

MARTIN MASLIN

POND HOUSE
CHURCH LANE
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5JX



AN IMPRESSIVE AND UNIQUE DETACHED RESIDENCE LOCATED JUST OFF CHURCH LANE IN TETNEY AND OFFERING EXCELLENT FAMILY SIZE ACCOMMODATION PRESENTED TO A SUPERB STANDARD THROUGHOUT

£524,300

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

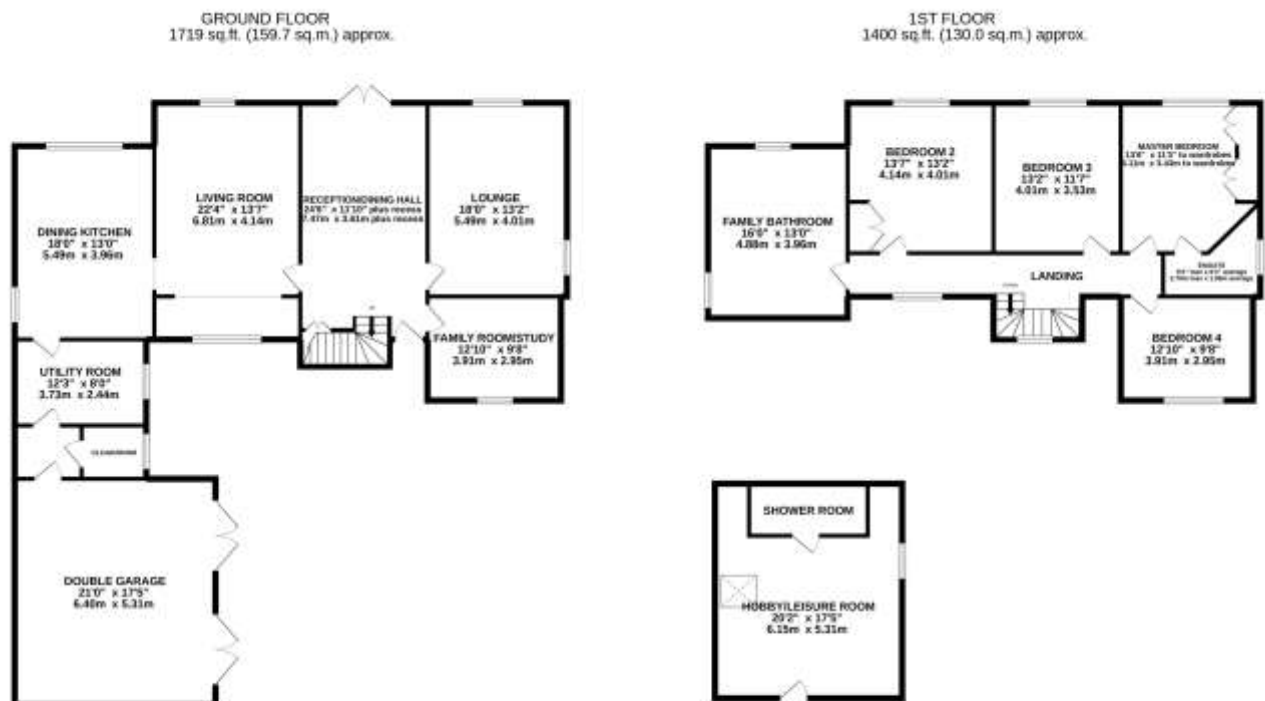
Situated to the southern side of well regarded Church Lane in the village of Tetney, Pond House is a unique and appealing detached residence constructed in 2010 in the style of a traditional Lincolnshire farmhouse. The accommodation is very spacious and laid out to provide great flexibility depending upon a buyer needs and viewing is highly recommended. Principal features include the welcoming Reception/Dining Hall which combines two uses in one being both the main entrance area and a superb open plan space for entertaining and formal dining. From here the white spindle staircase rises elegantly to the first floor and double doors also open into the rear garden. Leading off is the excellent Family Room/Study which could be put to many uses and the impressive main Lounge with its polished limestone fireplace and woodburning stove. A second Living Room is positioned between the Reception/Dining Hall and the Dining Kitchen and this comfortable space also features a woodburning stove and a delightful front alcove with integral window seat.

The Dining Kitchen is excellent with a lovely range of oak cabinets, black granite worksurfaces, a Rangemaster range cooker and plenty of room for an everyday dining table. A door then links through to the Utility Room, the side Lobby, a handy Cloakroom and also to the Double Garage.

At first floor level the long Landing gives access to all the rooms including the Master Bedroom (with built-in oak furniture and its own en-suite Shower Room) and three further double Bedrooms. The Family Bathroom is undoubtedly one of the very best of its kind combining immense space and stylish fittings including a freestanding flared bath, twin washbasins, a w.c. and a high-tech Di Vapor steam/multi jet shower cubicle with integral seat.

Pond House has the benefit of gas central heating, uPVC sash style windows (installed since the current owners moved in four years ago) and a security alarm system. The grounds extend to approaching one fifth of an acre and to the front of the Double Garage there is plenty of hardsurfaced parking for vehicles. Above the garage the owners have recently further developed the externally accessed Hobby/Leisure Room by the addition of ensuite facilities and a smart oak floor. This area would now be perfect for a number of alternative uses including a 'work from home' space if required.

Mature lawned gardens to the western side of the house complete the picture of Pond House and discerning purchasers considering buying a new build option in the village should really come and have a look at what this fine home has to offer. EPC Rating - C



TOTAL FLOOR AREA: 3118 sq.ft. (289.7 sq.m.) approx.

While 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 is given as to their operability or efficiency over an 18 year period.
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Accommodation

GROUND FLOOR

RECEPTION/DINING HALL

7.47m (24'6") x 3.61m (11'10") plus recess

A very impressive reception area large enough to accommodate a substantial dining table. Double doors open to the rear garden and the staircase with spindle balustrade leads to the first floor. The floor is beautifully tiled and there is an understairs storage cupboard.

FAMILY ROOM/STUDY

3.91m (12'10") x 2.95m (9'8")

A lovely room at the front of the house offering flexible space to meet a variety of needs.

LOUNGE

5.49m (18'0") x 4.01m (13'2")

An impressive room featuring a superb polished limestone fireplace with a recessed woodburning stove. Double aspect windows allow the room to enjoy plenty of natural light.

LIVING ROOM

6.81m (22'4") x 4.14m (13'7")

A delightful room enhanced by a front alcove with integral window seat. There is a recessed woodburning stove and an opening links directly to the Dining Kitchen.

DINING KITCHEN

5.49m (18'0") x 3.96m (13'0")

Equipped with a range of high quality oak wall and base cabinets with black granite worksurfaces incorporating an inset double sink unit. There is a dishwasher, a Rangemaster range cooker set within a recess with extractor above and there is space and provision for an American style fridge freezer. The floor is tiled and there is an island unit plus ample space for a dining table. A door opens through into the Utility Room.

UTILITY ROOM

3.73m (12'3") x 2.44m (8'0")

Equipped with a range of cabinets matching those in the Dining Kitchen. There is a round bowl and provision for appliances. With a Worcester gas central heating boiler.

SIDE ENTRANCE LOBBY

With a door leading outside and a door opening to the Double Garage.

CLOAKROOM

With a white suite comprising a concealed cistern w.c. and a semi recessed handbasin.

FIRST FLOOR

LANDING

Two central heating radiators and a picture rail.



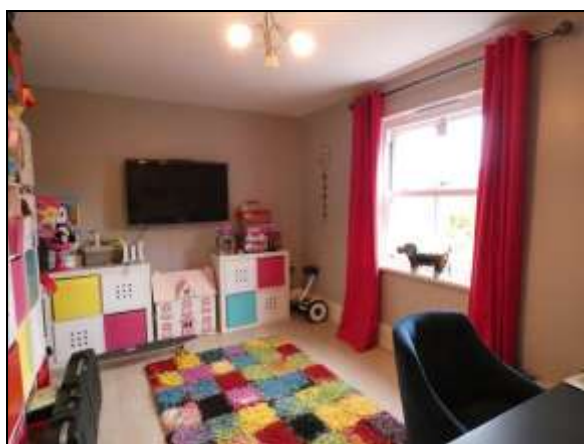
RECEPTION/DINING HALL



RECEPTION/DINING HALL



RECEPTION/DINING HALL



FAMILY ROOM/STUDY

MASTER BEDROOM

4.11m (13'6") x 3.43m (11'3") to front of wardrobes

A lovely bedroom equipped with a range of full height oak furniture including wardrobes and high level lockers. There is an integral mirror and provision for a television and a door opens from the bedroom into the ensuite Shower Room. Central heating radiator.

ENSUITE SHOWER ROOM

2.79m (9'2") max x 1.88m (6'2") average

Featuring a white suite comprising a corner positioned w.c, a pedestal washbasin and a step-in shower cubicle with a Mira chrome mixer shower. The walls are part tiled and there is a heated towel warmer.

BEDROOM TWO

4.14m (13'7") x 4.01m (13'2")

An excellent double bedroom with a triple wardrobe and a central heating radiator.

BEDROOM THREE

4.01m (13'2") x 3.53m (11'7")

With a central heating radiator.

BEDROOM FOUR

3.91m (12'10") x 2.95m (9'8")

With a central heating radiator.

FAMILY BATHROOM

4.88m (16'0") x 3.96m (13'0")

A truly stunning bathroom of immense size and featuring a white suite comprising a freestanding flared bath, twin semi recessed washbasins, a w.c and a Di Vapor multi jet/steam shower cubicle with integral seat, sound system etc. There is a wooden floor, a central heating radiator and a heated towel warmer and a good range of oak cabinets provide plenty of storage space. There is an access point to the eaves and recessed display/storage shelves.

OUTSIDE

DOUBLE GARAGE

6.40m (21'0") x 5.69m (18'8")

With twin electric double wooden doors, electric light and power and an internal door linking to the house.

HOBBY/LEISURE ROOM

6.15m (20'2") x 5.31m (17'5")

Positioned above the double garage, accessed via an external staircase and newly updated to provide a very flexible facility for the house. It has a solid Oak floor and an ensuite Shower Room with w.c, handbasin and a shower cubicle with twin head shower has just been installed.



LOUNGE



LOUNGE



LIVING ROOM



LIVING ROOM

OUTSIDE

Pond House stands within rectangular shaped grounds which are principally fenced and partly enclosed by substantial brick walls. Electrically operated double gates give access to the tarmac driveway/parking area which can accommodate numerous vehicles including a useful position to the side of the garage for a caravan or motorhome perhaps. The west facing rear garden is well established and includes a raised lawn area, a paved terrace/patio and a host of mature shrubs and small trees. There is a further circular paved sitting area with pergola above.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Available Broadband speed details for the property can be found via Ofcom's checker website. Central heating comprises underfloor heating at ground floor level and radiators as detailed above at the first floor level connected to the Worcester gas boiler in the side lobby area. The property has the benefit of sash style uPVC framed double glazing installed within the last few years. A security system is installed. The property falls within the jurisdiction of East Lindsey District Council and our enquiries of the Local Authority indicate the property to be in Council Tax Band F. The property is Freehold - subject to Solicitors verification.

VIEWING

Access to Pond House is via a Right of Way down a private lane which leads south off Church Lane. Viewing is by appointment through the Agents on Grimsby 311000. A walkthrough video with commentary is available on Rightmove and our Martin Maslin website.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



DINING KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



BATHROOM



HOBBIES/LEISURE ROOM



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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