



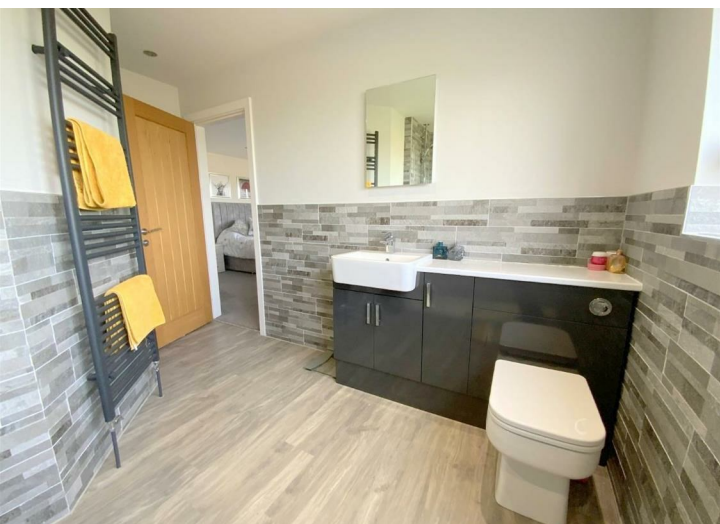
Peregrine, Humberston Road, Tetney, Lincolnshire, DN36 5NJ
£340,000

Key Features:

- FOUR Bedroom Semi Detached Home Built 2019
- Popular Village Of Tetney
- Superb Sized Garden With Open Views
- Spacious Room Proportions
- Open Plan Living Dining Kitchen
- Master Bedroom With En Suite
- Four Double Bedrooms & Family Bath/Shower Room
- Downstairs Cloaks/WC
- Underfloor Heating Throughout The Ground Floor
- Integral Garage

A stylish and contemporary bay fronted semi detached home offering spacious family accommodation, located close to Tetney primary school and easy access to popular secondary schools.

The property occupies a generous plot enjoying open field views to the rear, boasting a superb sized rear garden and off road parking for several vehicles. Featuring modern fixtures and fittings throughout, and benefiting underfloor heating to the ground floor, the accommodation comprises; a welcoming entrance hall with cloaks/wc, a bay fronted lounge, open plan living dining kitchen and a utility room. To the first floor the four bedrooms include three generously sized doubles, with an en-suite shower room to the master bedroom, and a family bathroom.



ENTRANCE HALL

12'0" x 10'7" (3.68 x 3.25)

Front entrance to the property accessed via a modern composite door. Featuring a wood effect tiled floor, walk-in storage cupboard, a further downstairs cupboard, and staircase rising to the first floor.

CLOAKROOM

7'5" x 3'4" (2.27 x 1.04)

Fitted with a vanity sink unit and wc. Continued tiled floor and front aspect window.

LOUNGE

14'2" x 12'3" (4.32 x 3.74)

With a bay window to front aspect.

KITCHEN

13'0" x 10'4" (3.97 x 3.16)

Fitted with a range of modern shaker style units and contrasting work surfaces incorporating a resin sink. Integral appliances include an electric oven/grill and hob with extractor over, microwave, larder fridge/freezer, wine cooler and dishwasher. Side and rear aspect windows, and access to the garden.

Open plan to:-

LIVING DINING ROOM

17'4" x 11'8" (5.29 x 3.57)

To rear aspect with French doors opening onto the patio area. Continued tiled floor throughout.

UTILITY

6'3" x 5'4" (1.92 x 1.63)

Providing further storage units, plumbing for a washing machine and dryer space. Courtesy door leading into the garage.

FIRST FLOOR LANDING

Staircase leading up having a feature picture window to front aspect. Access to the loft.

MASTER BEDROOM

16'6" x 11'8" (5.05 x 3.56)

With two windows to rear aspect.

EN-SUITE SHOWER ROOM

11'6" x 9'6" (3.52 x 2.91)

Fitted with a large walk-in shower, vanity sink unit and concealed cistern wc. Heated towel rail. Rear aspect window.

BEDROOM 2

17'9" x 9'6" (5.43 x 2.92)

Of dual aspect having windows to the front and rear.

BEDROOM 3

14'0" x 12'2" (4.29 x 3.73)

With a bay window to front aspect.

BEDROOM 4

11'6" x 7'6" (3.53 x 2.30)

With a front aspect window.

FAMILY BATHROOM

9'6" x 9'8" (2.90 x 2.97)

Fitted with a large shower enclosure, freestanding oval bath with floor mounted mixer tap, vanity sink unit and wc. Heated towel rail. Rear aspect window.

OUTSIDE

Set well back from the road, the property is approached by a lengthy driveway providing ample parking and access to the integral garage. There is a large area of lawn and gated side access to the rear. The rear garden is mainly laid to lawn and includes a sandstone patio area, and a further patio to the far end featuring a large timber framed gazebo ideal for sheltered outdoor entertaining.

GARAGE

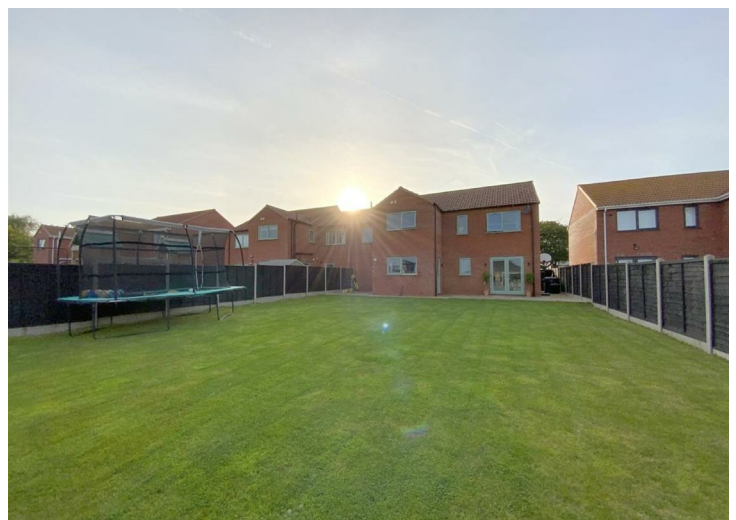
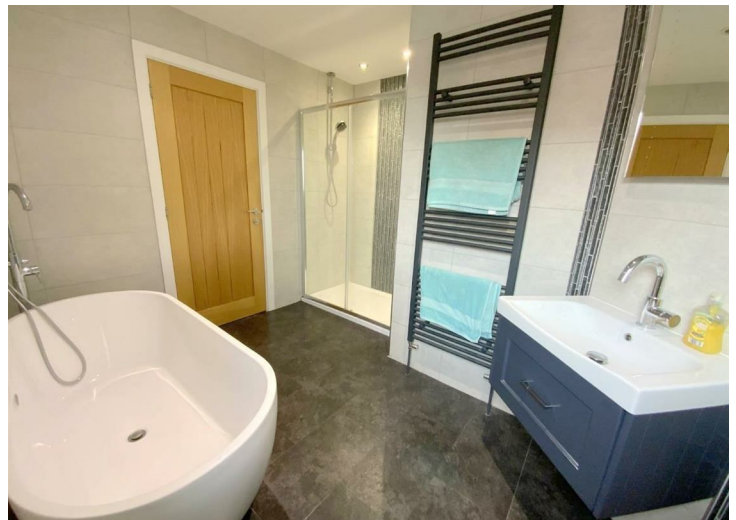
An integral garage housing the gas central heating boiler. With a remote controlled door to the front, rear door to the garden, plus internal access into the utility room.

TENURE

FREEHOLD

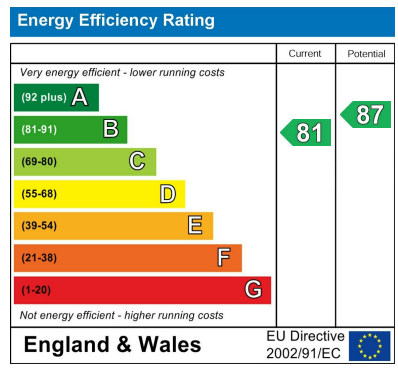
COUNCIL TAX BAND

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TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.
 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, omissions or misstatements. This plan is for illustrative purposes only and should be read in conjunction with the text.



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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