



Garden House Jonathans Garth Tetney, Lincolnshire DN36 5GA

Constructed by The John Collis Group to the vendors own specification in 2006 is this exceptionally spacious FIVE BEDROOM DETACHED HOUSE. The spacious accommodation is immaculately presented throughout to include: Entrance hall, cloaks/wc, large formal lounge, living dining kitchen, utility room to the ground floor. To the first floor there are THREE DOUBLE BEDROOMS, two with en suite shower rooms and dressing rooms, a first floor sitting room/bedroom and a separate wc. To the second floor there are TWO FURTHER DOUBLE BEDROOMS and a bathroom/wc. Air conditioning system. Gas central heating system. Double glazing. Enclosed front and west facing rear gardens. Double garage and home office. Ample off road parking. EARLY POSSESSION AVAILABLE IF REQUIRED. Rear elevation photograph.

£595,000

- INDIVIDUALLY DESIGNED DETACHED FAMILY HOME
- LARGE LOUNGE
- LIVING DINING KITCHEN & UTILITY ROOM
- FIVE DOUBLE BEDROOMS PLUS ADDITIONAL SITTING ROOM
- THREE BATHROOMS/WC
- GAS CENTRAL HEATING SYSTEM.
- DOUBLE GLAZING
- DOUBLE GARAGE
- ENCLOSED GARDENS
- POPULAR VILLAGE LOCATION



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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FRONT ELEVATION PHOTO



FRONT ENTRANCE



ENTRANCE HALL

Approached via a modern composite entrance door with double glazed side panels, this excellent sized hall has a hand carved oak staircase leading up to the first floor which has under stairs storage cupboard. Coving and inset spot lights to ceiling. Alarm pad. Radiator.



ENTRANCE HALL

Additional photo



CLOAKS/WC

This fully tiled cloakroom has a vanity unit and a wc. Tiled floor. Radiator. Double glazed window.



LOUNGE

22'11" x 14'7" (6.99 x 4.47)

This fabulous full length formal lounge has a double glazed window to the front elevation plus double glazed french doors with matching side panels to the rear elevation. Coving with inset spot lights to ceiling. Radiator. Wall mounted air conditioning unit. The focal point of this room is the exposed brick fire surround with a wooden mantle over and inset with a gas fire.



LOUNGE

Additional photo



LIVING DINING KITCHEN

29'1" x 13'9" extending to 29'1" (8.88 x 4.20 extending to 8.87)

This fabulous living dining kitchen is top of the list for every modern family living has a high gloss tiled floor, inset spots to ceiling and radiator. The living dining area has a double glazed window plus double glazed french doors with matching side panels. A Bespoke dresser unit incorporating a hidden radiator. The kitchen area is fitted with abundance of Ivory custom made kitchen units incorporating an integrated dishwasher and included in the sale is the large Rangemaster cooker range having an extractor fan above. The contrasting black work surfaces are inset with stainless steel sink unit and to complete the fabulous kitchen is a matching island unit/breakfast bar area. Tiled splash backs. Double glazed window and double glazed french doors which open onto the rear garden. 2 x Wall mounted air conditioning unit



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



PANTRY CUPBOARD

A must for most families is this shelved pantry cupboard which includes open shelving, inset spot lights to ceiling and tiled flooring.



UTILITY ROOM

9'8" x 7'1" (2.96 x 2.17)

Fitted with matching Ivory handmade kitchen units including floor to ceiling cupboards ideal for the storage of iron board, vacuum cleaner etc plus a ventilated cupboard which houses the water tank. Tiled floor. Double glazed window and door. Radiator. Tiled flooring.



FIRST FLOOR

LANDING

The impressive oak carved staircase leads up to the first floor landing. Two double glazed window. Inset spot lights to ceiling.



BEDROOM 1 (REAR)

19'2" x 11'9" (5.86 x 3.59)

Two double glazed windows, radiator and inset spot lights to ceiling. Wall mounted air conditioning unit



DRESSING ROOM

7'3" x 8'1" (2.23 x 2.47)

Which includes open hanging space and drawer units. Inset spot lights to ceiling.

EN SUITE SHOWER ROOM

10'6" x 6'8" (3.22 x 2.05)

This excellent sized shower room includes a shower cubicle having a glass screen to the front and a vanity units which includes a sink, cupboards below and a concealed wc. The walls are fully tiled included a striking stripe to dado height and a decorative tiled floor. Extractor fan. Heated towel rail. Double glazed window. Wall mounted cabinet including mirrored fronts. Inset spot lights to ceiling.



EN SUITE SHOWER ROOM

Additional photo

BEDROOM 2 (REAR)

15'9" x 11'8" (4.82 x 3.58)

Two double glazed windows, inset spot lights to ceiling, radiator and a wall mounted air conditioning unit. Wall mounted air conditioning unit



BEDROOM 2

Additional photo



DRESSING ROOM

5'8" x 7'10" (1.73 x 2.39)

Again fitted with open hanging space and drawer units. Inset spot lights to ceiling.

EN SUITE BATHROOM/WC

10'7" x 11'3" max (3.25 x 3.43 max)

Having a suite in white comprising a panelled bath, a shower cubicle with a glass screen to the front, a vanity unit including a semi recessed sink with cupboards below and a matching concealed wc. The walls are fully tiled in white and black including a striking boarder tiled and a matching black tiled floor. Double glazed window. Inset spot lights to ceiling. Heated towel rail. Illuminated wall mirror situated above the vanity unit. Double glazed window.



EN SUITE SHOWER ROOM

Additional photo

SITTING ROOM/BEDROOM

13'3" x 14'1" (4.04 x 4.3)

This is a lovely first floor sitting room/ or alternatively used as an additional bedroom and is accessed from bedroom 2 & 3 and has a stunning Cathedral style double glazed window to the rear elevation. Additional light provided by a Velux window. Radiator. Inset spot lights to ceiling. Wall mounted air conditioning unit.



SITTING ROOM/BEDROOM

Additional photo



BEDROOM 3 (FRONT)

8'7" x 10'9" (2.64 x 3.29)

Double glazed window. Radiator. Inset spot lights to ceiling. Wall mounted air conditioning unit



SEPARATE WC

With access from the main landing and bedroom 3 is this useful cloakroom which comprises a low flush wc and a pedestal wash hand basin. Extractor fan. Inset spot lights to ceiling.



SECOND FLOOR

L SHAPED LANDING

This L shaped landing has a recess which is ideal for use as a home home/study area. Velux window. Inset spot lights to ceiling



BATHROOM/WC

9'2" x 8'11" (2.81 x 2.73)

This second floor bathroom comprises a panelled bath, a corner shower cubicle, a vanity unit and a concealed wc. The walls are extensively tiled in a dark grey ceramic tile with a matching tiled floor. Velux window. Heated towel rail. Inset spot lights to ceiling.

BATHROOM/WC

Additional photo



BEDROOM 4

14'9" x 12'8" (4.52 x 3.88)

Fitted with two double wardrobe cupboards, two Velux windows. Radiator. Wall mounted air conditioning unit. Access from the main landing and into the second floor bathroom.



BEDROOM 5

14'9" x 12'8" (4.51 x 3.87)

Again fitted with two double wardrobe cupboards, two Velux windows, inset spot lights to ceiling and radiator. Wall mounted air conditioning unit.



BEDROOM 5

Additional photo



OUTSIDE

DETACHED DOUBLE GARAGE

19'8" x 16'0" (6.01 x 4.90)

Electric door to the front plus a uPVC side personal door. Light and power. Electric car point.



OFFICE

15'4" x 13'9" (4.69 x 4.2)

Situated to the rear of the garage is this useful home office which includes a wall of fitted open shelving, inset spot lights to ceiling. Access to roof space.



THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a substantial high brick wall with this garden being block paved providing excellent off road parking and leads to the garage at the side. This garden has well planted mature borders including exotic palm trees. Another brick wall with a wrought iron pedestrian gates leads through to the enclosed WEST facing rear garden which contains a paved patio located close to the property which is ideal for Alfresco dining with the remainder being lawned. There is a second patio area situated directly behind the lounge.



THE GARDENS

Additional photo



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, in addition as this is a private road there is a management company which has been formed for the maintenance of the road and common areas. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

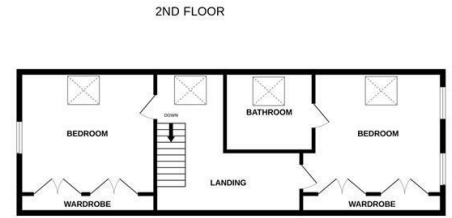
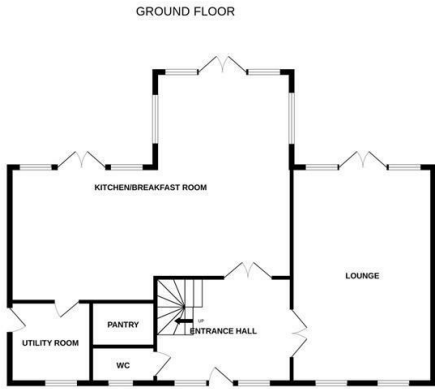
Council Tax Band - F

OPENING TIMES

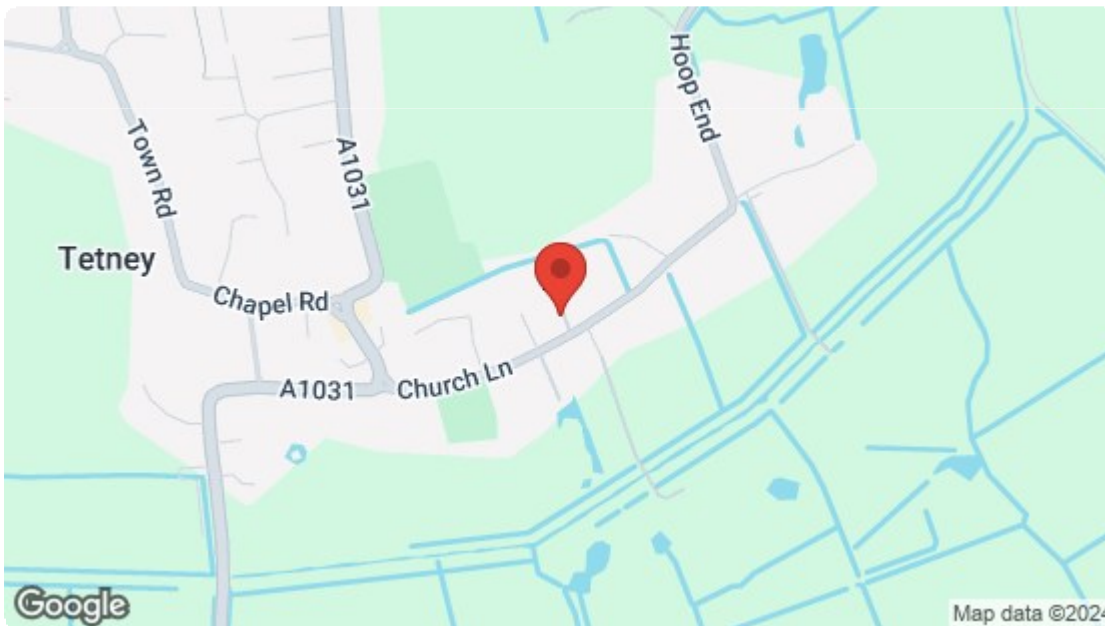
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(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	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.