



75 Tetney Lane

Holton-le-Clay

M A S O N S

— Celebrating 175 Years —



75 Tetney Lane

Holton-le-Clay
DN36 5AU

Traditional 4-bed detached house and detached 2-bed bungalow annexe

Mature plot of around 0.5 acre (STS) on the semi-rural village outskirts

Impressive gated entrance and long driveway with two spacious parking/turning areas

Master double bedroom with ensuite shower room and dressing room

Spacious hall, gallery landing and large family bathroom with 4-pce suite and shower cubicle

3 versatile reception rooms, study, breakfast-kitchen and large utility with cloaks/WC

Large mature enclosed gardens and detached double garage with r/c door

Two gas central heating systems, uPVC double glazing to both buildings, alarm to main house

For sale with NO CHAIN and vacant possession on completion

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Believed to date back to the 1980s and constructed to a traditional design with front gable and two-storey front bay windows, this detached family house stands extremely well, positioned away from the road behind a long driveway with an impressive walled and gated entrance. The drive continues through inner gates to the far end of the extensive grounds where a spacious detached bungalow annexe with holiday let potential or home business use (STP) backs onto open fields. There are large parking and turning areas together with a detached double garage beyond the main garden.

Located on the semi-rural outskirts of the village, the attractive setting and individual properties in this area afford some lovely mature views. The plot has an area of around half and acre in total (STS), with mature, well-stocked gardens, to the front and rear of the main house.





At the front of the house there is a wide Rosemary-style tiled veranda-porch on shaped brackets with uPVC panelled front door and double-glazed side panels. The spacious **entrance hall** has a staircase with spindle balustrade to the first floor. To the rear is a digital central heating programmer.



The **lounge** is a spacious and well-proportioned reception room with a wide walk-in bay window on the front elevation presenting a lovely view towards Tetney Lane. On the rear elevation, there are double-glazed French doors with side windows overlooking the patio and garden.

This room has moulded coving and a dado rail, together with a feature tall Art Nouveau style fireplace with bevelled mirror and an inset gas fire on ceramic tiled hearth. There are four wall light points and a ceiling light point on dimmer switches.

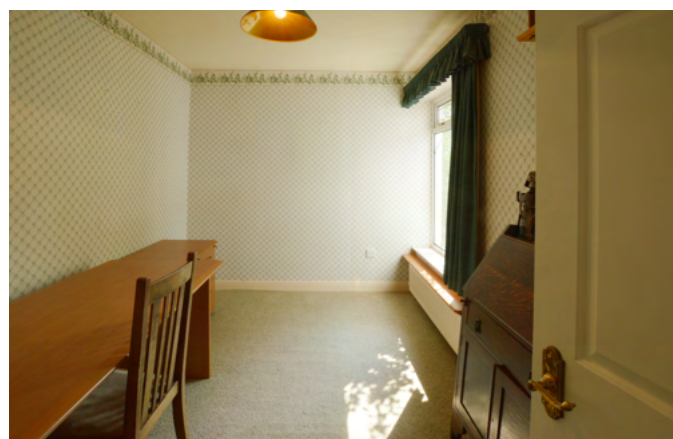




The **dining room** is positioned at the front of the house and has an oak-effect luxury vinyl tiled floor, serving hatch from the kitchen at the rear and a wide window overlooking the approach to the house. At the rear of the hall there is a good-size **study** with a large window on the side elevation facing the rear patio.



The **breakfast kitchen** is fitted with an extensive range of units in birch style, comprising base cupboards and drawers, wall cupboards including glazed display cabinets and a tall larder cupboard. Textured granite-effect work surfaces with tiled splashbacks and an acrylic one and a half bowl sink unit with ornamental mixer tap. There is a Leisure Rangemaster 110 electric range cooker with two large ovens, grill and warming drawer, four plates, warming plate and griddle with a complementary wide cooker hood with downlighters over. Feature brick wall.



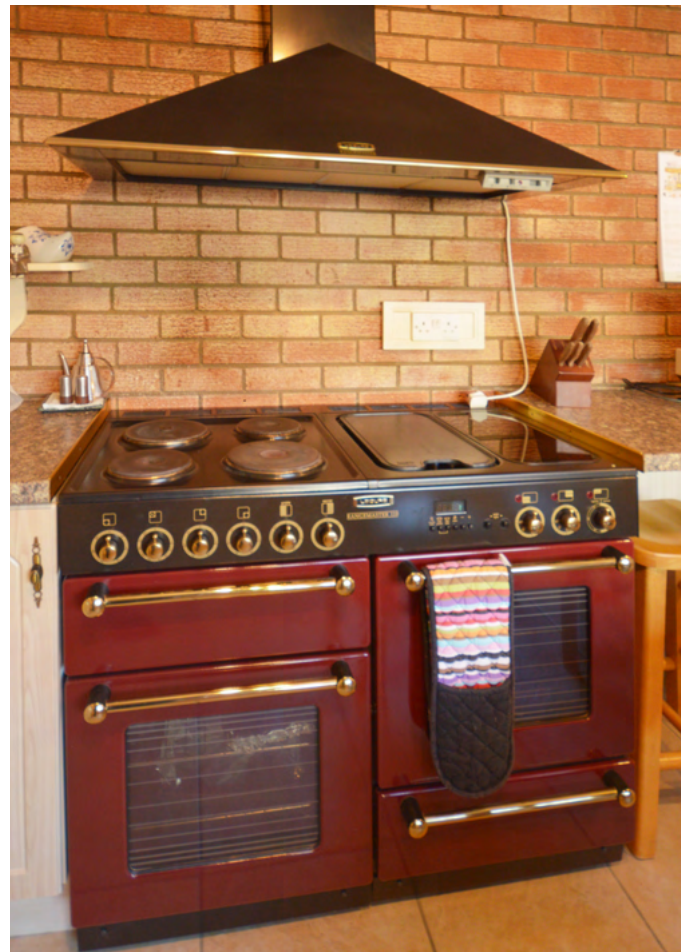
Breakfast bar and recess for under-counter refrigerator. There is an integrated freezer and wide window with tiled sill on the side elevation. Ceramic-tiled floor extending into a rear **entrance lobby** with double-glazed, part-glazed door from the driveway and further white six-panel doors leading off to the utility room and the garden room.



The **garden room** is a spacious and bright further reception room which is bright and airy, enjoying views through a rear window across the garden to the rear and with double-glazed French doors on the side elevation, together with two large windows facing the patio. This room has a ceramic-tiled floor and two ceiling light points.



The **utility room** is particularly spacious and fitted with an extensive range of units in white, comprising base and wall cupboards, roll-edge work surfaces and a double-bowl, stainless steel sink unit. To one side is the Worcester gas-fired central heating boiler and a door opens to a ground floor cloakroom with a coloured low-level WC.







The staircase opens onto a spacious **gallery landing** with balustrade extending along the stairwell and a moulded dado rail. A wide window on the front elevation presents some lovely views across the main approach to the house and the attractive wooded village surroundings.



The **master bedroom** is a spacious double room with a wide, walk-in bay window on the front elevation enjoying views as from the landing, with white six-panel doors off to a **dressing room** fitted with clothes rails and shelf compartments and an **ensuite shower room**.

The modern shower room has a larger-than average ceramic-tiled shower cubicle with glazed screens and sliding glazed door, together with a wall-mounted thermostatic shower unit with drench head and handset. Ceramic-tiled walls and chrome ladder-style radiator/towel rail.



A smaller double **second bedroom** is positioned at the front of the house with a full-length range of wardrobes and store cupboards having louvred doors and a window on the front elevation.

Bedrooms 3 and 4 are single bedrooms positioned at the side and rear, each having a side window and bedroom 3 has a white six-panel door to a linen cupboard with radiator and high-level shelves. This room also has the trap access into the roof void.



The **family bathroom** is exceptionally spacious and fitted with a light-coloured suite comprising a low-level WC, a large pedestal wash hand basin and a bath set into a raised carpeted and ceramic-tile surround with a deep step up, twin grips and lever taps. There are ceramic-tiled splashbacks extending to full height along the rear wall and continuing to a ceramic-tiled shower cubicle with glazed door and an Aqualisa shower mixer unit with handset. There is a ceiling light point, a wall light point and a rear window set into a tiled reveal.





Annexe Bungalow

The bungalow annexe is located at the rear of the plot and accessed through a double-glazed front door into a **hallway** with oak-effect floor covering, two mat wells and a rear double-glazed door out onto the garden. White six-panel doors open into an inner hallway which leads to the bedrooms and bathroom and also to the kitchen.

The **kitchen** is fitted with a range of modern units in white with metal handles comprising base cupboards and drawers with deep pan drawers, work surfaces with a stainless steel, single drainer sink unit and an Indesit plumbed in washing machine. There is a Candy electric oven set into a tall unit and a separate gas Candy four-ring hob with a stainless steel cooker hood over. A white six-panel door leads from the kitchen into the L-shaped **dining lounge** – an extremely spacious reception room with window to both front and rear elevations, multiple lights to the ceiling and trap access to the roof void.

The **inner hallway** has white six-panel doors leading to the two bedrooms and the **bathroom** which is fitted with a white suite comprising panelled bath with shower fittings to a modern lever mixer tap and ceramic-tiled surround, a pedestal wash hand basin with lever tap and tiled splashback and a low-level, dual-flush WC. The electricity consumer unit is located here and there are two windows to the front elevation and two ceiling lights.

The **main bedroom** is a superb size and has window to front, side and rear elevations, making this a bright and airy room. In the corner is the Alpha Intec 25XE gas-fired combination boiler which operates with a remote programmer. There are two ceiling light points and the front window presents a view down the driveway at the side of the house, while the rear window presents lovely winter views through a hedge across open fields beyond. The **second bedroom** is a smaller bedroom at the rear with winter views over fields at the rear.





Facing the road are tall, wrought-iron double gates set back in an entrance bay with tile-capped walls and pillars. These open onto a long, block-paved winding driveway which widens before the house to form a parking and turning area. To each side of the drive there are lawned gardens with mature trees, shrubs, bushes and a border with a brick retaining wall. A pathway leads around the right side of the house while to the left, further wrought-iron tall gates open and the driveway continues to the far end of the plot with a screen fence and door to the large rear garden. The long driveway leads to a detached double garage of rendered block construction with piers internally and a pitched and hipped concrete-tiled roof. Access is via a remote controlled, motorized double door together with a pedestrian door and the garage has a strip light, power points, wall shelving and a separate consumer unit with fuses. There is a double-glazed window facing the bungalow annexe.



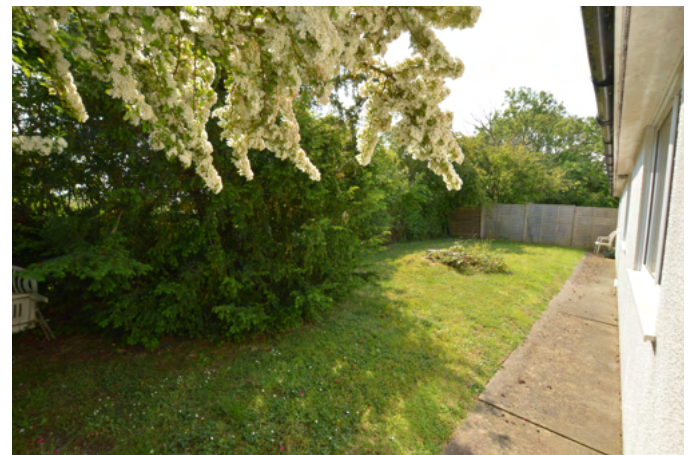
Immediately to the rear of the house there is a crazy-paved, sheltered patio with raised shrubberies and a pond, beyond which a large lawn stretches away with hedge to the side, patio seating and dining area and a pathway leading through the lawn and then passing a screen shrubbery to the detached double garage.

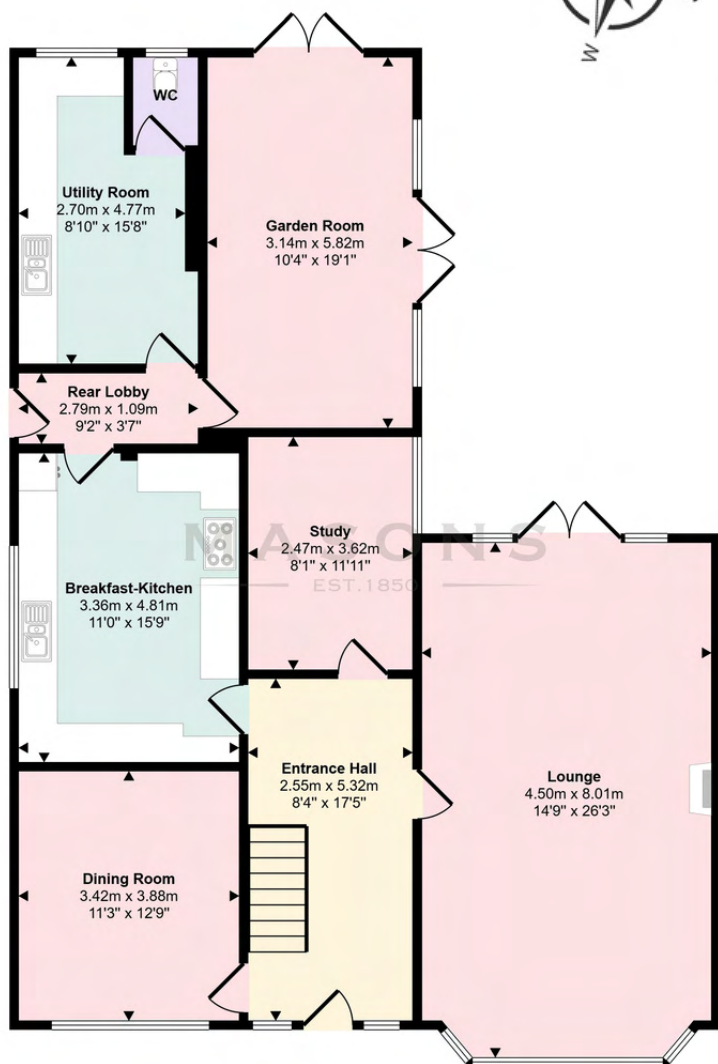


There is a spacious parking forecourt around the garage and in front of the bungalow annexe with pathways on each side to a lawned annexe garden with hedges behind the bungalow and backing onto open fields.

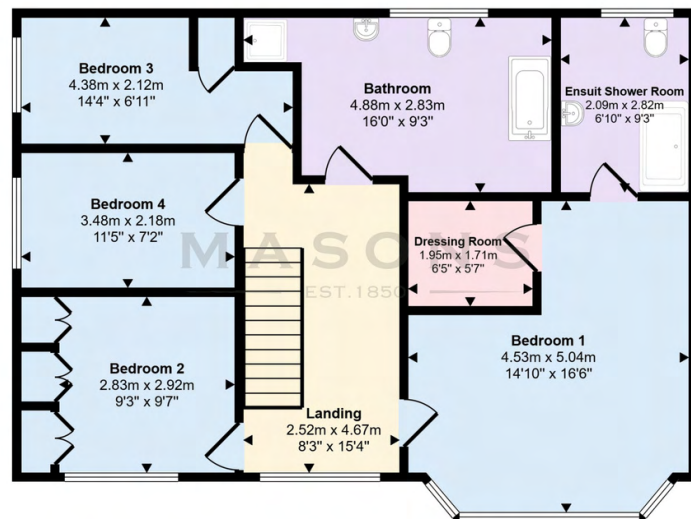




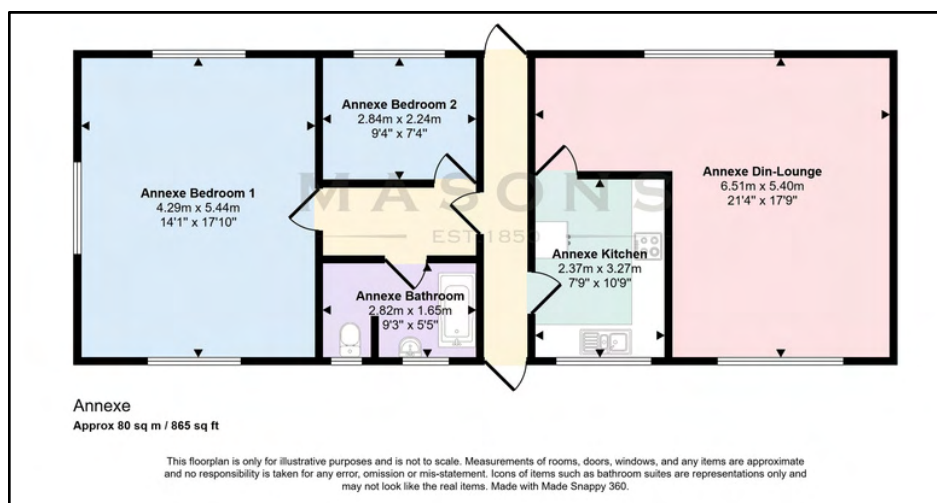
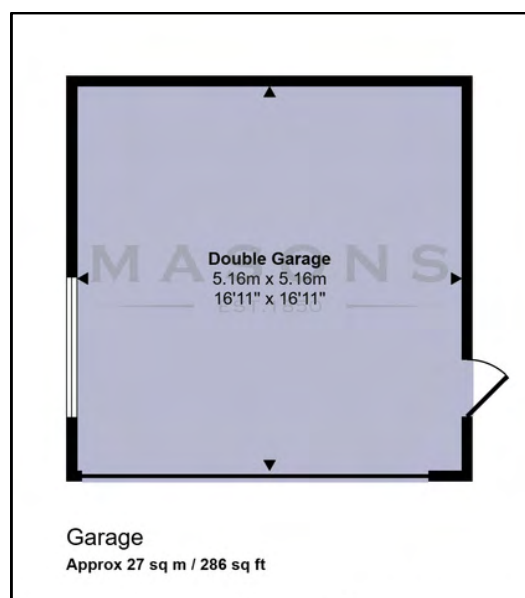




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Holton-le-Clay

Well placed for nearby towns,
coast and Wolds countryside



A larger than average village with Grade 2* Listed church of St Peter, an infants school and junior school and nearby Tollbar Academy at New Waltham - the village also falls into the catchment area for Louth's academies and King Edward VI grammar school, There are village shops and takeaways, an events facility called The Hornets Nest and three public houses with highly rated food establishments.

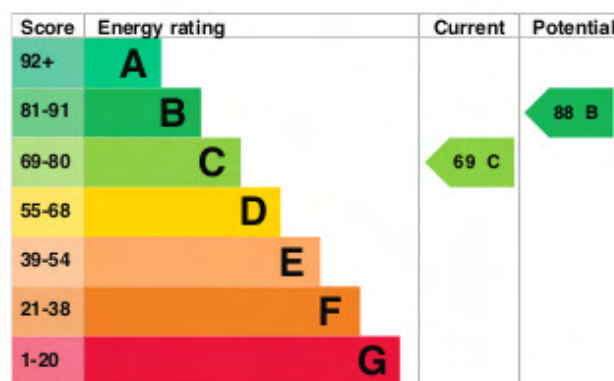
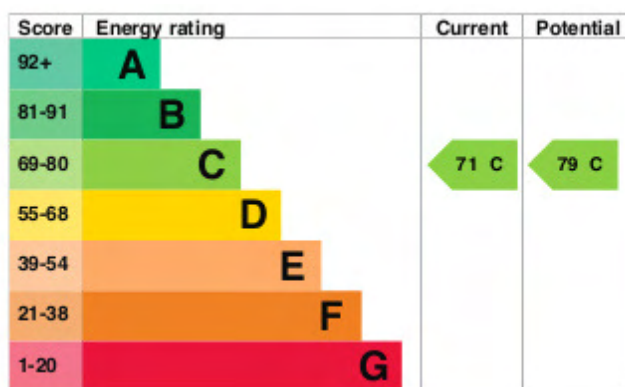
There is a business park, GP surgery, children's daycare centre and beauty salon. The Holton-le-Clay cricket club provides football, cricket and entertainment activities.



Stretching for miles, the 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. 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.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through charming villages and farmland.





EPC Graphs - house to the left and bungalow annexe to the right

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

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: ///quick.nods.young

Directions

From Louth take the A16 road north and continue for several miles, passing Fotherby, Utterby and continuing past the turnings to North Thoresby on the right. After some distance, take the right turning immediately before The Jug and Bottle pub and restaurant into Holton-le-Clay. Follow the road for some distance and go past the garage with The Royal Oak Inn opposite and then look for the right turning into Church Lane. Take this turning and follow the road which becomes Tetney Lane, follow the long straight then go round the right bend where the house will be found after a short distance on the left side.

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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