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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Thoresby Road

Tetney
DN36 5JL

£274,000

Viewing is highly advised on this well proportioned four bedroom detached house situated within the popular village of Tetney. This lovely sized family home enjoys the benefits of majority uPVC double glazing and gas central heating with the property briefly comprising entrance hallway, living room, dining kitchen, sitting room, bathroom and utility/lobby area to the ground floor. To the first floor you find the landing and four good sized bedrooms. Front and rear gardens, with access to a garage. Viewing is highly advised.

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Entrance Hallway

With entrance door and adjoining glazed windows to the front elevation. Laminate flooring. Staircase to the first floor with storage cupboard below.

Living Room

15' 2" x 12' 3" (4.611m x 3.725m)
uPVC double glazed window to the front elevation and two further double glazed windows to the side. Living flame gas fire with surround. Central heating radiator.

Kitchen/Diner

11' 4" x 22' 3" (3.447m x 6.780m) max
A well proportioned kitchen dining room with uPVC double glazed window, French doors and a single entry door to the rear elevation. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset sink. Splashback tiling. Space for a range oven with extractor over. Plumbing for a washing machine and dishwasher. Central heating radiator.

Lobby/Utility Space

6' 7" x 5' 5" (2.019m x 1.647m)
A versatile space leading off from the hallway and also accessing the sitting room or possible fifth bedroom. Ideal as a home office, storage space or potential utility area,

Sitting room or possible Bedroom

16' 4" x 6' 11" (4.984m x 2.117m)
uPVC double glazed window to the front elevation. Borrowed light window to the hallway. Door to the bathroom.

Bathroom

9' 10" x 6' 11" (3.006m x 2.096m)
Two uPVC double glazed windows to the rear elevation. Fitted with a panelled bath with mixer taps, shower cubicle with body jet shower, pedestal wash hand basin and a low level w.c. Down lighting to the ceiling. Tiled flooring. Towel central heating radiator.

First Floor Landing

uPVC double glazed window to the front elevation.

Bedroom One

12' 0" x 10' 5" (3.645m x 3.179m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Two

20' 6" x 7' 0" (6.261m x 2.122m)
uPVC double glazed window to the front and rear elevations offering a dual aspect view. Central heating radiator.

Bedroom Three

7' 9" x 10' 5" (2.371m x 3.165m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Four

13' 10" x 11' 4" (4.205m x 3.449m) maximums

uPVC double glazed window to the rear elevation. Central heating radiator. Storage space housing the hot water tank etc.

Outside

The property benefits from gardens to the front and rear elevations with the front garden having lawn along with graveled path to the front door. Parking to the property is via the rear access via a shared driveway and leading to a detached garage. The garage is unfortunately in a dilapidated state and requires replacement or removal which would then just offer the hard standing for those wishing to do so. The rear garden has a fenced perimeter with gated access to the rear leading to a garage. The garden offers lawn, patio area and shrubs and plants.

Garage

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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