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Tetney Lock Road, Tetney



When it comes to
property it must be


lovelle



£525,000



Welcome home to Barley Croft. This is a stunning five-bedroom property situated in the picturesque countryside of Tetney Lock, providing breathtaking views of the surrounding landscape.

Key Features

- Picturesque countryside location
- Meticulously designed with spacious rooms and high-quality finishes
- Open-plan living areas on the ground floor, ideal for families
- Fully equipped kitchen with a dining area
- Light and airy reception rooms with ample natural light
- Stunning master bedroom with en-suite, walk-in wardrobe, and balcony
- Four additional spacious bedrooms
- Long gravel driveway, ample parking and garage
- Beautifully landscaped rear garden with several seating areas
- EPC rating D & Freehold





Welcome home to Barley Croft. This is a stunning five-bedroom property situated in the picturesque countryside of Tetney Lock, providing breathtaking views of the surrounding landscape. This light and airy home is perfect for those looking for a peaceful lifestyle while still enjoying easy access to local amenities and facilities.

The house has been meticulously designed to offer the very best in modern living, with spacious rooms and high-quality finishes throughout. The open-plan living areas on the ground floor offer a perfect space for entertaining, with four reception rooms, including a dining kitchen and utility room. The kitchen is fully equipped making it a perfect space for cooking and entertaining guests. The reception rooms offer plenty of natural light, giving the space a bright and airy feel.

One of the standout features of Barley Croft is the stunning master bedroom, which boasts an en-suite, a walk-in wardrobe and a balcony overlooking the Louth canal. The four additional bedrooms are equally spacious, with plenty of natural light and storage space. The bathrooms are of show home quality, featuring high-quality fittings and finishes.

The outside space at Barley Croft is equally impressive, with a long gravel driveway leading up to the property, providing ample parking for multiple vehicles. The rear garden is beautifully maintained and features a large lawn area, perfect for outdoor activities and relaxation. There is also a timber-decked seating area, offering a perfect space for alfresco dining and entertaining guests.

In addition to the peaceful countryside setting, Barley Croft is ideally situated for those looking for good school catchment areas, making it a perfect family home. The nearby public house offers a perfect place to relax and socialize with friends and family, while the surrounding area offers a wealth of attractions and activities, including walking, cycling, and exploring the stunning Lincolnshire Wolds.

In conclusion, Barley Croft offers a rare opportunity to acquire a stunning family home in an idyllic countryside setting. With spacious living areas, beautiful bedrooms and bathrooms, and a stunning outside space, this property is perfect for those looking for a peaceful lifestyle without compromising on modern conveniences.

Reception Hall

5.27m x 1.74m (17.3ft x 5.7ft)

The entrance area features a stunning staircase with a Fusion chrome spindle balustrade leading to the first floor. Natural light fills the hallway through a tall window, complemented by a column-style central heating radiator. A convenient cupboard provides ample storage space.

Cloakroom

1.37m x 1.74m (4.5ft x 5.7ft)

The bathroom is elegantly tiled and showcases a white suite, including a concealed cistern w.c. and a semi-recessed handbasin. Woodgrain storage cabinets and a column-style central heating radiator add to the aesthetic and functionality of the space.

Sitting Room/Office

2.3m x 3.85m (7.5ft x 12.6ft)

The front room of the house offers a cozy ambiance, featuring a central heating radiator and French doors that open to the front garden. This versatile space can serve as an additional sitting room or a well-suited home office/study.

Lounge/Diner

5.75m x 3.85m (18.9ft x 12.6ft)

The 'L' shaped room in this house is truly impressive, providing ample space for both relaxing and dining. The main lounge area is adorned with a recessed log burner stove, nestled within a brick-lined recess and accompanied by a rustic timber mantel above. Patio-style doors open from the dining area to the front of the house, while twin full-height windows on either side of the fireplace flood the room with natural light. Two column-style central heating radiators ensure a cozy atmosphere throughout the space.

Kitchen

3.03m x 7.08m (9.9ft x 23.2ft)

The kitchen is fully equipped with a variety of cream-coloured wall and base cabinets, complemented by butcher block-style worksurfaces. It features a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances include a Diplomat electric double oven, a Lamona induction hob with a curved glass extractor canopy above, and a dishwasher. The floor is tiled, and the walls are partly adorned with beautiful duck egg blue tiles, adding a touch of elegance. A convenient door opens into the rear garden, allowing easy access to outdoor spaces.

Dining Area

2.55m x 2.58m (8.4ft x 8.5ft)

This room is designed in an open plan style, seamlessly connecting the family room and the kitchen. It creates a harmonious flow between the spaces, allowing for easy interaction and movement throughout.

Family Room

5.52m x 2.79m (18.1ft x 9.2ft)

Adjacent to the dining kitchen and offering convenient access to the rear garden, this room features French doors that provide a seamless indoor-outdoor connection. A column-style central heating radiator ensures comfortable temperatures in the space.

Utility Room

1.71m x 1.57m (5.6ft x 5.2ft)

Connected to the kitchen, there is a separate area that allows for freestanding appliances. This space provides ample room and provisions for placing and using appliances such as a washing machine, dryer, refrigerator or freezer, as needed.

Landing

2.43m x 3.28m (8ft x 10.8ft)

The landing area is generously sized and features a central heating radiator. It provides enough space to accommodate a chair, creating a cozy spot for quiet relaxation or reading.

Master Bedroom

8.11m x 3.96m (26.6ft x 13ft)

The principal bedroom is truly expansive, offering an abundance of space for various furniture arrangements. It boasts two central heating radiators, ensuring optimal comfort. The room is enhanced by French doors that open to a balcony, providing wonderful views to the front and allowing for an enjoyable outdoor experience. Moreover, there is a door that leads to both a walk-in wardrobe and an en-suite shower room, adding convenience and luxury to the space.





Walk-in Wardrobe

1.73m x 2.02m (5.7ft x 6.6ft)

The walk-in wardrobe features hanging rails on both sides, providing ample space for organizing and storing clothing. Additionally, the walk-in wardrobe benefits from a central heating radiator, ensuring a comfortable environment for dressing and accessing your wardrobe.

En-suite Shower Room

3.21m x 1.72m (10.5ft x 5.6ft)

The en-suite shower room is exquisitely tiled and features a white suite. It includes a concealed cistern w.c., a semi-recessed washbasin, and an oversized step-in shower enclosure with a clear side screen and a chrome mixer style shower. Woodgrain finish cabinets offer convenient storage options, and a vertical central heating radiator adds a touch of style and warmth to the space.

Bedroom Two

4.93m x 3.05m (16.2ft x 10ft)

Situated at the rear of the house, this well-proportioned room offers a comfortable living space. It features a central heating radiator for warmth and provides picturesque views over the surrounding countryside.

Bedroom Three

3.05m x 4.18m (10ft x 13.7ft)

This double bedroom is equipped with a central heating radiator for optimal comfort. It also includes a built-in storage cupboard/wardrobe, providing convenient storage space. The room offers delightful views over the countryside providing a pleasant backdrop.

Bedroom Four

2.44m x 3.28m (8ft x 10.8ft)

Located at the front of the property, this bedroom boasts a good size, offering ample space for various furniture arrangements and is equipped with a radiator.

Bedroom Five

2.43m x 3.33m (8ft x 10.9ft)

This room is positioned at the front of the property and provides a good amount of space. It features a radiator to maintain a comfortable temperature. The room's versatility allows it to be used as either a fifth bedroom or a home office/study, depending on your needs and preferences.

Family Bathroom

3.04m x 3.03m (10ft x 9.9ft)

The family bathroom in this property is in showroom standard, showcasing high-quality features. It boasts a white suite that includes a curved bath, a concealed cistern w.c., and a vanity washbasin with adjoining cabinets. An oversize step-in shower enclosure with a chrome Aqualisa digital mixer shower adds a touch of luxury. The walls are adorned with beautiful tiling, creating an elegant and stylish atmosphere. Additionally, a column-style central heating radiator ensures comfort and warmth in the space.

Garage

9.38m x 2.9m (30.8ft x 9.5ft)

The garage has been thoughtfully renovated and transformed into a versatile workshop/hobby/work-from-home space. It features a separate w.c. and washbasin for convenience. Provision for heating, power, and lighting ensures a comfortable and functional workspace. The excellent size of the area allows for a variety of uses and can be easily adapted to suit different needs. The space is accessible through an electric roller door at the front, while a side door provides a convenient entry point from the rear garden.

Gardens

The house is surrounded by gardens that gradually widen towards the rear and cover approximately one quarter of an acre (sts). At the front, there is a well-maintained lawned garden enclosed by Lincolnshire-style fencing. A substantial gravelled driveway offers ample parking space for multiple vehicles. Additionally, there is an enclosed side area that includes a shed and other storage options.

Within the main lawned garden, there are several notable features. These include a raised pond, a charming decking patio, a spacious pergola, and a hard-surfaced patio area. These elements provide opportunities for outdoor relaxation, entertaining, and enjoying the surroundings.

A door within the garden opens to the Boiler Room, where the Worcester oil-fired boiler is housed. This dedicated space ensures convenient access and maintenance for the heating system.



Council Tax Information

The Council Tax Band for this property is E. This information was obtained in March 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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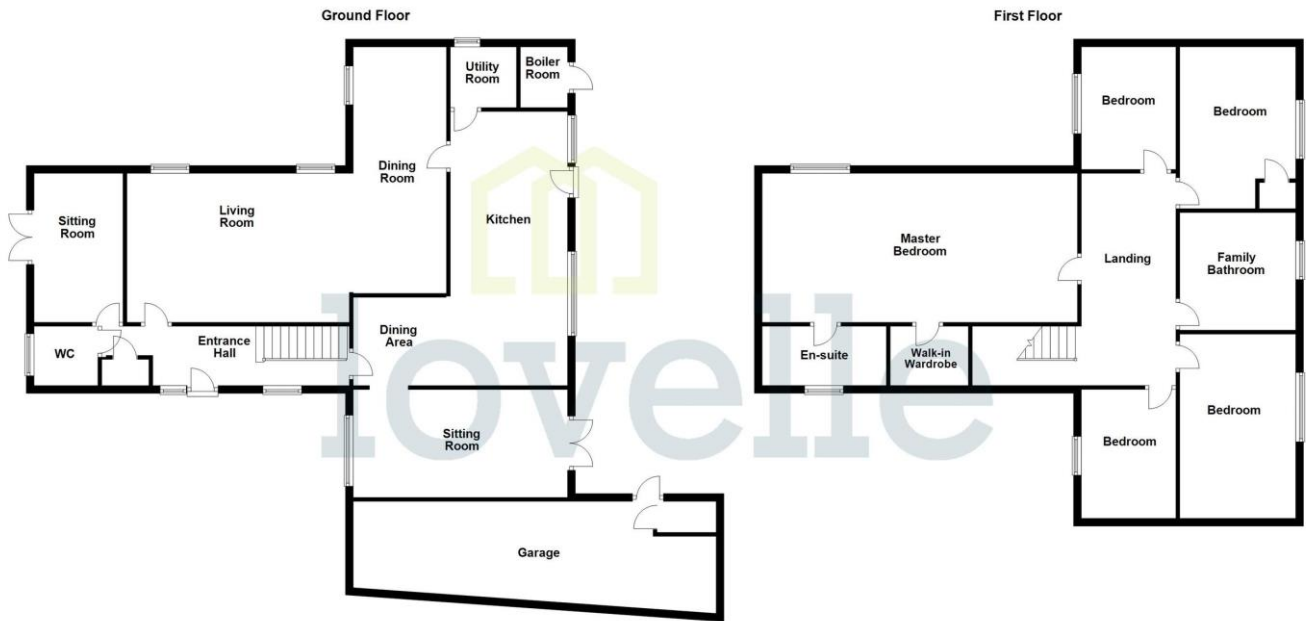
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