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



Holton Road

Tetney
DN36 5LR

Offers in the Region Of
£425,000

"Unlock the potential of this versatile 4-bedroom property, perfectly suited for families seeking to care for an elderly or disabled relative, or teenagers craving independence. Divided into two self-contained dwellings, this property offers flexibility and functionality. The main three-bedroom house boasts a modern kitchen, dining room, lounge, and two bathrooms, including a separate large bathroom and shower room. The annexe, with its own entrance, features a kitchen diner, lounge, double bedroom, and bathroom with shower, providing a comfortable and private space for loved ones. Situated on a spacious 0.14-acre corner plot, the property enjoys ample parking, a detached double garage, and off-road parking for 5 cars. The stunning enclosed private rear garden, complete with a newly laid patio and garden service area, is perfect for relaxation and outdoor living. If needed, the property can be easily rejoined or connected through the

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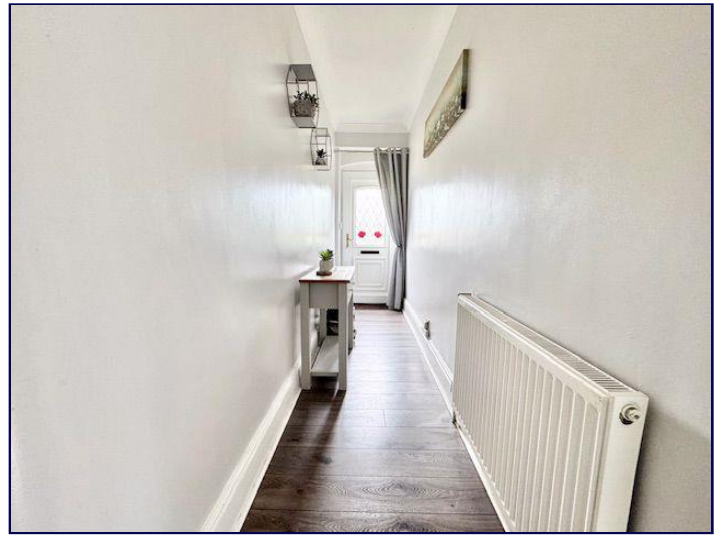
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Entrance hall

"Make a stylish first impression in the entrance hall, where a sleek uPVC frosted front door sets the tone for this beautiful property. The hallway is tastefully decorated with grey decor to coving, creating a sense of calm and sophistication. Wood laminate flooring leads you through to a more spacious area at the bottom of the stairs, where built-in storage provides a practical solution for everyday items. A uPVC window allows natural light to pour in, while a radiator ensures a warm welcome and a pendant light adds a touch of elegance. A well-designed entrance hall that perfectly balances form and function."

Lounge

11' 5" x 12' 6" (3.49m x 3.82m)

"Relax and unwind in this beautifully designed lounge, a perfect space to socialise and unwind. The off-white decor with a striking feature wall to coving creates a sense of brightness and airiness, while the grey carpet adds a touch of sophistication. The floating uPVC window allows for an abundance of natural light, and a radiator ensures a comfortable temperature. The pièce de résistance is the stunning feature wood fireplace, complete with a granite inset and hearth, and a gas fire that provides a warm and inviting focal point to the room. A beautifully appointed lounge that's perfect for family gatherings or quiet nights in."

Dining room

11' 6" x 12' 6" (3.50m x 3.82m)

"Perfect for family meals and entertaining, this good-sized dining room is a versatile space that exudes style and functionality. The floating uPVC bay window floods the room with natural light, while the grey carpet and neutral decor create a calm and sophisticated atmosphere. Built-in storage provides a practical solution for dinnerware and linens, and a pendant light adds a touch of elegance. A radiator ensures a comfortable temperature, making this room an ideal space to gather and enjoy quality time with loved ones."

Family Bathroom

8' 10" x 8' 11" (2.68m x 2.73m)

"A beautifully appointed and spacious ground floor bathroom, perfect for guests or added convenience. The P-shaped bath with vanity sink provides a relaxing soak, while the WC ensures functionality. Crisp white tiled splash backs add a touch of cleanliness, and the tile effect vinyl floor offers a stylish and practical solution. The frosted uPVC window with blinds allows natural light to filter in while maintaining privacy, and a ceiling light ensures the space is well lit. An extractor fan provides ventilation, and the great decor throughout creates a welcoming ambiance. A fantastic addition to this property."

Kitchen

11' 11" x 10' 5" (3.62m x 3.17m)

"Step into this stunning modern kitchen, where sleek grey matte wall and base units provide ample storage and a sophisticated aesthetic. Complimentary worktops and a stylish 1.5 sink with drainer complete the look. The kitchen is equipped with a range of integral appliances, including a double oven and grill, electric hob with extractor, and a 70/30 fridge freezer. There's also space for a dishwasher and washing machine, making meal prep and household chores a breeze. Two uPVC windows with blinds allow natural light to pour in, while grey splash back tiling and white decor to coving add a touch of elegance. A uPVC frosted door leads out to the rear garden, and a ceiling light ensures the space is well lit. A beautifully designed kitchen that's perfect for cooking up a storm."

Stairs and landing

"A stylish and well-designed staircase leads you to the first floor, where neutral decor creates a sense of calm and serenity. The grey carpet adds a touch of sophistication, while a Velux window allows natural light to flood the area. Loft access provides additional storage potential, and a radiator ensures a comfortable temperature. A ceiling light ensures the space is well lit, making it a functional and inviting area. A beautifully appointed landing that provides a seamless transition between floors."

Bedroom One

16' 1" x 13' 4" (4.90m x 4.07m)

"A serene retreat awaits in this spacious main bedroom, perfect for relaxation and unwinding. The dormer uPVC window with blind allows natural light to flood in, while built-in storage and a dressing table provide ample space for clothes and personal items. The soothing grey decor and matching carpet create a calming atmosphere, and four down lights ensure the room is well lit. A radiator provides a comfortable temperature, making this bedroom a haven to retreat to at the end of the day. A beautifully appointed space that's perfect for a restful night's sleep."

Bedroom Two

16' 3" x 15' 10" (4.95m x 4.83m)

"A bright and airy second bedroom, perfect for a growing family member or guest. The UPVC dormer window to the front allows natural light to pour in, while the off-white decor creates a sense of calm and serenity. The grey carpet adds a touch of sophistication, and 8 down lights ensure the room is well lit. A radiator provides a comfortable temperature, making this spacious bedroom an ideal

retreat. A versatile space that can be tailored to suit any style or need."

Bedroom Three

14' 6" x 4' 7" (4.43m x 1.39m)

"A cozy and inviting third bedroom, perfect for a child, teenager, or as a quiet retreat. The uPVC dormer window allows natural light to enter, while the off-white decor creates a bright and airy feel. The neutral carpet adds warmth, and two down lights ensure the room is well lit. A radiator provides a comfortable temperature, making this compact bedroom a snug and comfortable space. Ideal for a variety of uses, from a bedroom to a home office or study."

Shower room

7' 5" x 6' 0" (2.25m x 1.83m)

"A stylish and functional first-floor shower room, perfect for added convenience. The room features a vanity sink and WC, along with an enclosed corner shower for a relaxing experience. Crisp white splash back tiles and decor create a clean and fresh atmosphere, while the grey wood effect vinyl adds a touch of warmth. A Velux window allows natural light to pour in, and two down lights ensure the space is well lit. An extractor fan provides ventilation, and a radiator ensures a comfortable temperature. A beautifully appointed shower room that combines style and practicality."

Rear garden

A superbly presented private enclosed rear garden has neat lawn and patio behind tall wall with timber gates to the side and rear parking areas. This sun trap is perfect for enjoying the sunshine whilst being shielded from the summer breezes, as the sun fades garden lighting brightens the space to enjoy on an evening too. To the rear of the garage and home and neatly tucked away is a garden service area with timber shed and raised beds with fencing to the neighbours.

Front and side garden

The large front garden is simply laid to lawn behind thick secure hedging front and side with path to the front door and concrete path around the house. The side garden has path and gate to the side leading into the rear garden. A concrete hard standing allows space for one more parking space.

Double garage

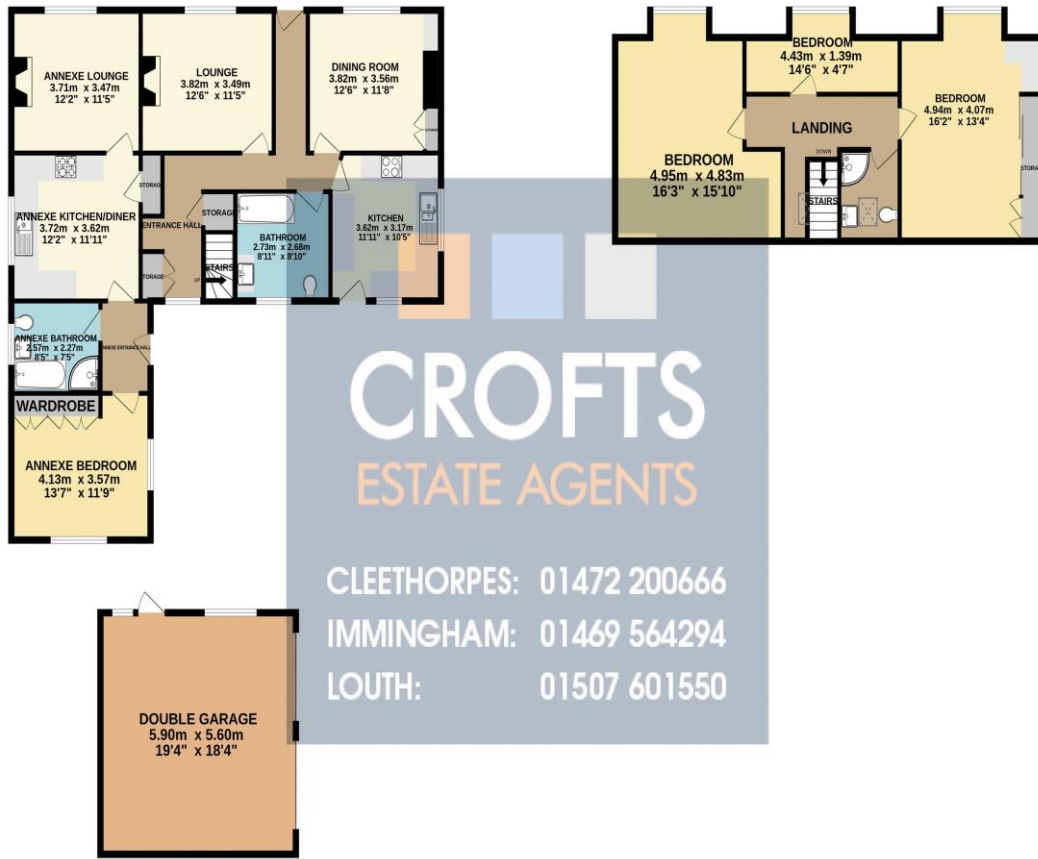
18' 4" x 19' 4" (5.60m x 5.90m)

Large brick and tile double garage with two metal up and over



GROUND FLOOR
142.3 sq.m. (1531 sq.ft.) approx.

1ST FLOOR
64.9 sq.m. (699 sq.ft.) approx.



TOTAL FLOOR AREA : 207.2 sq.m. (2230 sq.ft.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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