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Town Road, Tetney



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When it comes to
property it must be


lovelle



£355,000



Lovelle is proud to present this exquisite, substantially extended property, perfectly nestled in the sought-after village of Tetney.

Key Features

- Deceptively spacious detached bungalow
- Beautifully presented through out
- Fitted kitchen with utility room
- Dining area, lounge & sitting Room
- Bathroom room and Shower room
- Three Double Bedrooms
- Large Plot
- Long Driveway and Garage
- EPC rating D
- Tenure: Freehold





Lovelle is proud to present this exquisite, substantially extended property, perfectly nestled in the sought-after village of Tetney. This beautiful home has been thoughtfully designed and tastefully appointed, offering a delightful blend of modern elegance and comfortable living. With a range of impressive features, this residence presents an ideal opportunity for a discerning family seeking their dream home.

Upon entering the property, you are greeted by an enchanting Hallway. Leading from the hallway, you enter a bespoke kitchen diner and sitting room, a true centre piece that embodies both style and functionality. The kitchen seamlessly opens into one of the two generously sized living rooms, creating a seamless flow throughout the ground floor, perfect for entertaining guests or enjoying quality family time. There are two great sized ground floor bedrooms, offering comfortable accommodation.

The attention to detail continues with a contemporary ground floor bathroom, adding a touch of luxury and convenience. On the first floor, a well-appointed family shower room awaits, ensuring the needs of the whole family are catered to with ease. Boasting a further bedroom upstairs, the property offers ample accommodation space, with the possibility of creating a fourth bedroom if desired, currently being used as a dressing room, allowing for versatility to suit individual needs.

The charm of this residence extends to the outdoors, where a mature and private rear garden provides a tranquil oasis, offering lovely views and the perfect setting for relaxation and outdoor activities. Additionally, the property benefits from a brick built garage and abundant off-road parking for multiple vehicles, ensuring convenience for homeowners and visitors alike.

The enchanting features of this home are best appreciated through a personal viewing. As such, early viewing is highly recommended, and our dedicated team at Lovelle is available to arrange a viewing at your convenience.

Entrance Hall

4.85m x 3.83m (15.9ft x 12.6ft)

Lounge

5.77m x 3.33m (18.9ft x 10.9ft)

Kitchen Diner

8.53m x 3.25m (28ft x 10.7ft)

Sitting Room

4.29m x 3.53m (14.1ft x 11.6ft)

Utility

Bedroom One

5.18m x 2.97m (17ft x 9.7ft)

Bedroom Two

4.11m x 3.3m (13.5ft x 10.8ft)

Landing

Bedroom Three

3.91m x 3.33m (12.8ft x 10.9ft)

Dressing Room

Shower Room

3.63m x 1.75m (11.9ft x 5.7ft)

Garage

Rear Garden

Front Garden

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in July 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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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