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Church View , Tetney



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£635,000



Welcome to Church View, Tetney, a truly magnificent family home that showcases the impeccable craftsmanship of Keigar, a highly regarded builder known for their exceptional quality.

Key Features

- Stunning Detached Property
- Set over Three Floors
- Gorgeous open Plan Kitchen/Dining/Sun room
- Seperate Lounge & Dining Room
- Five Double Bedrooms
- Two En-suite Bathrooms
- Family Bathroom and Separate Shower Room
- Cinema Room
- Large, Private Rear Garden
- Driveway & Double Garage
- EPC rating B





Welcome to Church View, Tetney, a truly magnificent family home that showcases the impeccable craftsmanship of Keigar, a highly regarded builder known for their exceptional quality. Set over three floors, this residence offers luxurious living spaces and a harmonious fusion of contemporary design and timeless features.

The exterior of Church View is instantly captivating, with its elegant facade and beautiful sash windows that exude a sense of grandeur. As you enter through the front door, you are greeted by the hallway, which serves as a tasteful introduction to the opulence that lies within.

Throughout the property, the presence of oak internal doors adds a touch of sophistication and warmth, creating a seamless flow between rooms. The ground floor is enhanced by underfloor heating, ensuring comfort and warmth throughout the colder months. With individual thermostats in each room, you have complete control over the temperature, allowing for personalised comfort.

Positioned on one of the larger plots within the close, Church View offers ample space both inside and out. The rooms are adorned with moulded covings on the ceilings, adding an elegant finishing touch and emphasising the attention to detail that has gone into this home.

The ground floor of Church View comprises a spacious lounge, perfect for relaxing and entertaining guests, as well as a dining room that sets the stage for memorable family dinners. Additionally, there is a cloakroom and a utility room, providing practicality and convenience. The open-plan kitchen, dining, and sunroom is a true highlight, boasting stunning windows that flood the space with natural light and offer picturesque views of the surrounding landscape.

Moving to the first floor, you will find the master bedroom, complete with a dressing area and an en-suite bathroom. Another bedroom on this floor also benefits from an en-suite bathroom, offering privacy and convenience. Completing the first floor is an additional bedroom and a family bathroom, providing ample accommodation for a growing family.

Ascending to the second floor, you are greeted by two further bedrooms, offering versatility and space for various needs. The highlight of this floor is the cinema/games room, providing a dedicated space for entertainment and leisure. A shower room adds convenience and functionality to this floor, ensuring everyone's needs are met.

Church View offers practicality and convenience with its driveway, capable of accommodating several cars, and a double garage, providing ample space for parking and storage. The rear garden is of a good size and offers privacy, with a summerhouse providing a charming retreat. Paving is thoughtfully placed, creating an ideal setting for al-fresco dining and entertaining.

In summary, Church View, Tetney, is a magnificent family home that leaves no stone unturned when it comes to luxury and comfort. From its beautiful sash windows and oak internal doors to the underfloor heating and individual thermostats, every aspect of this property has been carefully considered. With its spacious accommodation, stunning views, and meticulously crafted details, Church View offers an exceptional living experience for the discerning homeowner.

Entrance Hall

This hallway sets the stage for the exquisite living experience this property offers. Its composite entrance door, stylish side panels, and the enchanting staircase with its glass and oak handrail combine to create an impressive first impression. Prepare to be captivated as you explore further into this remarkable residence.

Cloakroom

The cloakroom has been meticulously designed with attention to detail, ensuring that every element works together harmoniously. The combination of the low flush WC, wash hand basin within a vanity unit, tiled splashback, glass shelf, and mirror creates a cohesive and visually appealing environment.

Lounge

6.53m x 4.14m

The inviting lounge of this remarkable property, a space that seamlessly blends comfort and charm. As you step inside, you'll immediately notice the generous size of the room, offering ample space for relaxation, entertainment, and creating lasting memories. The focal point of the lounge is the stunning exposed brick fire surround, adorned with a tastefully crafted timber mantle. This captivating feature adds a touch of rustic elegance, creating a cosy and inviting atmosphere. The gas stove nestled within the fire surround not only adds to the visual appeal but also provides a convenient and efficient heating option, perfect for those chilly evenings. Natural light floods the room through the bay window, bathing the lounge in a warm glow. The large bay window not only acts as a source of light but also creates an architectural feature, adding character and enhancing the overall aesthetic appeal of the space.

Dining Room

4.48m x 4.02m

Step into the dining room, bask in the natural light pouring through the bay window. This dining room is an embodiment of comfort, style, and versatility. Whether it's a formal dinner party, a casual family meal, or a cosy gathering with friends, this space offers the perfect setting to create cherished memories.

Kitchen/Dining/Sun Room

10.6m x 8.3m

Welcome to the heart of the home - an open plan dining kitchen that seamlessly flows into a stunning sunroom. This captivating space serves as the hub, where culinary delights are prepared, cherished meals are shared, and cherished memories are made. With its seamless connection to the sunroom, this area becomes a haven of natural light. Discover the perfect balance of functionality and elegance, creating an inviting space that truly embodies the essence of modern living.

Kitchen Dining Area

This thoughtfully designed space combines functionality, style, and an inviting atmosphere for culinary enthusiasts and social gatherings alike. The kitchen boasts an array of wall and base cabinets, providing ample storage for all your culinary needs. The soft grey doors lend a contemporary and elegant touch to the space, creating a visually pleasing environment. Adorning the kitchen are luxurious quartz work surfaces, offering both durability and a touch of sophistication. Equipped with top-of-the-line Neff appliances, this kitchen is a culinary haven. The Neff double oven and Neff microwave oven ensure effortless cooking and baking experiences,





while the 5-ring gas hob with an extractor fan over allows for versatile and efficient meal preparation. The built-in dishwasher adds convenience, making clean-up a breeze.

A focal point of the kitchen is the stylish kitchen island, extending into a breakfast peninsula. This feature not only provides additional workspace but also serves as a gathering spot for casual meals and lively conversations. It perfectly combines functionality and design, making it the heart of the kitchen. Enhancing the ambiance, downlights adorn the ceiling, casting a warm and inviting glow throughout the kitchen diner. The dining area benefits from the addition of two Velux windows, allowing natural light to flood the space and creating an airy and bright atmosphere.

Sun Room

The sunroom's main feature is its beautiful windows, allowing an abundance of natural light to bathe the room, creating a bright and airy ambiance. These windows not only provide a picturesque view of the surrounding landscape but also serve as a gateway to the stunning garden beyond. Completing the connection to the outdoor oasis, the sunroom features elegant French doors that open up to the garden, inviting gentle breezes and seamlessly blending indoor and outdoor living spaces. The doors not only serve as an entryway but also bring the beauty of nature inside, making this space perfect for relaxation, contemplation, or entertaining guests.

Utility Room

3.89m x 1.66m

The practical and functional utility room has been thoughtfully designed to cater to the demands of everyday living while maintaining a seamless connection to the overall aesthetic of the home. The utility room is fitted with base cabinets and work surfaces that beautifully match the kitchen, creating a cohesive and visually pleasing environment. These cabinets offer ample storage space, allowing for organization and tidiness, while the work surfaces provide a convenient area for various tasks. Plumbing for a washing machine is readily available, making laundry a breeze. Additionally, there is ample space for a tumble dryer, ensuring that your laundry needs are fully met within this dedicated space. Adding to the functionality, a door leads directly to the rear garden from the utility room.

First Floor Landing

As you ascend the staircase, you'll find yourself on this well-designed landing. Here, you'll discover two useful storage cupboards, providing ample space to keep belongings organised and out of sight. The staircase

leading to the second floor stands as a centrepiece of the landing and beckons you to explore the upper levels of the property.

Master Bedroom

5.65m x 4.16m

This luxurious space boasts an adjoined dressing area, perfect for indulging in the finer things in life. Immerse yourself in the abundance of natural light that streams through the windows from the front and rear aspect.

En-Suite Bathroom

Step into luxury and comfort with this remarkable en-suite bathroom. Designed to exceed your expectations, this space offers the ultimate retreat for relaxation and indulgence. Pamper yourself in the inviting bath or refresh your senses in the generously-sized shower enclosure, equipped with a rainfall shower and a separate shower head for a truly invigorating experience. The feature tiling adds a touch of elegance to the bath and shower areas, creating a stunning visual impact. With a low flush WC and a wash hand basin accompanied by a vanity drawer underneath, convenience and functionality are seamlessly blended. Experience the soothing warmth of electric underfloor heating, ensuring your comfort throughout the year. This en-suite bathroom is a testament to the meticulous attention to detail and superior craftsmanship that defines this exceptional property.

Bedroom

5.47m x 3.57m

The delightful second bedroom of this enchanting property comes complete with en-suite facilities and a dressing area.

En-Suite Shower Room

This second en-suite features a pristine white suite, with a shower enclosure, pedestal wash basin and low flush WC. The tiling adorning the splash areas adds a touch of sophistication and ease of maintenance.

Bedroom

3.74m x 3.67m

The third double bedroom, located at the front of this stunning property, offers a perfect blend of comfort and style.



Family Bathroom

The exceptional family bathroom has been thoughtfully designed and is equipped with everything your family needs for a luxurious bathing experience. Immerse yourself in the relaxing embrace of the bath or indulge in the invigorating shower enclosure, providing options for every preference. There is a low flush WC and a wash hand basin, accompanied by a convenient drawer underneath, offering ample storage space. With tiling adorning the splash areas, both style and practicality are seamlessly combined. Experience the ultimate comfort with electric underfloor heating, ensuring warm and cosy floors throughout the year.

Second Floor Landing

The inviting second-floor landing is bathed in natural light through the Velux window, creating a bright and airy atmosphere.

Bedroom

4.52m x 4.18m

This is a spacious and inviting room situated on the second floor, offering ample space and versatility. Located at the front of the property, this room provides a sense of privacy and tranquillity.

Bedroom/Office

4.53m x 3.93m

This is a versatile room, currently utilised as a home office but officially designated as a bedroom. This room offers an abundance of space, providing ample room for wardrobes and various bedroom furniture. Whether you choose to keep it as a home office or convert it into a comfortable and stylish bedroom, the possibilities are endless.

Cinema Room/Bedroom

4.14m x 3.55m

This is an impressive room, currently serving as a storage space but originally designed as a cinema/games room. This room boasts a generous size, providing ample space for entertainment and recreation. The natural light flooding in through the two Velux windows creates a bright and inviting ambiance, making it an ideal setting for a cinema-like experience or engaging in your favourite games. With its spacious layout, you have the freedom to transform this room back into its original purpose or explore other possibilities such as a home gym, hobby room, or an artist's studio. The versatility of this room allows you to unleash your creativity and design a space that perfectly suits your needs and aspirations.

Shower Room

Welcome to the stunning second-floor bathroom, designed with both style and functionality in mind. This well-appointed space features a convenient shower enclosure, a pedestal wash hand basin and low flush WC. The tiling in the splash areas adds a touch of sophistication and easy maintenance. Embrace the natural light streaming through the Velux window, creating a bright and airy atmosphere. This second-floor bathroom is a haven of relaxation, providing all the necessary amenities for your comfort and convenience.

Front Garden

The welcoming open plan front garden is designed to create a beautiful and inviting entrance to your home. The garden is predominantly laid to a well-maintained lawn, offering a refreshing backdrop. A pathway gracefully meanders through the middle, guiding you towards the front door with ease and elegance. Along the borders, an array of vibrant flowers and plants add a delightful burst of colour, creating a visual feast for the eyes. In addition, a spacious block-paved driveway awaits, providing ample off-road parking for your convenience.

Rear Garden

Welcome to the enchanting rear garden, a delightful and private oasis that will capture your heart. Immerse yourself in the serene beauty of this well-maintained space, predominantly covered in lush green lawn that invites you to relax and unwind. A border filled with an array of vibrant plants, shrubs, and flowers adds a burst of colour and fragrance, creating a picturesque setting. The paved patio area provides a perfect spot for outdoor dining and entertaining, where you can bask in the sunshine or enjoy a cosy evening under the stars. Follow the small gravel path that leads you to the charming summerhouse, a tranquil retreat where you can immerse yourself in nature or indulge in a hobby. The timber fencing surrounding the garden ensures privacy and security, making it a haven of tranquillity for you and your loved ones.

Detached Double Garage

5.45m x 5.42m

This spacious garage features two up and over doors at the front, providing easy access for vehicles and storage. Additionally, a personnel door at the rear allows convenient entry from the rear garden, making it effortless to access your garage from multiple points. Inside, you'll find ample lighting and power outlets, ensuring a well-lit and functional space for all your automotive needs or additional storage requirements.









17 Church View, Tetney, Grimsby, Lincolnshire



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