



**PLOT 9, THE FURROWS, TETNEY, DN36**  
**OFFERS AROUND £849,950**







**\*Part Exchange Welcome\***

It is a pleasure for TES Property to offer for sale Plot 9, 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!

The property features an open plan kitchen with a dining and family room with an additional living room, a convenient utility and downstairs W.C , along with a ground floor bedroom with en-suite. To the first floor you have four bedrooms, all with an en-suite. To the master suite you have a dressing room and en-suite bathroom.

The property externally features electric opening gated leading down the driveway to a 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 6 with an en-suite above.

View now before it's too late!



### **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.

### **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.

### **Property Description**

Plot 9 offers versatile living accommodation throughout and comprises double doors into the entrance hallway where there is access into the study and W.C. The ground floor unfolds into a spacious open plan kitchen diner with an family area and separate sitting room off. 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 utility room, en-suite off bedroom 5/ study and access into the garage

As you enter the first floor landing there are four luxury bedrooms accompanied by four en-suites. The main bedroom accompanies an en-suite and a walk through dressing room.

### **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.

### **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**

January 2025.

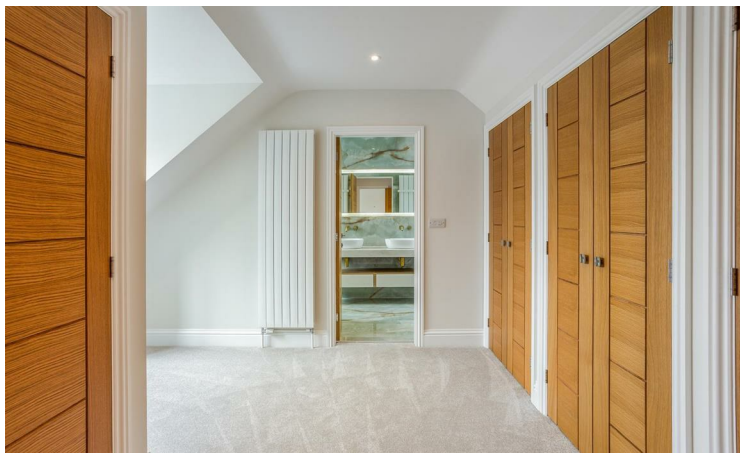
### **Viewings**

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





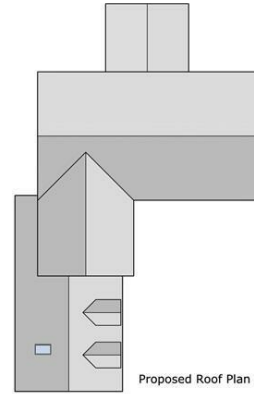
NB: Room dimensions shown are approximate



**Proposed Ground Floor**  
Gross Floor Area = 288m<sup>2</sup> or 3100ft<sup>2</sup> (Exc. GF Garage)  
Garage Gross Floor Area = 38m<sup>2</sup> or 409ft<sup>2</sup>

**Proposed First Floor**

This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation Approvals only. The contractor is responsible for obtaining all necessary permissions and consents in relation to the development and ensuring that the development complies with the relevant legislation and regulations. All materials specified on this drawing are to be used in strict accordance with manufacturers' written instructions and cannot be substituted without the written approval of the architect. This drawing is the copyright of DesignQube by Steven Brown Ltd and must not be reproduced without written consent.  
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Preliminary Drawing  
Subject to Planning & Building  
Control Approval

**DESIGNQUBE**  
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Client: Mr Chris Fairburn  
Site Address: Land to RO Fair Leams, Station Road, Tetney  
Project No: Proposed Residential Development  
Drawing No: Proposed Plans  
Scale: SAB  
1 : 50 1 : 100  
Date: March 2022  
Drawing Number: DQ-494 - PLS - P - As Built  
Original Paper Size: A1  
Revision:

Plot 9 - As Built

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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