

9 Woods Way, Tetney, Lincolnshire, DN36 5FU
£560,000

Key Features:

- Executive Three Storey Detached Property
- Luxury Family Accommodation
- Six Double Bedrooms, En-Suite & Family Bathroom
- Superb South Facing Rear Garden
- Impressive Open Plan Living Dining Kitchen
- Lounge & Study/Snug
- Utility & Cloaks/WC
- Master Suite With Shower Room & Walk-In Wardrobe
- Spacious Driveway & Detached Double Garage

This substantial three storey detached home, built in 2021, offers luxury family accommodation located in the ever popular expanding village of Tetney. Situated within this highly sought after residential area, this impressive six bedroom property offers the essence of modern living providing an immaculate high spec interior, a superb south facing rear garden overlooking open fields, ample parking space and a detached double garage.

The showpiece of this stunning home is the generously sized living kitchen; this huge open plan space is truly the hub of the home, featuring quality integrated appliances, quartz worktops and a spacious living/dining area for entertaining.

The ground floor boasts underfloor heating throughout and further includes a separate bay fronted lounge, a private study/snug providing ideal space to work from home, a utility room and cloaks/wc.

Arranged over two floors the six bedrooms provide ample space for family and guests, comprising the master bedroom with an en-suite shower room and walk-in wardrobe, three further bedrooms to the first floor along with the family bathroom.

Moving up to the second floor are two additional good sized bedrooms.

In pristine show home condition with the balance of the builders warranty remaining... Viewing Highly Recommended.



ENTRANCE HALL

12'6" x 8'5" (3.82 x 2.57)

A welcoming front entrance to the property, with tiled floor and downstairs storage cupboard.

LOUNGE

19'3" x 13'4" (5.89 x 4.07)

With a bay window to front aspect.

STUDY/SNUG

12'6" x 10'2" (3.83 x 3.11)

A versatile room to front aspect.

LIVING DINING KITCHEN

26'6" x 24'6" (8.10 x 7.49)

Flooded with natural light, superb open plan L-shaped space featuring a part vaulted ceiling, skylights and two sets of bi-folding doors opening onto the rear garden. The kitchen area features a range of deep grey units, quartz worktops incorporating an inset 1.5 sink, peninsula breakfast bar, and integrated Neff appliances including a double oven/combination oven/microwave, induction hob with extractor over, dishwasher, and fridge/freezer. Unit housing the gas central heating boiler. Living area with matching sideboard/display cabinets and wine cooler, and media unit. Continued tiled floor throughout.

UTILITY

7'8" x 5'9" (2.35 x 1.76)

Providing plumbing for a washing machine and dryer space. Rear aspect window, and access to the side of the property.

CLOAKROOM

5'8" x 3'1" (1.75 x 0.96)

Fitted with a vanity sink unit and wc. Heated towel rail. Obscure glazed window.

FIRST FLOOR LANDING

16'2" x 8'5" (4.93 x 2.59)

With a front aspect window, and built-in storage cupboard.

MASTER BEDROOM

13'4" x 12'6" (4.07 x 3.83)

To front aspect, featuring a spacious walk-in wardrobe

EN-SUITE SHOWER ROOM

7'8" x 4'9" (2.34 x 1.45)

Fully tiled, with a vanity sink unit, concealed cistern wc, and large walk-in shower with crittal style screen. Heated towel rail. Obscure glazed window.

BEDROOM 2

13'4" x 11'5" (4.07 x 3.48)

To rear aspect.

BEDROOM 3

12'7" x 10'4" (3.84 x 3.15)

To front aspect.

BEDROOM 4

11'3" x 9'10" (3.45 x 3.01)

To rear aspect.

FAMILY BATHROOM

8'11" x 7'10" (2.72 x 2.39)

Fitted with a quadrant shower enclosure, bath, and fitted storage incorporating a wash basin and wc. Marble effect tiling throughout. Heated towel rail. Obscure glazed window.

SECOND FLOOR

BEDROOM 5

14'7" x 14'3" (4.46 x 4.35)

Measurements incorporate a walk-in wardrobe, vanity sink unit and wc. Sloped ceiling with two velux windows.

BEDROOM 6

14'7" x 10'4" (4.46 x 3.15)

Sloped ceiling with two velux windows.

OUTSIDE

Facing Station Road, overlooking horse paddocks, the front of the property is set open plan with lawn and a spacious block paved driveway leading to the detached garage (with electric operated door, power light). The rear garden features views of open fields and the golf course beyond, with Indian sandstone paved areas for entertaining and a good sized area of lawn.

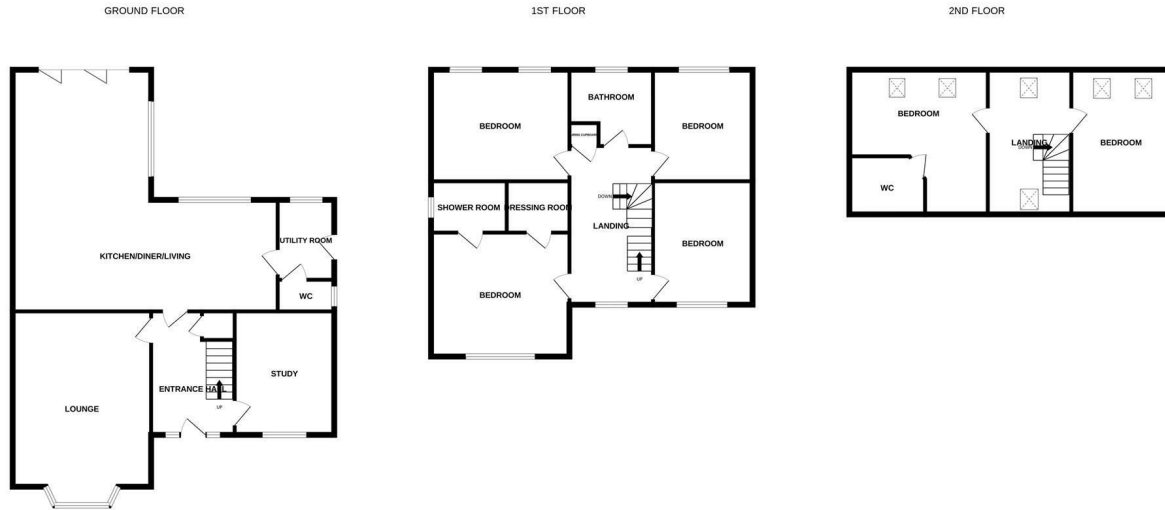
TENURE

FREEHOLD

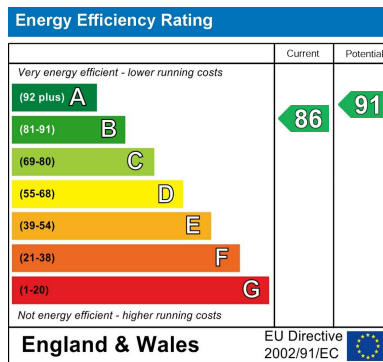
COUNCIL TAX BAND

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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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