiled walls and floors, making for a contemporary and classy finish.







To the first floor the central gallery landing leads to three spacious bedrooms, making it perfect for growing families with some excellent open views from the front and rear windows.



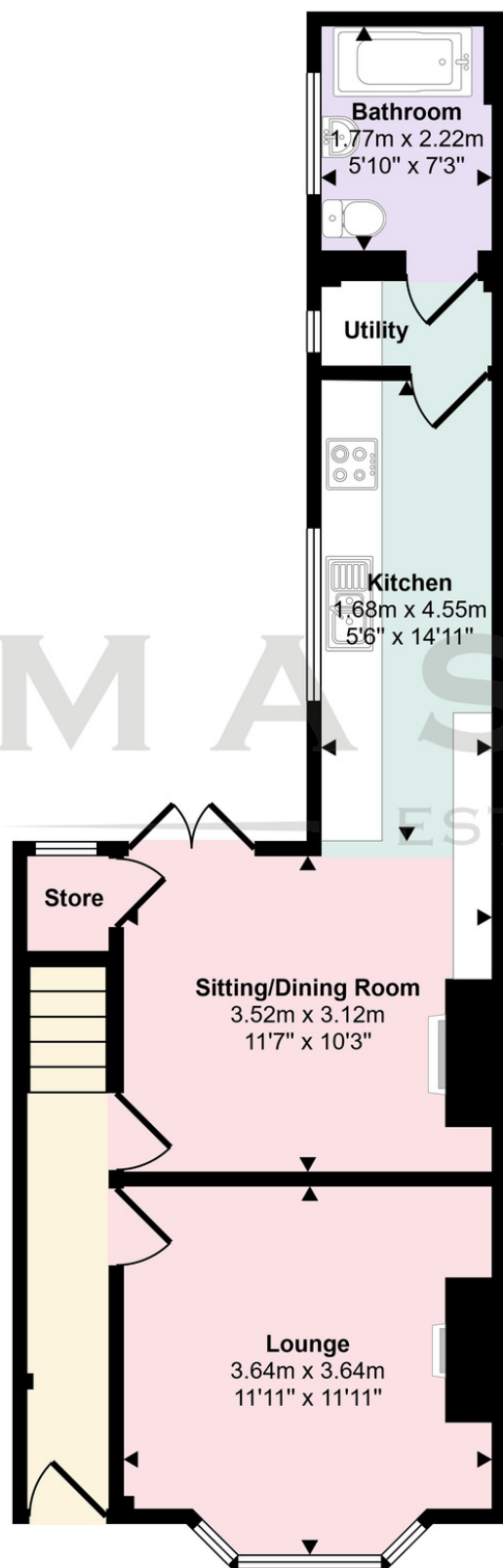


The property has a surprisingly large garden for the property type, with an extensive lawn running to the far rear boundary where there is also a useful garden shed, while nearer the property is an extensive and smart patio ideal for al fresco dining and barbecues. The smart, fenced boundaries create a private and sunny spot to relax, having a west-facing aspect ideal for entertaining of an evening. At the front of the property there is also a small, enclosed garden beyond which there is space for parking two vehicles off road.

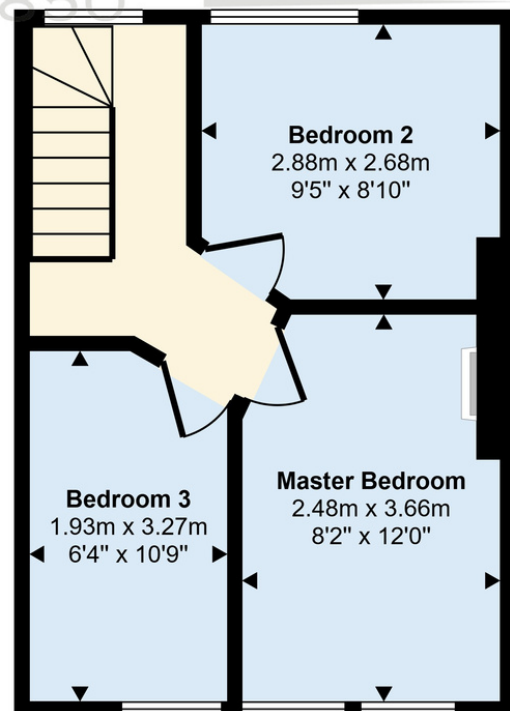




Approx Gross Internal Area
74 sq m / 801 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft



First Floor
Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Tetney

Charm by the Coast

Tetney is a popular and sought-after country village approximately 8 miles to the south of Grimsby and 12 miles from the market town of Louth. The Kirmington airport is around 19 miles away from Tetney. There are local village facilities including the Plough Inn, a fish and chip shop, village shop, golf course and village hall. The church was built in 1363 and is dedicated to St Peter and St Paul. There are tourist attractions in Cleethorpes, around 6 miles away from the village and the area has many leisure and sporting pursuits including equestrian activities and centres. There is large indoor shopping centre at Freshney Place in Grimsby, while Louth stands on the fringe of the Lincolnshire Wolds area of outstanding natural beauty, and has numerous independent shops, may cafes and bars together with 3 markets each week.



Stretching for miles, the nearby Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Cleethorpes, Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: [///credit.refusals.ruby](https://www.what3words.com/credit/refusals/ruby)

Directions

From the centre of Tetney village, proceed north on the A1031 towards the village outskirts and as you drive along the road you will see the property located on the left hand side, shortly before the village primary school.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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