



**6 Thoresby Lane, Tetney, Lincolnshire, DN36 5FT**  
**£549,950**

## Key Features:

- Executive Four Bedroom Family Home Built 2021
- Exclusive Development Adjacent To Tetney Golf Club
- Spacious & Well Proportioned Layout
- Extensive Open Plan Living Dining Kitchen
- Two Reception Rooms
- Four Double Bedrooms
- Luxury Family Bathroom, Master En-Suite & Jack & Jill Shower Room
- Generous Rear Garden
- Parking Forecourt For Multiple Vehicles & Detached Garage
- 10 Year Builders Warranty Remaining

An impressive four bedroom detached family home completed in 2021 by Colvester Builders, located on this select development of ten individual properties.

A home of generous proportions, occupying an excellent sized plot, the property has been designed to afford the owner extremely light and spacious living accommodation and fabulous outdoor space.

Features include a large private landscaped rear garden, parking forecourt for numerous vehicles with access to the detached garage, underfloor heating throughout the ground floor, extensive living dining kitchen which is undoubtedly the hub of the home providing sociable open plan space, two bay fronted reception rooms and a welcoming entrance hall with modern oak staircase to the galleried landing. The first floor accommodation includes the master bedroom with an en-suite shower room, a jack and jill shower room serving bedrooms 2 and 3, as well as a luxury family bathroom.

Set in a pleasant cul de sac position to the edge of Tetney village, located with easy access to the neighbouring towns and villages, popular schools, and situated adjacent to the golf course.



### ENTRANCE HALL

13'10" x 10'0" (4.22 x 3.07)

A spacious entrance to the property featuring grey oak effect Karndean flooring which continues through to the rear. Modern oak staircase with glass balustrade and useful understairs storage cupboard.

### CLOAKS/WC

5'2" x 3'5" (1.58 x 1.06)

Fitted with a vanity sink unit and wc.

### LOUNGE

20'0" x 12'9" (6.10 x 3.89)

A bay fronted lounge with feature fireplace.

### SNUG

13'8" x 13'7" (4.19 x 4.15)

A versatile room with further bay window to front aspect.

### LIVING DINING KITCHEN

#### KITCHEN AREA

15'4" x 13'10" (4.69 x 4.22)

Featuring a range of two toned shaker style units and quartz work tops with undermounted stainless steel sink, quooker boiling water tap, built-in double oven, integrated larder fridge and freezer, dishwasher, and bin/recycling. Central island incorporating a breakfast bar, further storage, wine cooler, and induction hob with pop up extractor.

#### LIVING/DINING AREA

27'9" x 19'3" (8.48 x 5.87)

Designed for family entertainment and social gatherings, providing an abundance of space and natural light with high apex, velux windows, and both bi-folding and sliding doors leading out to the rear garden. With continued Karndean flooring throughout.

#### UTILITY ROOM

6'2" x 5'8" (1.88 x 1.74)

Side entrance to the property, providing further storage, work top, sink, and washer and dryer space. Built-in full height storage cupboard housing the gas boiler system).

#### FIRST FLOOR LANDING

18'2" x 10'1" (5.55 x 3.09)

Galleried landing with continued glass balustrade, front aspect window, and access to the loft space (with planning consent for a further two bedrooms).

#### MASTER BEDROOM

13'9" x 12'8" (4.20 x 3.88)

To rear aspect featuring a Juliet balcony, and walk-in wardrobe.

#### EN-SUITE SHOWER ROOM

7'7" x 7'1" (2.32 x 2.17)

Fitted with a vanity sink unit, concealed cistern wc, and walk-in shower with crittall style screen. Illuminated mirror, heated towel rail, obscure glazed window.

#### BEDROOM 2

14'9" x 12'7" (4.52 x 3.84)

To rear aspect, with built-in wardrobes.

#### BEDROOM 3

12'7" x 11'10" (3.85 x 3.61)

To front aspect, with built-in wardrobes.

#### JACK & JILL SHOWER ROOM

6'10" x 4'8" (2.09 x 1.43)

Serving bedrooms 2 & 3, with large shower enclosure, vanity sink unit and wc. Heated towel rail, obscure glazed window.

#### BEDROOM 4

12'5" x 9'9" (3.81 x 2.98)

A further double bedroom to front aspect.

#### FAMILY BATHROOM

10'9" x 9'4" (3.29 x 2.86)

Featuring a large walk-in shower, freestanding oval bath, double vanity sink unit, and concealed cistern wc. Illuminated mirror, heated towel rail, obscure glazed window.

#### OUTSIDE

The property is set open plan to the front with lawn, and a spacious block paved forecourt which will accommodate numerous vehicles. Access to the detached brick garage is via an electric operated roller door, also with side personnel door.

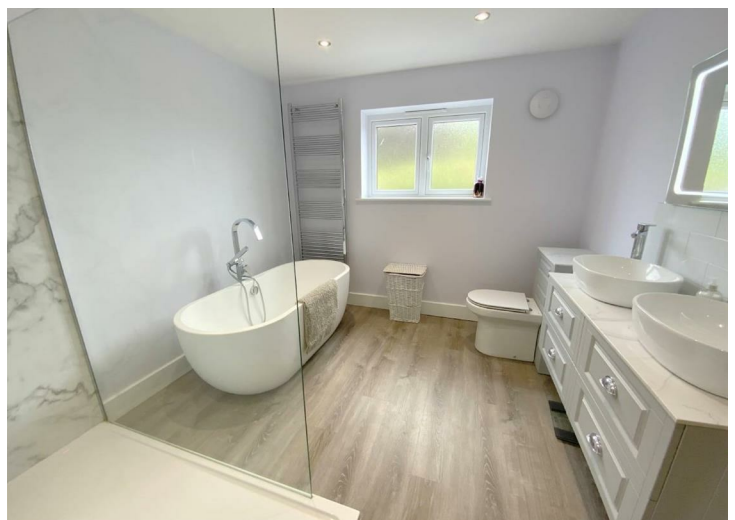
The rear garden offers fantastic family space with spacious lawn and Indian sandstone patio areas perfect for a hot tub with electric in place.

#### TENURE

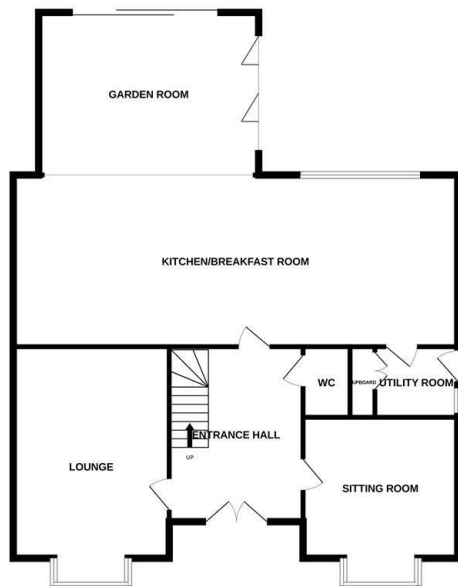
FREEHOLD

#### COUNCIL TAX BAND

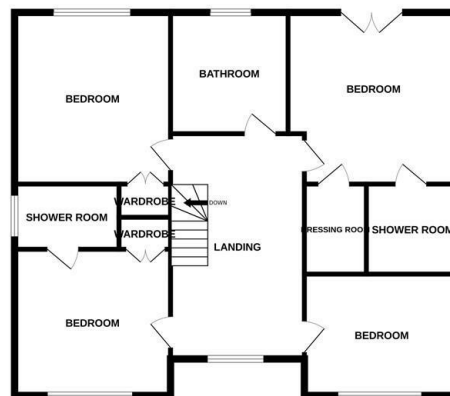
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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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