



Newton Marsh Lane, Tetney Lock Road Grimsby, North East Lincolnshire DN36 5UW

**** RARE OPPORTUNITY **** Fancy owning a converted Methodist Chapel then look no further. Modernised to a turn key condition to provide the ultimate retreat with large grounds, games room and hot tub all included in the sale. Situated in the lovely village of Tetney close to Tetney lock ideal for those summer rambles or a visit to the local public house. Benefitting from Calor gas heating and uPVC double glazed windows. The property has been upgraded by the current owners to include kitchen diner, utility & cloakroom, lounge, sunroom, two double bedrooms and family bathroom. Large well maintained grounds which are mainly laid to lawn with mature fruit trees planted, paved patio and a large games room with pool table, football table, darts and bar with doors leading to a hot tub area with outside lighting and artificial grass. Pebbled driveway with fenced boundaries and wooden access gates. All furniture and chalets can be included in the sale. Call today to arrange your viewing offered for sale with NO FORWARD CHAIN.

Offers Over £350,000

- RARE OPPORTUNITY
- CONVERTED CHAPEL
- KITCHEN DINER
- UTILITY & CLOAKROOM
- LOUNGE
- SUNROOM
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GAMES ROOM & HOT TUB
- AMAZING GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

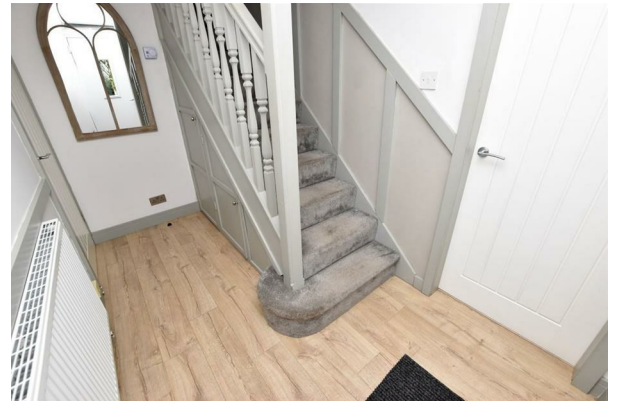
ENTRANCE

Accessed via a composite door with side light panel into the hallway.



HALLWAY

Having wood effect laminate flooring, radiator with carpeted stairs open spindle balustrade and feature panelling leading to the first floor.



KITCHEN DINER

19'7" x 10'11" (5.97 x 3.34)

The modern kitchen diner benefits from a large range of grey front shaker style wall and base units with contrasting worksurfaces and upstands incorporating a ceramic sink and drainer, induction hob, extractor hood, electric fan assisted oven, integrated dishwasher and fridge. Finished with tiled splashbacks, wood effect laminate flooring, exposed painted beams, dual aspects uPVC double glazed windows. Ample room for the family dining table.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



UTILITY ROOM

9'2" x 8'11" (2.80 x 2.74)

Having a solid wood work surface with units beneath, stainless steel sink and drainer, washing machine and tumble dryer. Finished with a composite door leading to the gardens, down lights and quarry tiled flooring, radiator.



CLOSKROOM/WC

4'3" x 2'10" (1.30 x 0.88)

Benefitting from a white low flush wc with hidden cistern, part tiled walls, quarry tiled flooring and uPVC double glazed window to the rear.



LOUNGE

19'6" x 10'10" (5.96 x 3.32)

The lounge has a feature exposed brick inglenook style chimney breast with tiled hearth and electric stove. Exposed painted beams dual aspect uPVC double glazed windows, wood effect laminate flooring, radiator and feature glazed arched doors leading to the sunroom.



LOUNGE

Additional Photograph



FIREPLACE



SUNROOM

14'10" x 8'9" (4.53 x 2.67)

Having tiled flooring, insulated roof and uPVC double glazed door leading to the garden.



FIRST FLOOR

FIRST FLOOR LANDING

Having open spindle balustrade with carpeted flooring, Velux window, loft access and large storage cupboard housing the boiler. Cottage style doors leading to the bedrooms and bathroom



FEATURE WINDOW



BEDROOM ONE

19'7" x 10'11" (5.98 x 3.33)

The master bedroom has feature arched window two wooden ones overlooking the garden and two uPVC double glazed ones to the side aspects. Finished with carpeted flooring, two radiators and built in wardrobes.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

10'10" x 10'1" (3.31 x 3.08)

The second double bedroom has two uPVC double glazed arched window and a Velux sky light finished with carpeted flooring, radiator and built in wardrobe.



BEDROOM TWO

Additional Photograph



FAMILY BATHROOM

10'10" x 9'0" (3.31 x 2.76)

Benefitting from a white four piece suite which comprises of; Bath, walk in shower with glazed screen and rainfall shower head, vanity hand was basin with handy storage and low flush wc with hidden cistern. Finished with fully tiled walls, wood effect vinyl flooring, heated towel rail and dual aspect uPVC arched windows.



FAMILY BATHROOM

Additional Photograph



OUTSIDE

GAMES ROOM

Brick built room with double beach glazed access doors to the side aspect and uPVC double glazed door and ceiling to floor window. Fitted with electric and lighting with a bar, pool table, football table and darts board. All furniture included if required.



HOT TUB AREA

Having artificial grass, outside lighting and electric with store area. FIVE seat hot tub with cover and pergola above.



GARDENS

The property stand on large grounds with fenced and hedged boundaries having wooden entrance gates, large shingle driveway for ample off road parking, extensive lawns with mature planting, paved patios and mature fruit trees. A truly amazing garden. All garden furniture can be included in the sale.



GARDENS

Additional Photograph



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Additional Photograph



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Additional Photograph



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GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC -

TENURE - FREEHOLD

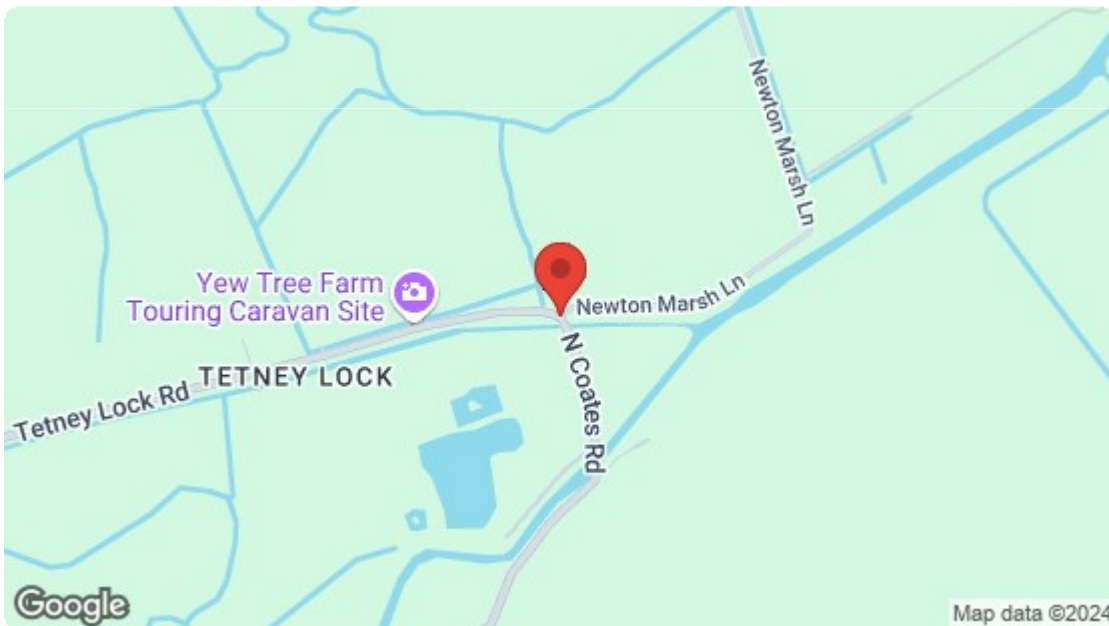
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

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

OPENING TIMES

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> ← 85 → </div>
(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	

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.