



83 Tetney Lane, Holton Le Clay, Lincolnshire, DN36 5AU
£560,000

Key Features:

- Substantial FIVE Bedroom Detached Property
- 0.5 Acre Plot
- Extensive Lawned Gardens
- Generous & Versatile Family Accommodation
- Five Double Bedrooms & Two Bathrooms
- Two Reception Rooms
- Open Plan Living Dining Kitchen
- Utility & Downstairs Cloaks/WC
- Versatile Garden Room/Music Studio
- Ample Parking & Detached Double Garage

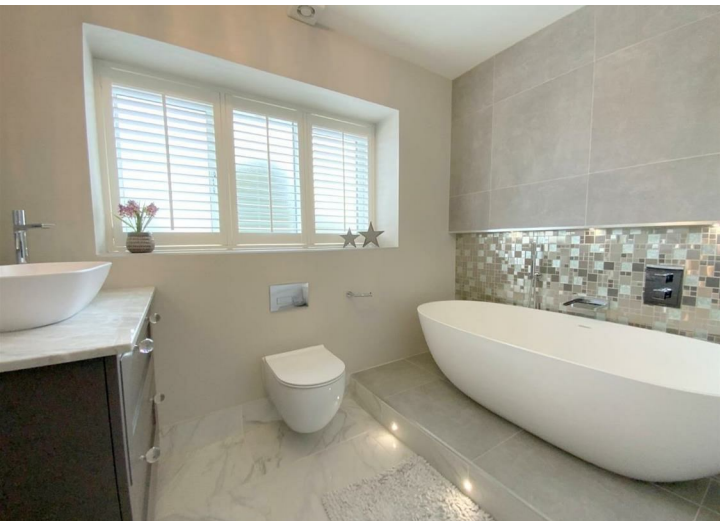
A superbly presented Five Bedroom Detached Family Home occupying a generous plot of approximately 0.5 acres, located in this popular area to the edge of Holton Le Clay. Extended and refurbished in recent years, the property offers spacious and versatile family living finished to an excellent standard throughout, and fabulous outdoor space ideal for socialising and large scale entertaining.

Set over three floors the accommodation includes; entrance hall, lounge, formal dining room, open plan living dining kitchen, utility room and cloaks/wc.

There are five double bedrooms over the first and second floors, a family shower room, and an en-suite bathroom to the master bedroom.

Externally there is ample driveway parking for numerous vehicles, a detached double garage, and various outbuildings including a music studio and garden bar. The rear garden itself boasts a spacious lawn and patio, plus there are further lawned grounds to the far end overlooking open fields.

A fantastic opportunity...Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property featuring solid wood flooring. With a built-in storage/airing cupboard housing the gas central heating boiler. Staircase leading to the first floor galleried landing.

LOUNGE

17'8" x 13'10" (5.40 x 4.23)

A front aspect lounge with bay window, classic fireplace incorporating a living flame gas fire, and continued solid wood flooring.

DINING ROOM

14'9" x 9'10" (4.52 x 3.00)

A separate formal dining room with traditional style open fireplace. Front aspect bay window and two further windows to the side.

KITCHEN LIVING DINING

32'9" x 25'10" (10.00 x 7.89)

Undoubtedly the hub of the home, featuring a hand painted bespoke fitted kitchen by Sarah Anderson, comprising ample storage cabinets, granite work tops with inset double sink, solid wood block breakfast bar, integrated dishwasher, freezer and microwave oven. Central island incorporating a fridge and low butchers block. Range cooker set within mock chimney breast with extractor, and recessed American style fridge/freezer. Side aspect windows, traditional cast iron gas fireplace and stone tiled floor.

Living/Dining area featuring a wood effect tiled floor with underfloor heating, skylight, and sliding doors opening to the full width stone tiled patio area.

UTILITY

6'9" x 4'3" (2.06 x 1.32)

Fitted with further storage units, work surfaces incorporating a ceramic sink, and plumbing for a washing machine. Continued stone tiled floor.

CLOAKROOM

5'7" x 2'5" (1.71 x 0.75)

Fitted with a traditional low level wc, and hand basin. Continued stone tiled floor.

FIRST FLOOR LANDING

19'4" x 14'9" (5.91 x 4.51)

Galleried landing with spindle balustrade, front aspect window, and a built-in storage/airing cupboard.

BEDROOM 1

16'4" x 10'2" (4.98 x 3.12)

Master bedroom to rear aspect.

EN-SUITE BATHROOM

8'5" x 6'5" (2.59 x 1.96)

Designed by Sarah Anderson, comprising a freestanding oval bath, vanity sink unit with marble top, and a concealed cistern wc. Heated towel rail, rear aspect window.

BEDROOM 2

11'8" x 10'4" (3.56 x 3.16)

To front aspect, with built-in wardrobes.

BEDROOM 3

12'10" x 8'3" (3.93 x 2.54)

To rear aspect.

BEDROOM 4

10'4" x 7'6" (3.17 x 2.30)

To front aspect, currently used as a study with built-in wardrobes.

FAMILY BATHROOM

7'3" x 6'9" (2.21 x 2.08)

Featuring travertine tiles, a walk-in shower, wall mounted basin and wc. Heated towel rail, side aspect window.

2ND FLOOR

Staircase leading up having access to loft space.

BEDROOM 5

9'2" x 8'2" (2.81 x 2.50)

A further double bedroom to rear aspect.

NB

The accommodation includes triple glazing throughout featuring plantation shutters.

DOUBLE GARAGE

21'0" x 18'6" (6.42 x 5.64)

A detached double garage with electric operated door, and step ladder to loft storage space.

MUSIC STUDIO

17'7" x 8'2" (5.37 x 2.50)

A versatile room with sound proofing.

GARDEN BAR

18'10" x 9'1" (5.75 x 2.77)

Of timber construction, with bar area, and adjoining patio with pergola.

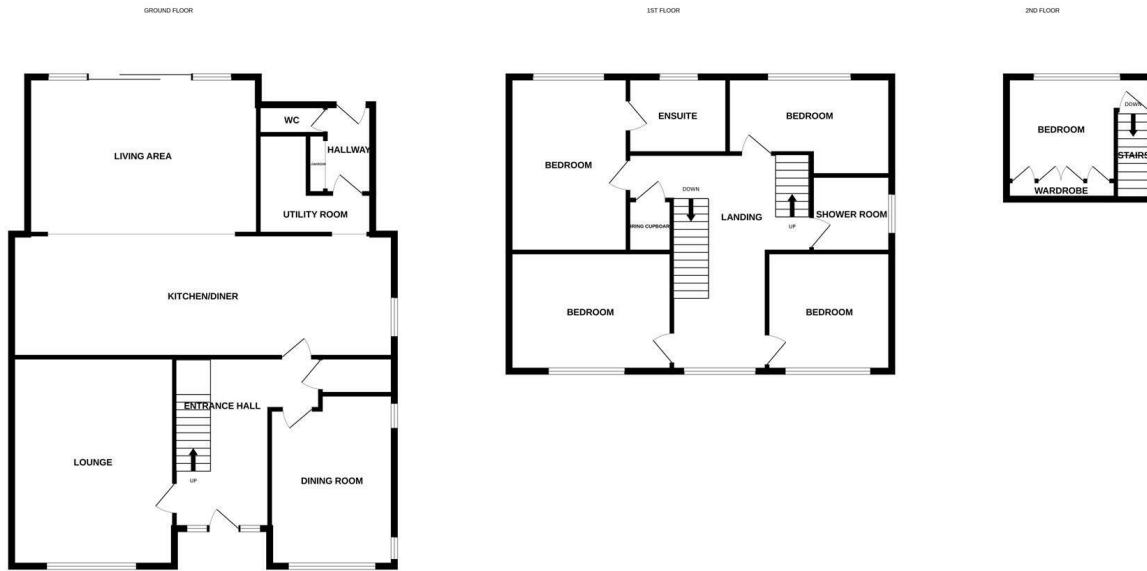
TENURE

FREEHOLD

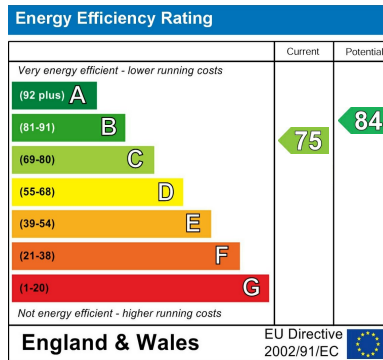
COUNCIL TAX

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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

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