



THE FURROWS, TETNEY, GRIMSBY
ASKING PRICE £699,995



THE FURROWS

Tetney, North East Lincolnshire



Part Exchange Welcome

It is a pleasure for TES Property to offer for sale Plot 4, The Furrows, part of an exclusive development built by C & L Fairburn Properties located in the heart of Tetney overlooking the Lincolnshire Wolds. With the added benefit of having an allowance for your kitchen, bathrooms and flooring throughout, you can design your dream home today!

Internally this impressive property features an entrance hallway, open plan kitchen, dining and family area, an additional living room and snug,. There is also a utility, downstairs W.C and store. To the first floor you have four bedrooms, three en-suites including a Jack and Jill en-suite to bedrooms two and three plus a family bathroom.

The property externally features a turfed front garden, 12 tier solar panels, a battery backup system, 'Myenergi' electric car charging point and a double garage which offers both parking and a versatile room/ bedroom 5 with an en-suite above.

View now before it's too late!



Bathroom Designs from the Reserved Plots

At The Furrows Development



Location

This exclusive development contains 9 luxury high specification 4,5 & 6 bedroom properties in the heart of Tetney.

Tetney is a village located on the A1031 Cleethorpes to Mablethorpe road approximately 6 miles south of Grimsby and 8 miles north of Louth. The village offers a range of facilities including a primary school, a local pub, fish and chip shop, village shop, golf club, Wesleyan Methodist Chapel, church and village hall. To the east of the village are the Tetney Marshes, which cover over 1,500 hectares of coastal mudflats, salt marsh, dunes and saline lagoons on the north Lincolnshire coast.

Property Description

Plot 4 offers versatile living accommodation throughout with the possibility of being able to change the first floor plans depending on early reservations.

Enter the property via double doors into the entrance hallway where there is access into the store and snug. The ground floor unfolds into a spacious open plan kitchen diner with an additional family area. The kitchen also benefits from having sliding patio doors which lead out to the rear patio area and several velux windows adding additional natural lighting creating a bright and airy living space. The ground floor also offers a separate living room and utility along with a convenient downstairs W.C.

As you enter the first floor landing there are four luxury bedrooms accompanied by three en-suites plus a sizeable family bathroom. The master bedroom accompanies an en-suite, while bedrooms 2 and 3 each have the choice of a Jack and Jill En-suite or the family bathroom. *Please note the Jack and Jill can be changed if it doesn't suit your needs*

Outside

The exterior is equally impressive and comprises a turfed front garden and block paved driveway which provides ample parking spaces and leads down to the attached double garage which offers a versatile working space or an additional bedroom and en-suite above if needed. The highlight of the rear garden is the raised patio area which provides the perfect space for hosting and entertaining. The rear garden is mostly laid to lawn with a door providing direct access into the garage.

The outside also features 12-tier solar panels (25 year warranty), a battery backup system and a Myenergi electric car charging point.

*Please note that the images are CGIS and taken off plan. There is however a lot of flexibility allowing you to fully personalise the property to suit your style and needs.

About the Developer

C & L Fairburn Properties Ltd are a family run development company who have over 14 years experience creating luxury dream homes in Lincolnshire!

C & L Fairburn ensure that each and every property is designed in a way that will meet all of your needs to create your perfect dream home! With spacious floorplans and attention to detail inside and out, these exclusive homes offer an unmatched level of comfort and style.

Whether you are a first time buyer wanting to buy your dream first home, wanting to relocate or a change in size, C & L Fairburn will have your back!

Services

Mains water, gas, drainage and electricity are understood to be connected. The property also benefits from underfloor heating to the ground floor with six zones and radiators to the first floor. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
Freehold.

EPC
Rating A

Brochure Prepared
February 2024.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm



What's nearby



Cleethorpes Cinema - 5.9 miles



Hubbards Hills - 12.8 miles



Bannatyne Health Club & Spa -
3.3 miles



Train Station - 6.6 miles



Cleethorpes beach - 6.4 miles



Ten Pin Bowling - 5.9 miles



Tesco superstore - 4.4 miles



Chequered Flag Karting - 2.4 miles



Blundell Park - 7.4 miles

Luxury features to our properties



Solar panels

By installing solar panels on your properties, you are utilizing a clean and renewable energy source, leading to long-term cost savings on utility bills. With a 25-year warranty on our solar panels, this provides you peace of mind and ensures that your investment is protected.



Bifold doors

Aluminium bifold doors have a contemporary and elegant appearance, adding a touch of modernity. They offer a seamless connection between indoor and outdoor spaces, flood your properties with natural light, and provide excellent ventilation. Additionally, their durability and energy efficiency make them a practical and long-lasting choice.



Electric car charger

The 7KW EV charger point features smart scheduling, load balancing, and integration with renewable energy sources like our solar panels. These features allow you to optimize your charging based on your energy needs and take advantage of renewable energy for greener charging.



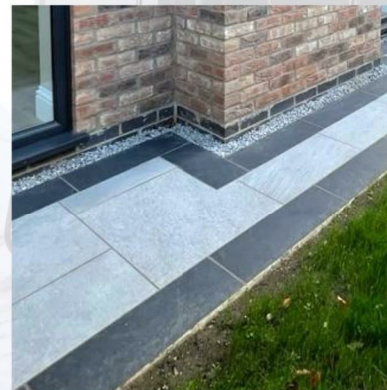
Electric gates

Electric gates are a popular feature in many of our properties due to their convenience, security, and aesthetic appeal. Gates can be operated with a touch of a button, through a remote control and our higher spiced properties through a smartphone app. Plots without gates can be added additional if you require them.



Turfed front

A neatly turfed garden provides a visually appealing first impression to visitors and passersby. A turfed front garden provides a usable outdoor space for various activities. Whether it's playing games with children, hosting small gatherings, or simply relaxing and enjoying the outdoors.



Porcelain patio

Porcelain is a low maintenance paving solution and one of the easiest paving types to keep clean. Due to the manufacturing process, porcelain tiles absorb very little water, meaning they are resistant to stains, frost and, to an extent, prevent moss and algae growth.





Kitchen Designs from the Reserved Plots

At The Furrows Development



Tetney community



Local pub



The Parish Church



Tetney Primary School



Tetney Golf Course



Corner shop & post office



Tetney Village Hall

Making houses.... *Homes*

At C&L Fairburn Properties

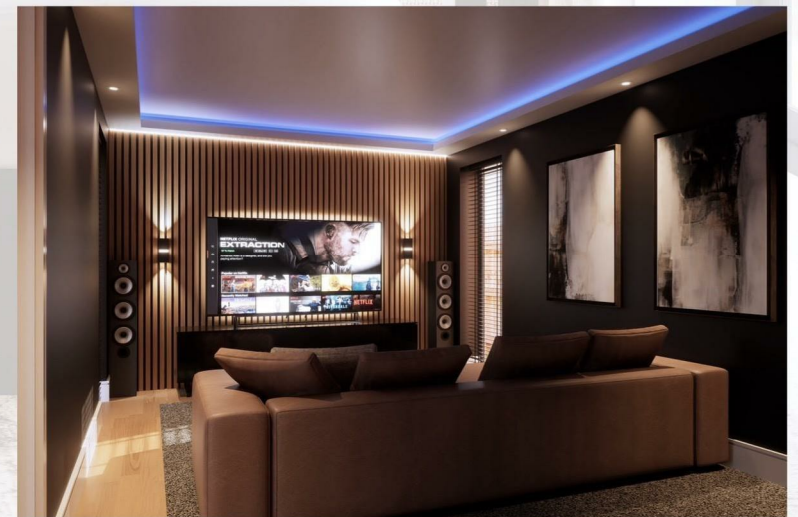
Welcome to C&L Fairburn Properties' Executive Development, where luxury meets modern sophistication. Our exclusive collection of executive homes is designed to provide the ultimate living experience for discerning individuals who appreciate the finest in architecture, design, and amenities.

Each home in our Executive Development is a masterpiece, meticulously designed to surpass your expectations. With spacious floor plans and attention to detail, these homes offer an unmatched level of comfort and style. Indulge in the finest finishes and a luxury allowance for high-end appliances, and state-of-the-art technology that enhance your everyday living.

Having developed across Lincolnshire for the past 20 years, Care and attention is given to all the new homes across our stunning developments. So whether you are taking your first steps onto the housing ladder, securing a home for your growing family, or looking to locate to the countryside we have a new home for you.

Our reputation not only consists of building homes of superior quality but also creating attractive well-planned developments where new communities can grow and flourish.

Tetney Village boasts a variety of local shops, cafes, and restaurants where you can savor local delicacies and connect with friends and neighbours. Additionally, schools, healthcare facilities, and recreational centers are conveniently located, ensuring that every aspect of daily life is catered to.



Countryside Blues

The Development

An Exclusive Community containing 9 Executive 4/5/6 Bedroom Properties located within the heart of Tetney, overlooking the Lincolnshire Wolds. With a Luxury allowance for specifications on kitchens and bathrooms, you can design your dream home in the countryside today!

Environment

Lincolnshire is known for its beautiful rural landscapes, including the Lincolnshire Wolds, an Area of Outstanding Natural Beauty and rural charm, making it an interesting destination for visitors and a pleasant place to live.

Community

While Tetney may be a small village, its peaceful atmosphere and proximity to the coast and countryside make it an appealing place for those seeking a tranquil rural lifestyle. Visitors looking to escape the hustle and bustle of larger towns and cities can enjoy the charm and serenity that Tetney and its surrounding area have to offer.



Fixtures & Fittings



Kitchen

A place where memories are homemade and seasoned with love. We take care in making our kitchens unique, featuring all fitted appliances, Quooker tap and a choice of bespoke kitchen design tailored to you.



Finish

We love to finish our properties with tiled marble floors through all reception rooms and carpeted on the stairs and landing. If this is not to your liking, the best thing about buying a C&L Fairburn property is that all our homes can have fully bespoke features so feel rest assured.



Bathrooms

After a long day you can relax with a choice of any bespoke bathroom suite. Anything you want we work around to bring your ideas to light.



Built in wardrobes

Most of our new homes benefit from stunningly sleek built in wardrobes, which you can style to suit your taste and decor. Stuck for ideas take a look at our recent work or show home!



Piece of mind

Security comes first, all our homes benefit from Smoke detectors, alarm system, fibre network connection to assure you with all the local network providers, and a partly boarded loft with has an Ariel booster.



Keeping you warm

We finish our homes with Zoned Under floor heating throughout the ground floor, and radiators in every bedroom and bathroom to the first floor to assure you a warm and cozy living space.



This drawing has been prepared for the purposes of offering Planning and/or Building Regulation approval. It is intended to provide the client and contractor with a clear and concise set of drawings for use in the construction and finishing work. It is not intended to be used for any other purpose.

All material specified on this drawing are to be used in accordance with manufacturers' written instructions and unless stated in writing, compliance with the specifications within these drawings or Materials Documents is at the contractor's cost only.

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Proposed First Floor Plan
Gross Floor Area = 238m² or 2542ft² (Exc. GF Garage)
Garage Gross Floor Area = 28m² or 301ft²

Proposed Section Through

Proposed First Floor Plan
Gross Floor Area = 238m² or 2542ft² (Exc. GF Garage)
Garage Gross Floor Area = 28m² or 301ft²

Proposed Roof Plan

Preliminary Drawing
Subject to Planning & Building
Control Approval

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Mr Chris Fairburn
Land to 80 Fair Lawns, Station Road, Tetney
Proposed Residential Development
Proposed Plans & Section Through
Scale
1 : 50 1 : 100
March 2022
DQ-494 - PL4 - P - Rev B
A1
Rev A: 17/03/22: Windows to snug amended
Rev B: 14/05/22: Client amendments

Plot 4
Type CF2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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