



THE FURROWS, STATION ROAD, TETNEY, DN36
GUIDE PRICE £699,995



THE FURROWS

Tetney, North East Lincolnshire



Part Exchange Welcome

Plot 3 briefly comprises, entrance hall, cloakroom, store room, study, open plan kitchen/dining/ family room and sitting area, living room, utility and wc to the Ground Floor.

To the first floor you have five bedrooms, three en-suites, dressing room area and en-suite to the master bedroom, en-suite to bedroom 2, Jack and Jill en-suite to bedroom four and five (this can be changed if you would prefer), plus family bathroom/ en-suite to bedroom three.

A luxury allowance for kitchen, bathrooms and flooring.

To the exterior features a large front garden, 12 tier solar panels, a battery back up system, Myenergi electric charging point, double garage/ working space and electric gates.



Bathroom Designs from the Reserved Plots

At The Furrows Development



Location

This exclusive development contains 9 luxury high specification 4 & 5 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 3 offers versatile living accommodation throughout and comprises double doors into the entrance hallway where there is access into the study. The ground floor unfolds into a spacious open plan kitchen diner with an family area and sitting 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 five luxury bedrooms accompanied by three en-suites plus a sizeable family bathroom. The main bedroom accompanies an en-suite and a dressing room, while bedrooms 4 and 5 each have the choice of a Jack and Jill En-suite or the family bathroom.

Outside

The exterior is equally impressive and comprises a turfed front garden and block paved driveway with electric opening gates at the entrance 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 if needed. The highlight of the rear garden is the raised patio area which provides the perfect space for hosting and entertaining along with the low maintenance lawned garden.

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.

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

April 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



Tetney community



Local pub



The Parish Church



Tetney Primary School



Tetney Golf Course



Corner shop & post office



Tetney Village Hall

Kitchen Designs from the Reserved Plots

At The Furrows Development







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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