



**6 Molinari Avenue, Tetney, Lincolnshire, DN36 5FY**  
**£369,000**

## Key Features:

- Four Bedroom Detached Family Home
- Built In 2022 With 10 Year LABC Warranty
- Immaculately Presented
- Open Plan To The Rear & Separate Front Lounge
- Utility/Cloakroom
- Four Good Sized Bedrooms
- Master Bedroom With En-Suite
- South Facing Rear Aspect
- Ample Driveway Parking & Integral Garage

Retaining its immaculate new home condition, a superb four bedroom detached property offered for sale on this exclusive development in Tetney, constructed by Keigar homes in 2022. Built to an excellent standard the property features many upgrades made by the current owners, and includes the remainder of its LABC warranty.

Accommodation:- Entrance hall, lounge with feature fireplace, open plan high specification kitchen diner and sun room. Utility room and cloaks/WC.

To the first floor are four good sized bedrooms including the master bedroom with en-suite shower room, and a family bathroom. Beautifully landscaped rear garden enjoying a south facing aspect, ample driveway parking and an integral garage.



### ENTRANCE HALL

Accessed via a composite front entrance door. Featuring Karndean herringbone oak effect flooring (continuing through to the rear of the property). Staircase with spindle balustrade rising to the first floor.

### LOUNGE

15'6" x 11'0" (4.73 x 3.36)

A front aspect lounge with inglenook style fireplace ideal for an electric stove.

### KITCHEN DINER

20'8" x 12'11" (6.30 x 3.94)

Measured at maximum width.

Featuring a range of quality shaker style units and contrasting Quartz work tops with an undermounted 1.5 stainless steel sink. Neff appliances including a built-in oven with slide and hide door, combination oven/microwave, a five ring gas hob with extractor over, and integrated dishwasher. Water softener housed in sink unit. Rear aspect window.

Open plan to:-

### SUN ROOM

Forming an L-shape with the kitchen diner, overlooking the rear garden with French doors opening onto the patio area.

### UTILITY ROOM

9'3" x 5'4" (2.82 x 1.63)

Fitted with additional units, and work top incorporating a stainless steel sink. Plumbing for a washing machine and dryer space. Side aspect door.

### CLOAKROOM

5'3" x 3'1" (1.61 x 0.94)

Fitted with a vanity sink unit and wc

### FIRST FLOOR LANDING

With a built-in storage/airing cupboard.

### BEDROOM 1

13'10" x 11'0" (4.23 x 3.36)

Master bedroom to front aspect.

### EN-SUITE

6'1" x 5'8" (1.86 x 1.75)

Fitted with a vanity sink unit, wc and large walk-in shower with dual shower heads. Heated towel rail.

### BEDROOM 2

12'4" x 11'8" (3.76 x 3.58)

To front aspect, with a built-in storage cupboard.

### BEDROOM 3

11'10" x 9'6" (3.62 x 2.90)

To rear aspect.

### BEDROOM 4

9'10" x 7'10" (3.00 x 2.40)

To rear aspect, currently used as a dressing room.

### BATHROOM

8'7" x 6'4" (2.63 x 1.94)

Fitted with a pedestal basin, wc, and p-shaped bath with overhead shower. Heated towel rail.

### OUTSIDE

The front of the property is approached by a spacious block paved driveway providing off road parking for three vehicles and access to the integral garage. The rear garden enjoys a south facing aspect, all impeccably tended including Indian sandstone paved patio areas, additional seating area with pergola, and lawn with well stocked beds/borders. Feature lighting/power.

### TENURE

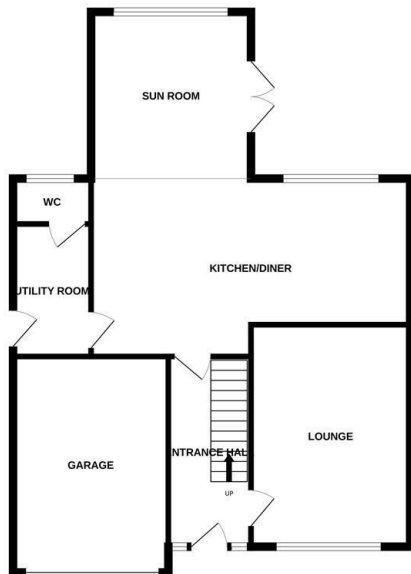
FREEHOLD

### COUNCIL TAX BAND

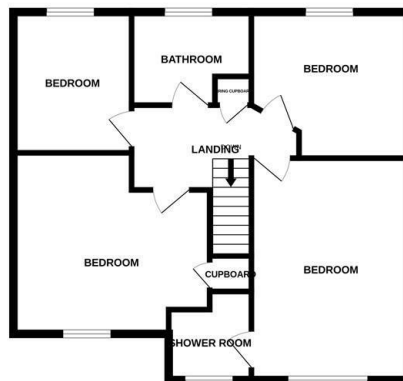
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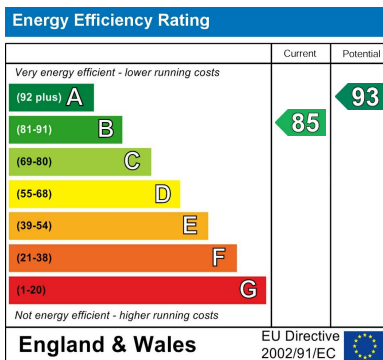
GROUND FLOOR



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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## 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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