

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 37 STONEY WAY, TETNEY GRIMSBY

**PURCHASE PRICE £205,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£205,000

#### TENURE

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



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### 37 STONEY WAY, TETNEY GRIMSBY

Nestled in the charming village of Tetney, Grimsby, this well-presented semi-detached house on Stoney Way offers a delightful blend of comfort and modern living. As you enter, you are welcomed by a spacious entrance hall that leads to a cosy lounge, perfect for relaxation. The heart of the home is undoubtedly the fabulous kitchen/diner, featuring bi-fold doors that seamlessly connect the indoor space with the outdoor garden, creating an ideal setting for entertaining family and friends.

The property boasts three generously sized bedrooms on the first floor, with the master bedroom benefiting from an ensuite for added convenience. The well-appointed bathroom and a utility room enhance the functionality of this lovely home.

Additional features include double glazing throughout, ensuring warmth and energy efficiency, as well as gas central heating for those cooler months. The property also offers ample off-road parking, along with a garage for extra storage or secure parking. The rear garden provides a tranquil outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

This semi-detached house is not just a home; it is a lifestyle choice in a peaceful village setting, making it an excellent opportunity for families or those seeking a serene retreat. With its modern amenities and inviting atmosphere, this property is sure to impress.

#### **ENTRANCE HALL**

Through a composite front door with a side panel into the hall, stairs to the first floor accommodation, a central heating radiator, Nest heating control, a built in cupboard housing the consumer unit. There is laminate to the floor and a light to the ceiling.





## 37 STONEY WAY, TETNEY GRIMSBY

### LOUNGE

14'11 x 11'9 (4.55m x 3.58m)

The lounge is to the front of the property with a u.PVC double glazed window, a horizontal central heating radiator, a tiled feature wall and spotlights to the ceiling.



### LOUNGE



**KITCHEN/DINER**

25'9 x 8'1 increasing to 9'3 (7.85m x 2.46m increasing to 2.82m)

This kitchen/diner is the real heart of the home with a range of grey wall and base units with under unit and plinth lighting, contrasting work surfaces and up stands, a white sink unit with a chrome mixer tap. A housed electric oven, a combination microwave, a gas hob with a stainless steel extractor fan above. There is housing for a fridge/freezer, a wine fridge and a walk-in pantry. Bi-fold doors and a roof light to the dining end of the kitchen, laminate floor with underfloor heating, a central heating radiator and spotlights to the ceiling.



**KITCHEN/DINER**





**KITCHEN/DINER**



**KITCHEN/DINER**



### **UTILITY ROOM**

7'1 x 3'11 (2.16m x 1.19m)

The utility room with grey wall and base units, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. There is plumbing for a washing machine, a built in cupboard, a u.PVC double glazed window and door, laminate to the floor and a spotlight to the ceiling.



### **BATHROOM**

6'10 x 5'5 (2.08m x 1.65m)

The bathroom comprising of a bath with a chrome mixer tap, a plumbed shower and a glass shower screen, a cabinetised sink and toilet with chrome fittings. A u.PVC double glazed window, tiled walls and floor, a chrome ladder style radiator, a sensor mirror and spotlights to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.



**BEDROOM 1**

11'9 x 11'0 (3.58m x 3.35m)

This double bedroom to the front of the property with a u.PVC double glazed window, a walk-in wardrobe, a central heating radiator, a light and coving to the ceiling.



**BEDROOM 1**



**ENSUITE**

2'6 x 8'11 (0.76m x 2.72m)

The ensuite comprises of a shower enclosure with a plumbed shower, a vanity sink unit with a chrome mixer tap and a toilet. Tiled walls, a chrome ladder style radiator, a tiled floor and spotlights to the ceiling.



**BEDROOM 2**

11'10 x 6'10 (3.61m x 2.08m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard, a light and loft access to the ceiling. The loft has pull down ladders, is boarded with a light and the central heating boiler is in here.





**BEDROOM 3**

8'8 x 6'11 (2.64m x 2.11m)

Bedroom 3 is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



**GARAGE**

The detached garage with an electric door, there is light and power within.



## 37 STONEY WAY, TETNEY GRIMSBY

### OUTSIDE

The front garden has a fenced and walled boundary and is laid to block-paving providing ample off road parking

The rear garden has a fenced boundary and is laid to lawn and decking with raised borders. The block-paving leads from the front through double gates to the garage.

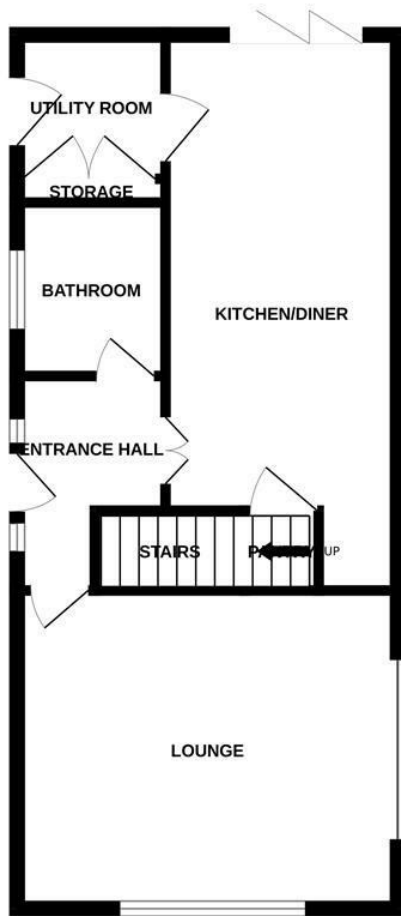


### OUTSIDE

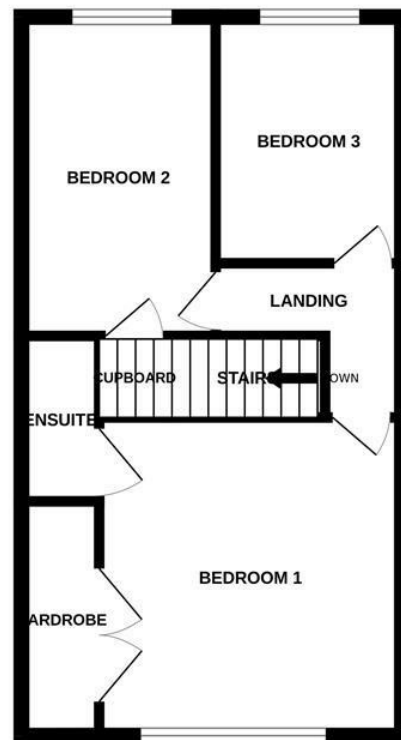




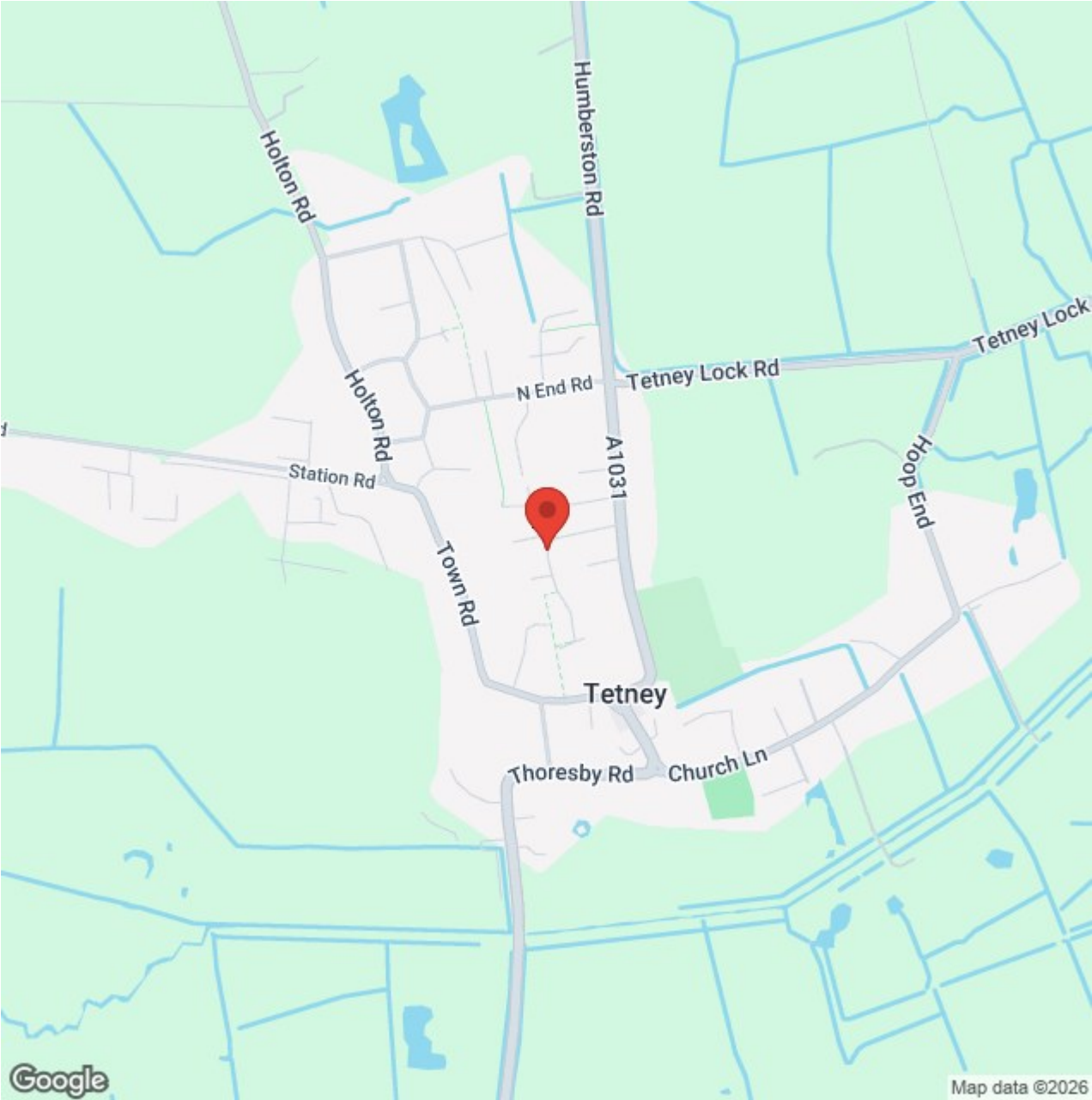
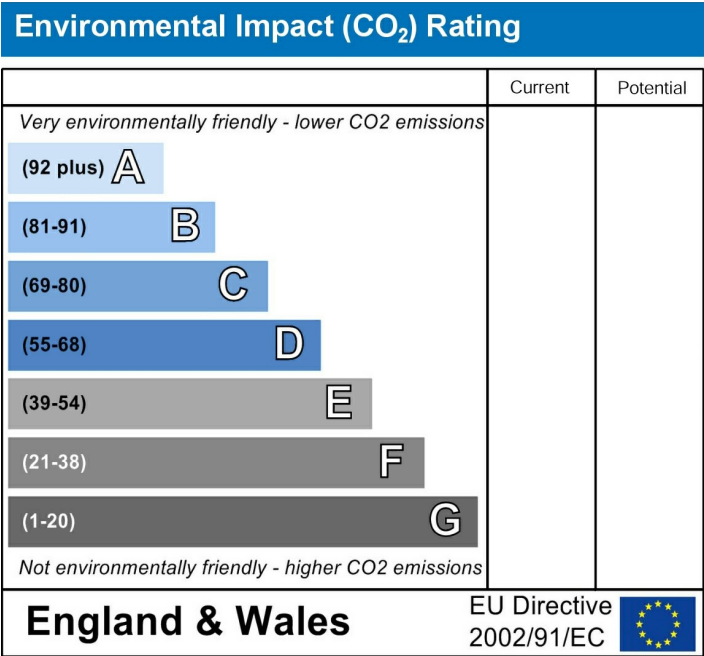
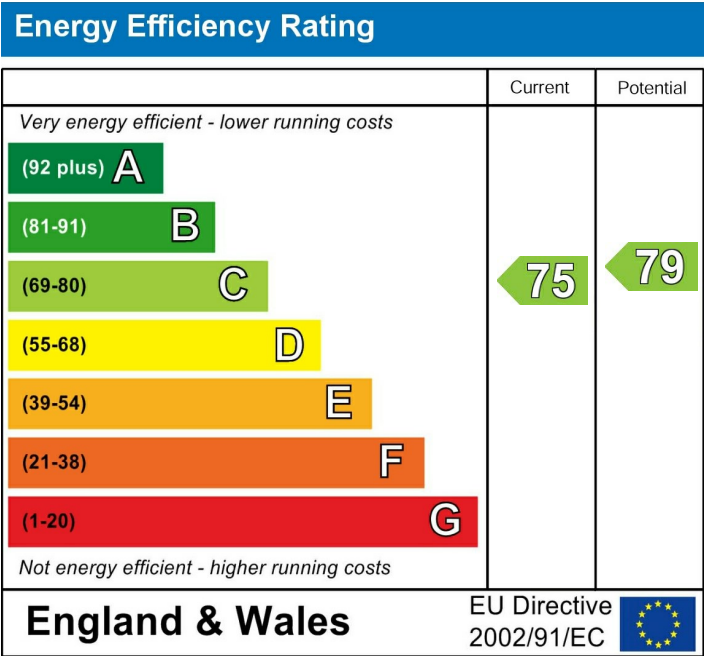
GROUND FLOOR



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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## **ADDITIONAL NOTES**

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We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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

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*They normally charge a fee of £495 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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