

Buy. Sell. Rent. Let.



Jonathans Garth, Tetney



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When it comes to
property it must be


lovelle



£595,000



BEING SOLD WITH NO FORWARD CHAIN, welcome to your new home on Jonathans Garth, Tetney! Nestled in an exclusive small-scale development just moments away from the village centre, off the picturesque Church Lane.

Key Features

- Extended Living Kitchen with Island
- Bi-fold Doors to the rear
- Two Reception Rooms
- Four Double Bedrooms
- Two En-suite Bathrooms & Family Bathroom
- Outside Entertainment Area
- NO CHAIN
- EPC rating C & Tenure: Freehold





BEING SOLD WITH NO FORWARD CHAIN, welcome to this exceptional modern detached house, a true masterpiece of luxury and comfort, built circa 2003 and nestled in an exclusive small-scale development just moments away from the village centre, off the picturesque Church Lane.

This splendid home has undergone meticulous enhancements and upgrades over the years by its devoted owners, resulting in a breathtaking residence that exudes elegance and style. As you approach the property, a generous block-paved driveway welcomes you, providing ample off-road parking and granting access to the attached double garage.

Upon entering the front door, you step into a spacious hallway, complete with a convenient understairs storage cupboard. To your right, a spacious lounge awaits, featuring a striking fire surround and a cosy wood burner. Natural light floods the room through a bay walk-in window at the front and two additional windows on the side, creating a warm and inviting atmosphere. To the left of the hallway, you'll find the dining room, which exudes a comfortable ambiance and boasts a bay window overlooking the front garden.

One of the standout features of this home is the extended open-plan living kitchen, an epitome of contemporary living. The extension has created a luxurious living space, complemented by bifold doors that open to the rear garden, inviting the outdoors in. There's still ample room for a generous family dining suite within this space. The kitchen itself is a masterpiece, designed and installed by the renowned 'Richard Sutton Design,' and it features high-quality fittings and appliances, including Miele appliances such as a coffee machine, wine fridge, two fridges, two freezers, a combined microwave oven, separate steam oven, warming drawers, and an impressive 900ml Pyrolytic oven. The kitchen also boasts an induction hob and an elegant extractor canopy.

The ground floor also accommodates a practical utility room and a WC with a low flush toilet and wash hand basin, providing further convenience for daily living.

Ascending to the first floor, you'll discover four generously sized double bedrooms. Two of these bedrooms boast en-suite shower rooms, while the remaining two share a well-appointed family bathroom. The master bedroom is a true sanctuary, equipped with an air conditioning unit and featuring a spacious dressing room with 'Haagensens' wardrobes, leading to a sumptuous en-suite. This en-suite, once again designed by 'Richard Sutton Designs,' offers a luxurious space with a walk-in shower, a freestanding bath, concealed WC, and his and hers wash hand basins. The second bedroom also features an excellent range of high-quality wardrobes and an air conditioning unit, along with its own en-suite, complete with a shower enclosure, wash hand basin, and low flush WC. Bedroom three is adorned with 'Haagensens' quality wardrobes featuring sliding doors, and the fourth bedroom offers ample space for various needs. The family bathroom is a modern oasis, designed by 'Richard Sutton Designs,' and featuring a contemporary suite with a bath, a generously sized wash hand basin set within a stylish vanity unit, and a low flush WC. The walls and floors are elegantly tiled, adding to the overall sense of refinement.

Stepping into the outdoor space, you'll find something truly extraordinary. The rear garden has been thoughtfully designed to offer an array of leisure options. An outdoor covered entertainment and spa area beckon, complete with a luxurious hot tub. Beyond, a door leads to a sauna, shower, and an additional WC. Adjacent to the spa area, a fantastic entertainment space awaits, complete with a pizza oven, cooking facilities, power outlets, and lighting. This area is the perfect setting for memorable gatherings and celebrations. A paved seating area provides ample room for al-fresco dining and entertaining, while an attractive bandstand-style building creates a charming seating area. The lawned area is secured by timber fencing, providing a safe and private space for recreation and relaxation.

In summary, this remarkable modern detached house offers an unparalleled living experience, combining style, comfort, and functionality in a prime location. Don't miss the opportunity to make this exquisite property your forever home. Contact us today to arrange a viewing and experience the magic of this exceptional residence for yourself.

Lounge

6.15m x 3.67m (20.2ft x 12ft)

Dining Room

4.54m x 3.1m (14.9ft x 10.2ft)

Open Plan Living, Dining Kitchen

8.68m x 8.48m (28.5ft x 27.8ft)

Utility Room

2.38m x 1.94m (7.8ft x 6.4ft)

Master Bedroom

3.84m x 3.1m (12.6ft x 10.2ft)

Dressing Room

3.73m x 2.8m (12.2ft x 9.2ft)

En-Suite Bathroom

4.08m x 2.4m (13.4ft x 7.9ft)

Bedroom Two

5.02m x 3.67m (16.5ft x 12ft)

En-Suite Shower Room

2.71m x 2.35m (8.9ft x 7.7ft)

Bedroom Three

3.49m x 3.37m (11.4ft x 11.1ft)





Bedroom Four/Office

3.49m x 3.1m (11.4ft x 10.2ft)

Family Bathroom

2.55m x 2.35m (8.4ft x 7.7ft)

Double Garage

5.91m x 5.33m (19.4ft x 17.5ft)

Hot Tub Area

5.34m x 4.13m (17.5ft x 13.5ft)

Sauna

2.14m x 1.68m (7ft x 5.5ft)

Shower Area

WC

Outside Dining Area

9.01m x 4.17m (29.6ft x 13.7ft)

Council Tax

The Council Tax Band for this property is E. This information was obtained in October 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 available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage & Services

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.















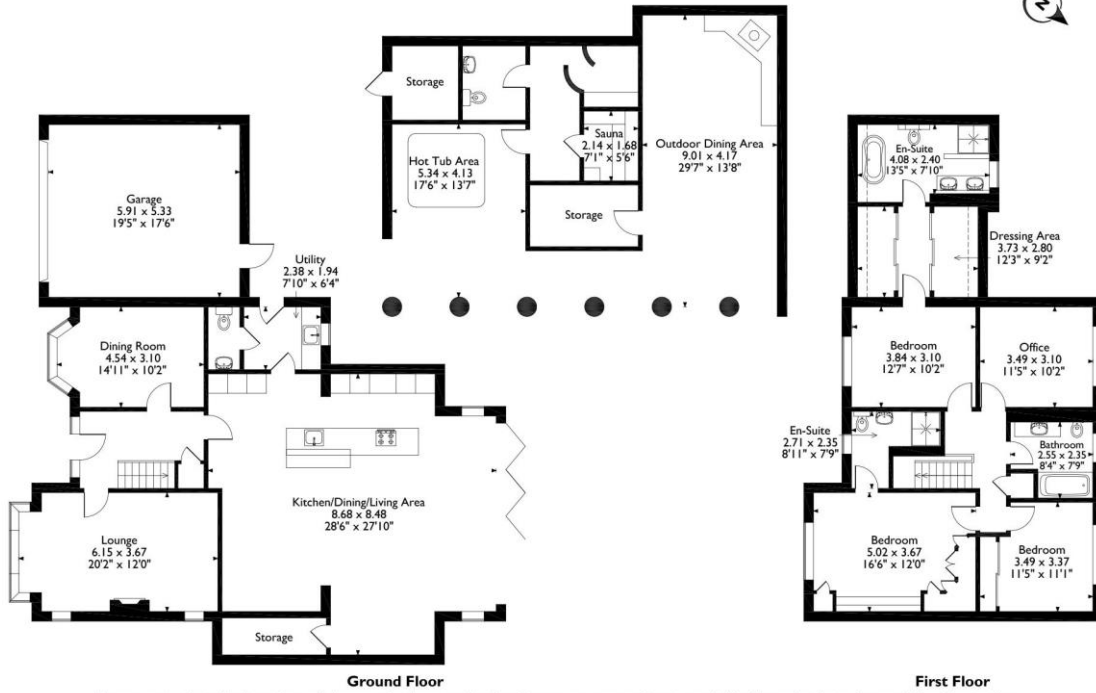








2 Jonathans Garth, Tetney, Grimsby, Lincolnshire
 Approximate Gross Internal Area
 Main House = 220 Sq M/2368 Sq Ft
 Garage/Outbuilding = 132 Sq M/1420 Sq Ft
 Total = 352 Sq M/3788 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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