



11 Garcia Road, Tetney, Lincolnshire, DN36 5FW
£474,995

Key Features:

- Three Storey Executive Family Home Built 2021
- Five Bedrooms/Four Bathrooms
- Fabulous Master Bedroom Suite
- Two Further En Suite Bedrooms
- Superb Open Plan Living Dining Kitchen
- Generous Garden Plot
- Ample Driveway Parking & Detached Double Garage
- Highly Popular Village Location
- LABC Warranty Remaining
- VIDEO VIEWING AVAILABLE

Located on this exclusive development in Tetney, a substantial five bedroom detached home built in 2021 to an excellent standard by renowned local company Keigar Homes. Ideal for modern family life and entertaining, the property offers three floors of spacious and versatile five bedroom family accommodation and a generously sized rear garden - all immaculately presented, maintained and further improved by the current owners.

To the ground floor comprising; entrance hall featuring Karndean flooring which flows mainly throughout. Superb open plan living dining kitchen with bi-folds opening to the rear, a front aspect lounge, snug/study, utility room and cloaks/wc. At first floor level is the master suite complete with dressing area and an en-suite shower room. Bedrooms 2 and 3 are served by the family bathroom. To the second floor are two further double bedrooms, both with en-suite shower rooms. The property is approached by a spacious driveway providing ample parking and access to the detached double garage. Viewing Highly Recommended.



ENTRANCE HALL

25'3" x 7'5" (7.72 x 2.28)

Accessed via a modern composite front entrance door. With oak effect Karndeal flooring, and staircase with glass balustrade rising to the first floor.

CLOAKROOM

5'9" x 3'6" (1.76 x 1.09)

Fitted with a vanity sink unit, wc, and continued Karndeal flooring.

LOUNGE

20'5" x 12'6" (6.23 x 3.83)

A bay fronted lounge with feature fireplace incorporating a modern electric stove and beam mantle.

SNUG/STUDY

10'7" x 8'8" (3.25 x 2.66)

To front aspect, with continued Karndeal flooring.

LIVING DINING KITCHEN

29'7" x 14'11" (9.04 x 4.57)

Undoubtedly the hub of the home, a sociable open plan kitchen featuring bi-folding doors opening onto the rear garden.

Kitchen area fitted with a range of modern gloss units, Quartz work tops incorporating a breakfast bar and inset with a 1.5 stainless steel sink.

Appliances include a five ring gas hob with extractor over, built-in twin ovens, microwave, wine cooler, integrated fridge/freezer and dishwasher. Rear aspect window. Continued Karndeal flooring.

UTILITY

9'2" x 5'5" (2.80 x 1.67)

With fitted base units, stainless steel sink, plumbing for a washing machine and dryer space. Useful built-in storage cupboard. Wall mounted gas central heating boiler. Access to the side of the property. Continued Karndeal flooring.

FIRST FLOOR LANDING

With continued glass balustrade, built-in storage cupboard, and front aspect window.

MASTER SUITE

26'8" x 12'5" (8.15 x 3.81)

Of dual aspect, incorporating a dressing area with fitted wardrobes, and en-suite comprising a walk-in shower, vanity sink unit, wc and heated towel rail.

BEDROOM 2

13'4" x 9'8" (4.08 x 2.96)

To front aspect.

BEDROOM 3

9'10" x 9'8" (3.01 x 2.95)

To rear aspect.

BATHROOM

9'4" x 6'0" (2.86 x 1.85)

Fitted with a panelled bath, quadrant shower enclosure, pedestal basin and wc. Obscure glazed window.

SECOND FLOOR

BEDROOM 4/EN SUITE

14'4" x 13'1" (4.38 x 4.00)

With Velux skylights, and en-suite comprising a quadrant shower enclosure, pedestal basin, and wc.

BEDROOM 5/EN SUITE

14'4" x 12'9" (4.38 x 3.89)

With Velux skylights and access to eaves storage (fully boarded with light). En-suite comprising a quadrant shower enclosure, pedestal basin, and wc.

OUTSIDE

The front of the property is set open plan with lawn and a spacious block paved driveway with access to the detached double garage. The rear garden is laid to lawn and features brick edged Indian sandstone paving. Includes an inset pond, well stocked beds/borders, and a fitted garden bar area. Wall and fencing to the boundaries.

GARAGE

18'2" x 17'8" (5.54 x 5.40)

A detached brick double garage with electric operated doors, power/light, and rear access door to garden.

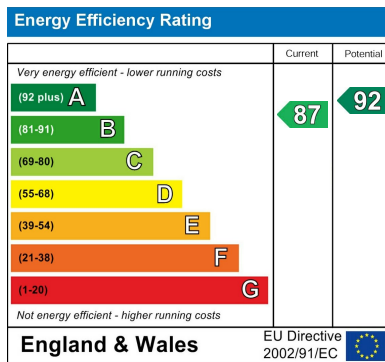
TENURE

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

