



**THE FURROWS, STATION ROAD, TETNEY, DN36**  
**GUIDE PRICE £704,995**



# 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.





## **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



# 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.

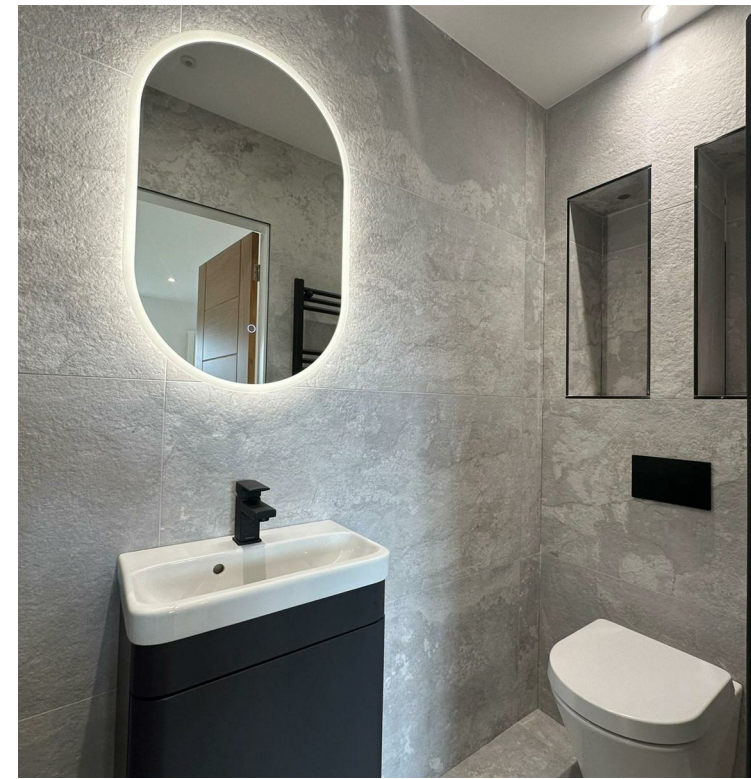
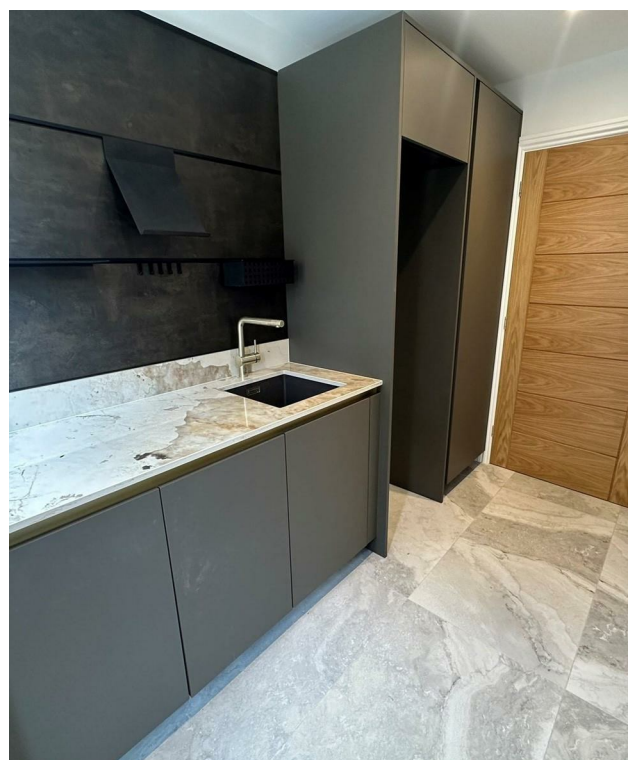
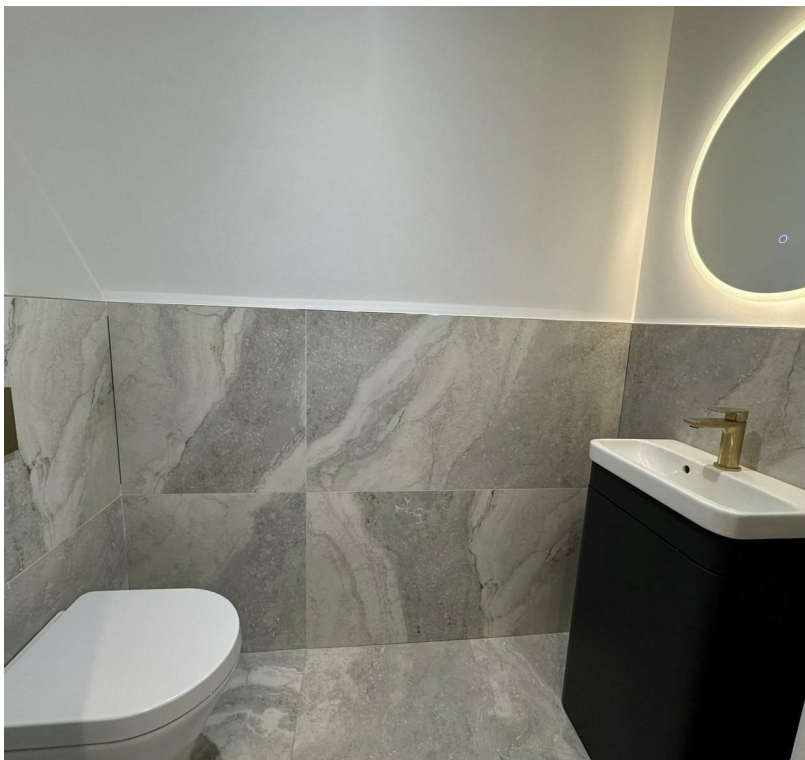


## Porcelain patio

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.









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>



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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