



THE FURROWS, STATION ROAD, TETNEY
ASKING PRICE £744,995





Part Exchange Available

TES Property is delighted to present Plot 5, The Furrows, an exceptional home within an exclusive development by C & L Fairburn Properties. Situated in the heart of Tetney, this stunning property enjoys picturesque views over the Lincolnshire Wolds. Built to high specifications throughout, it offers a seamless blend of luxury and comfort, ready for you to move straight in.

The property welcomes you with a grand double-door entrance hall, leading to a study on the right and a convenient storage cupboard. Moving through, you'll find an impressive staircase and a stunning open-plan kitchen, dining, and family area, complemented by a separate living room, a utility room, and a downstairs W.C.

Upstairs, the first floor boasts four spacious bedrooms, including three en-suites and a family bathroom. The luxurious master suite features a fitted dressing room, a private en-suite, and a bedroom with views over the rear of the property.

Externally, the property features electric gates, leading down a private driveway to the rear of the property. Sustainability is at the forefront, with 12-tier solar panels, a battery backup system, and a Myenergi electric car charging point. The double garage provides secure parking and includes a versatile additional room, perfect as a home office, gym, or fifth bedroom. The property also benefits from both front and rear gardens, offering ample outdoor space.

Don't miss out! - book your viewing today!





Location

This exclusive development consists of nine luxury, high-specification homes, offering 4, 5, and 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.

School Catchment Area - This property is in the catchment area for many primary schools, including Tetney Primary School, Holton-le-Clay Junior School, Humberston Cloverfields Academy and The Humberston Church of England Primary School.

As well as 5 secondary schools, including Humberston Academy, Cleethorpes Academy and Waltham Toll Bar Academy.

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Property Description

Plot 5 offers versatile living accommodation throughout, beginning with double doors leading into a welcoming entrance hallway, where you'll find access to the study.

The ground floor unfolds into a spacious open-plan kitchen and dining area, seamlessly connected to a family and sitting area. The kitchen benefits from sliding patio doors, opening onto the rear porcelain patio, while multiple Velux windows flood the space with natural light, creating a bright and airy atmosphere. Additionally, the ground floor features a separate living room, a utility room, and a convenient downstairs W.C.

Upon reaching the first-floor landing, you'll find four luxury bedrooms, all featuring fitted wardrobes. The layout includes three en-suite bathrooms alongside a spacious family bathroom. The main bedroom suite boasts its own private en-suite and a dedicated dressing room. Bedrooms 2 and 3 each benefit from their own en-suites, while Bedroom 4 enjoys convenient access to the family bathroom.

Outside

The exterior is just as impressive, featuring both front and rear gardens. A Sorrento block-paved driveway with electric gates at the entrance provides ample parking and leads to the attached double garage, which offers a versatile workspace or the potential for an additional bedroom with an en-suite if desired. The rear garden's standout feature is the landscaped porcelain patio area, beautifully designed with intricate patterns, creating a striking focal point. Thoughtfully planned for both style and function, the outdoor space also includes elegant water features, adding a touch of tranquillity—perfect for hosting, entertaining, or simply unwinding in a luxurious setting. A low-maintenance lawned garden completes this exceptional space. Additionally, behind the garage, you'll find a second private patio area, fully equipped with electrics, making it an ideal additional entertaining space for outdoor gatherings.

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

****Please note this property has been made to 4 bedrooms as bedroom 5 has been made into the master dressing room.**

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



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.



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.



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.



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 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.



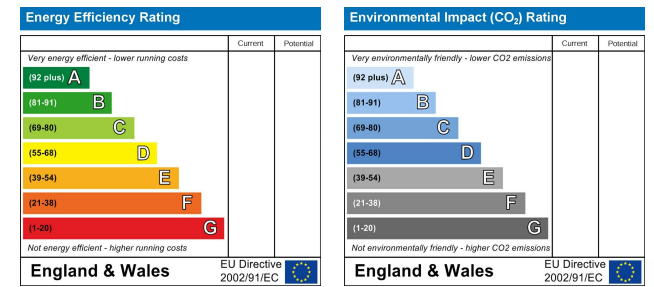
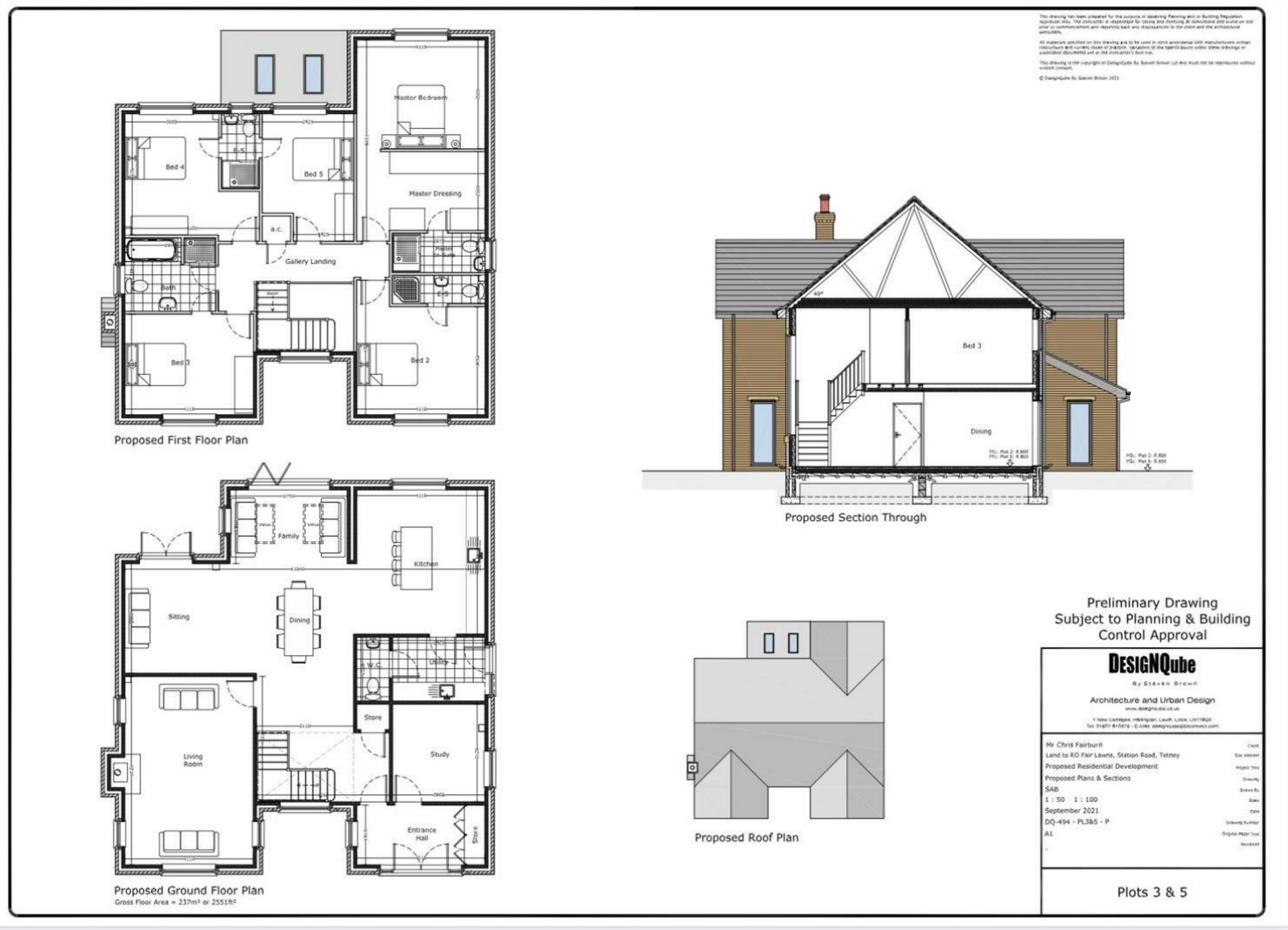
Porcelain patio

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.









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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