



59 Stoney Way Tetney, Grimsby, Lincolnshire DN36 5PG

Standing on a prominent corner plot is this deceptively spacious 3/4 BEDROOM DETACHED DORMER BUNGALOW which is located in the popular village of Tetney which lies to the south of Humberston. The well presented flexible accommodation includes: Impressive entrance hall, excellent sized lounge, separate dining room/fourth bedroom, fitted kitchen, sun room, ground double bedroom and bathroom/wc. To the first floor there are two further double bedrooms and a small shower room/wc. Attached brick garage and substantial summerhouse. Front, side and rear gardens.

£265,000

- SPACIOUS DETACHED DORMER BUNGALOW
- 3/4 BEDROOMS
- 2/3 RECEPTION ROOMS
- FITTED KITCHEN
- BATHROOM & SHOWER ROOM
- ATTACHED BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM (BOILER FITTED 2024)
- DOUBLE GLAZING
- CORNER PLOT
- LARGE SUMMERHOUSE



ACCOMMODATION

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GROUND FLOOR

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ENTRANCE HALL

This impressive entrance hall has a striking engineered oak floor, radiator having a decorative cover, coving to ceiling and a fitted dado rail. The paddle staircase leads up to the first floor.



ENTRANCE HALL



LOUNGE (FRONT)

20'8" x 11'9" (6.3 x 3.59)

A very spacious formal lounge having a double glazed window to the front elevation, radiator and coving to ceiling. The focal point of the room is the reconstituted marble hearth which is inset with a living flame gas fire. Three ceiling light points.



LOUNGE



DINING ROOM/FOURTH BEDROOM

10'10" x 10'10" (3.32 x 3.32)

Used by the current owners as a dining room but could be a fourth bedroom if so desired, located at the rear of the property having a double glazed window and radiator.



FITTED KITCHEN

11'9" x 8'8" (3.6 x 2.66)

With a range of cream base and wall cupboards having contrasting work surfaces inset with a resin sink unit. Included in the sale is the Rangemaster having a matching extractor fan above. Useful storage cupboard. Tiled walls, double glazed window and radiator.



FITTED KITCHEN



SUN ROOM

10'0" x 5'3" (3.07 x 1.61)

This useful extension has double glazed windows and doors which overlooks the rear garden. Tiled flooring. Plumbing for automatic washing machine



BEDROOM 3 (FRONT)

11'0" x 11'0" (3.37 x 3.36)

Having a double glazed window to the front elevation and radiator.



BATHROOM/WC

7'4" x 6'10" (2.25 x 2.10)

Fitted with a white suite comprising a corner bath having a hand held shower attachment, a vanity unit and a low flush wc. Double glazed window. Radiator. Complementary tiled walls.



FIRST FLOOR

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SMALL LANDING

Approached via a white painted paddle staircase this landing has a double glazed window and a striking engineered oak floor.



BEDROOM 1

18'2" max x 9'6" max (5.55 max x 2.91 max)

This fabulous main bedroom has a double glazed window to the front elevation, plus a Velux window to the rear, this space being ideal as a sitting/dressing area.



BEDROOM 1



BEDROOM 2

13'4" x 10'8" (4.07 x 3.26)

A second spacious bedroom having a double glazed window to the front elevation and a Velux window to the rear elevation which again is ideal as a sitting/dressing area. Radiator and a useful double wardrobe cupboard.



BEDROOM 2



SHOWER ROOM/WC

4'10" x 4'1" (1.49 x 1.26)

Featuring a shower cubicle having a glass fronted door and an electric shower, a low flush wc and pedestal wash hand basin. Tiled walls and an extractor fan.



OUTSIDE



ATTACHED BRICK GARAGE

23'4" x 7'10" (7.13 x 2.39)

This extra long brick garage has an up and over door to the front and a personal door to the side. Light and power. The Ideal wall mounted boiler was fitted in 2024 and is annually serviced.

THE GARDENS

Standing on a prominent corner plot the front garden is accessed via a block paved driveway which a matching pathway which leads to the front door, this garden is lawned with established borders of bushes and shrubbery. The side garden is paved with grey contemporary styled paving slabs edged with raised borders and is ideal for outside entertaining with the rear garden being laid to lawn.



THE GARDENS



THE SIDE GARDEN



SUMMERHOUSE

23'4" x 7'10" (7.13 x 2.39)

Ideally situated to catch the morning sun during the summer months, this substantial summer house has a vaulted ceiling and is ideal for a home office, informally dining/ gym etc and is fitted with laminate flooring, light and power.



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

TENURE - LEASEHOLD

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

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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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 firms 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.