

# BETTLES, MILES & HOLLAND

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### PROPERTY FOR SALE

## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

**PURCHASE PRICE £375,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£375,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## **THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY**

Nestled in a charming village, this beautifully presented three-bedroom period property effortlessly combines historic elegance with modern comforts. The home features a modern kitchen equipped with contemporary appliances, ideal for culinary enthusiasts. With four versatile reception rooms, there is ample space for relaxation, entertainment, and work-from-home needs.

The lovely bathroom boasts a free-standing claw foot bath, perfect for unwinding after a long day. Outside, the peaceful and well-maintained rear garden offers a serene retreat, complemented by a garage and parking space for three cars.

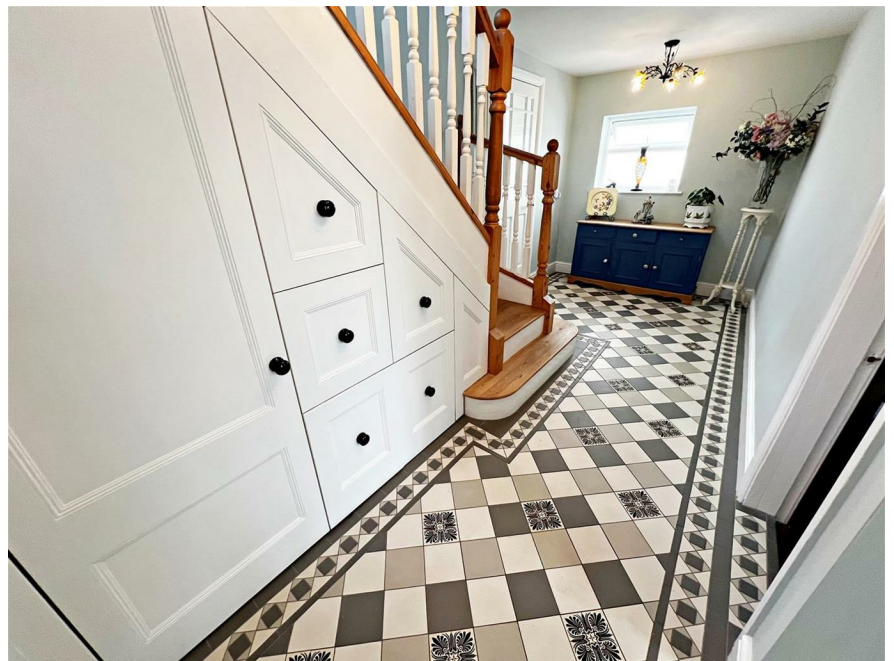
Additional features include gas central heating and u.PVC double glazing with bespoke patterned glass, ensuring warmth and privacy throughout the year. This home is a perfect blend of classic charm and modern convenience, ideal for those seeking a tranquil village lifestyle. Planning permission for a first floor extension has previously been approved.

The Old Manse was built in 1869 and originally called 'East View'. In 1916 the occupant of East View died and bequeathed the property to the Tetney Primitive Chapel for the minister to live in. It is believed the house name was changed to The Old Manse when the chapel trustees sold the house. A blue house sign at the front 'The Old Manse' depicts a violin in the middle. The purchase from the trustees was a music teacher and this was his reference. All original deeds and documents with photos accompany this house.

## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### ENTRANCE HALL

Through the gate and up the steps to the composite front door with a bespoke glazed panel above with the property name on. There is a tiled floor, stairs to the first floor accommodation and the stair case has custom hand made built in storage, a u.PVC double glazed window, three lights to the ceiling.



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### LOUNGE

22'8 x 13'2 (6.91m x 4.01m)

The spacious, light and airy lounge with a u.PVC double glazed walk-in bay window with plantation shutters, a beautiful wooden fire surround with a cast iron open fire. Internal bi-fold doors into the sun room, a u.PVC double glazed window to the side, door to the second hall, a central heating radiator and two lights and coving to the ceiling.



### LOUNGE



# THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

## LOUNGE



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### SITTING ROOM

11'9 x 14'0 (3.58m x 4.27m)

The sitting room is to the front of the property with a u.PVC double glazed walk-in bay window with plantation shutters, a gas log burner set in the chimney breast. Built in cupboards and shelves either side of the chimney breast, a central heating radiator, wall lights, a wooden floor. There is coving and a light to the ceiling.



### SITTING ROOM

#### SECOND ENTRANCE HALL

The property has a second entrance hall with a composite door at the side, two u.PVC double glazed windows, a tiled floor, a central heating radiator and a light to the ceiling.



### CLOAKROOM

7'8 x 2'8 (2.34m x 0.81m)

A white close coupled toilet with a central chrome flush, a sink with a chrome mixer tap set in a vanity unit, a u.PVC double glazed window, a tiled floor and a light to the ceiling.

## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### DINING ROOM

17'1 x 8'11 (5.21m x 2.72m)

The dining room with u.PVC double bi-fold doors leading to the garden, internal bi-fold doors into the sun room, two sky lights, a Herringbone tiled floor, two central heating radiators and a light to the ceiling.



### SUN ROOM

17'2 x 8'7 (5.23m x 2.62m)

With u.PVC double glazed windows to the side and rear, u.PVC double glazed French doors, a tiled floor and a light to the ceiling.



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### KITCHEN

11'9 x 14'0 (3.58m x 4.27m)

The recently installed Haagensen's kitchen consisting of grey base and a wall of larder units with Quartz work surfaces, up stands and splash back incorporating a sink with a chrome mixer tap. Housed in the larder units there are two gas ovens, an integral 5 ring gas hob and an indoor electric BBQ with briquettes with a black extractor fan above. Bi-fold doors into the garden, two sky lights, a central heating radiator, a tiled floor and two lights to the ceiling. This is a fantastic room with space for a table and chairs and enjoying views over the garden, the real heart of the home.



### KITCHEN



### UTILITY ROOM

19'2 x 5'1 (5.84m x 1.55m)

With a range of cream base units with contrasting work surfaces over, a stainless steel sink unit with a chrome mixer tap. There is space for an American style fridge/freezer, a tumble dryer, plumbing for a washing machine and dish washer. A composite stable door, two sky lights, the tiled floor continues from the kitchen, and there is a light to the ceiling.



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window and a light to the ceiling.



### BATHROOM

10'2 x 7'5 (3.10m x 2.26m)

The bathroom with a white suite comprising of a free standing claw foot bath with a free standing chrome mixer shower tap, a vanity sink with a chrome mixer tap, a traditional mid level toilet, and a separate shower enclosure with mermaid boarding. A u.PVC window with a bespoke glass, a chrome ladder style radiator, a tiled floor and a light to the ceiling.



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### **BEDROOM 1**

11'11 x 13'3 (3.63m x 4.04m)

This double bedroom to the front of the property with two u.PVC double glazed windows with plantation shutters, a walk-in wardrobe, a recessed area ideal for a dressing table or chest of drawers, a central heating radiator and a light to the ceiling. The recessed area is 4'9 x 3'0.



### **BEDROOM 1**



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### **BEDROOM 2**

12'11 x 11'11 (3.94m x 3.63m)

Another double bedroom to the front of the property with a u.PVC double glazed window with plantation shutters, a central heating radiator, a beautiful cast iron fireplace and a light to the ceiling.



### **BEDROOM 2**



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### **BEDROOM 3**

9'8 x 7'3 (2.95m x 2.21m)

This single bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**



## THE OLD MANSE MARKET PLACE, TETNEY NEAR GRIMSBY

### GARAGE

The garage with an electric door and there is light and power within. There is a wooden door giving access to the rear garden and a u.PVC double glazed window.



### OUTSIDE

The front garden has a walled and wrought iron boundary with a wrought iron gate and is laid to decorative stones and stepping stones to the front door.

To the side of the property is the drive with parking for two cars and there is a wooden fence and gate giving access to the rear garden and if you choose to take this down would provide another parking space.

The beautifully maintained rear garden is so peaceful and tranquil with a paved patio area and a decorative stoned patio area to enjoy all aspects of the garden. The garden is mainly laid to lawn with borders of established plants, shrubs and trees. There is a electrical point in the garden too.



### OUTSIDE

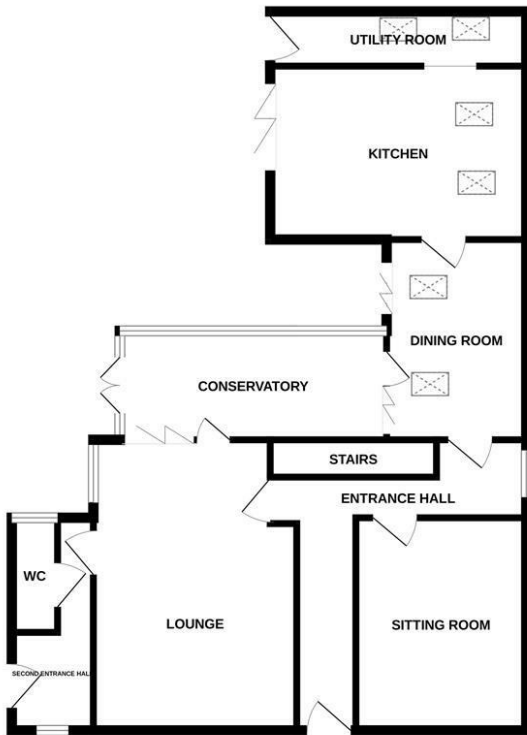


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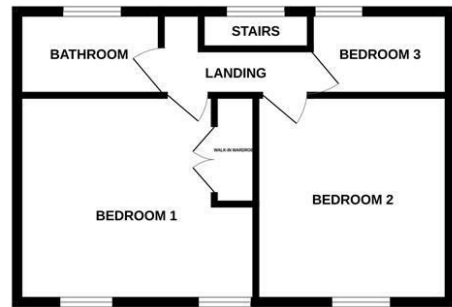
## OUTSIDE



GROUND FLOOR




1ST FLOOR




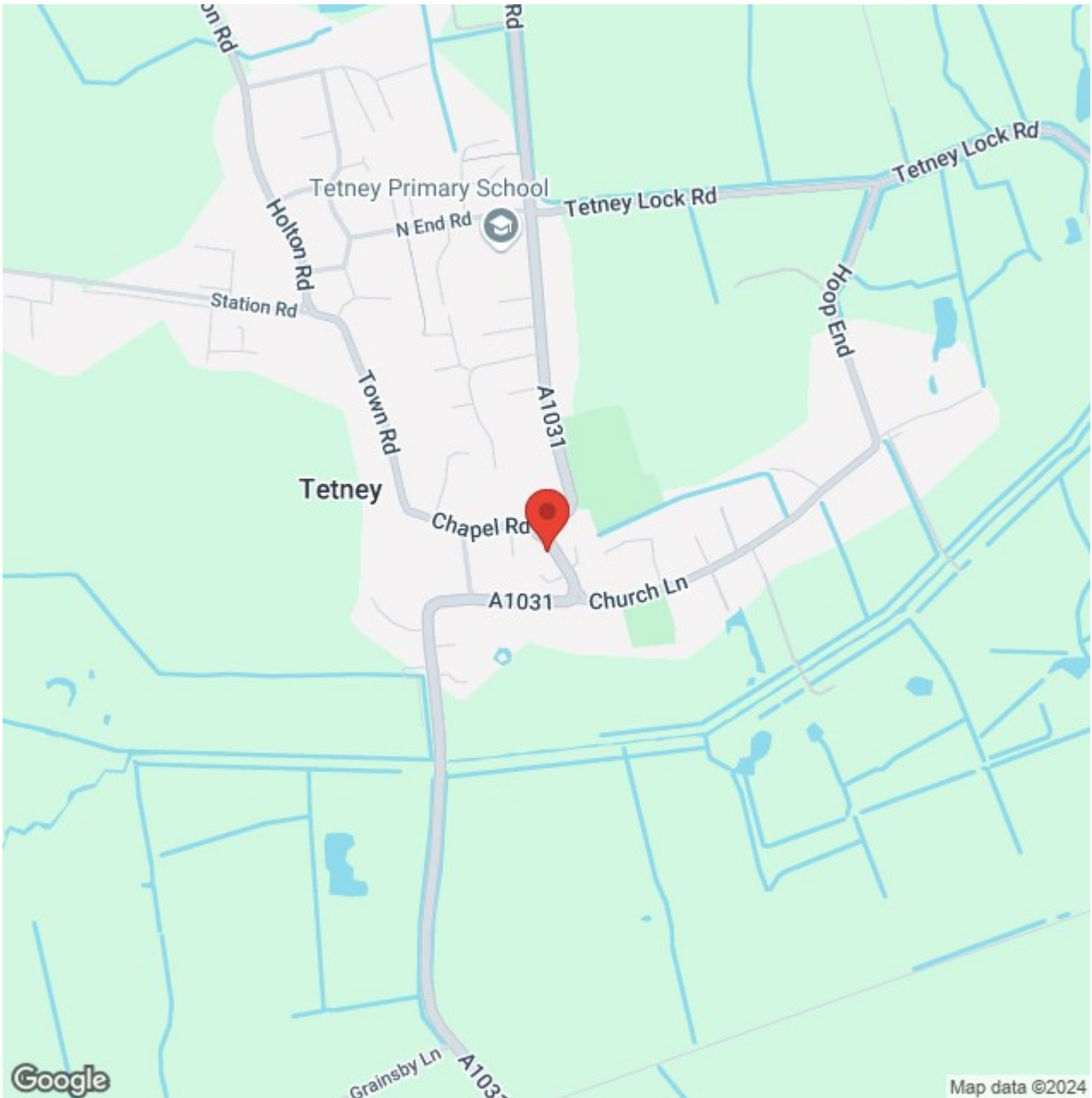
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ADDITIONAL NOTES

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#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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