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Mill Race, Tetney



When it comes to
property it must be


lovelle



£495,000



Nestled at the end of a secluded private lane, this expansive detached family home exudes charm and tranquillity. Set on approximately 0.83 acres (subject to survey), the property boasts breathtaking views of farmers' fields and the picturesque countryside. Wildlife enthusiasts will delight in the frequent sightings of cows, calves, deer, and various other creatures that call this area home.

Key Features

- Detached House
- Picturesque countryside location
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Four Double Bedrooms
- Bathroom & Shower Room
- EPC rating: D
- Tenure: Freehold





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Approaching the residence, a generous driveway unfolds, accommodating a multitude of vehicles and even a motorhome if desired. The entrance porch welcomes you with ample space for shoes and coats, leading seamlessly into a long hallway that serves as the gateway to a versatile living space.

The ground floor unfolds with a lounge and a separate living room featuring a captivating exposed brick inglenook fireplace, complete with a multi-fuel burner that emanates warmth. French doors beckon from the living room into a sizable sunroom, offering panoramic views of the rear garden. A flexible room, currently utilized as a workroom, stands adjacent to the ground floor bathroom, presenting the option for a convenient ground floor bedroom.

The heart of the home lies in the breakfast kitchen, adorned with a well-appointed array of wall and base cabinets, complemented by a breakfast bar. A utility room, with access to the rear garden, enhances the functionality of this space.

Ascending to the first floor reveals three luminous and spacious bedrooms, each adorned with natural light. The substantial landing provides an additional area, perfect for a reading nook or a dedicated study/office space.

The front garden, predominantly paved and gravelled, offers extensive off-road parking and access to the double garage. Double gates beckon towards the rear garden, a true oasis. The manicured lawn and adjacent seating area provide an idyllic setting for al-fresco dining. Several summer houses and a greenhouse enrich the outdoor experience, while the orchard at the garden's end bears a bounty of delightful fruit trees, including apples and pears. This south-facing, private haven ensures enjoyment of the sun throughout the day. In every aspect, this home is a delight for those seeking a harmonious blend of comfort, nature, and refined living.

Entrance Porch

2.05m x 1.93m (6'8" x 6'4")

Hallway

4.35m x 1.24m (14'4" x 4'1")

Hallway

6.08m x 2.39m (19'11" x 7'10")

Living Area

3.35m x 2.40m (11'0" x 7'11")

Lounge

4.10m x 3.63m (13'6" x 11'11")

Living Room
6.72m x 3.61m (22'0" x 11'10")

Kitchen
4.83m x 3.40m (15'10" x 11'2")

Utility Room
2.28m x 2.90m (7'6" x 9'6")

Sunroom
3.50m x 5.72m (11'6" x 18'10")

Sitting Room/Bedroom
5.39m x 3.55m (17'8" x 11'7")

Bathroom
2.54m x 2.33m (8'4" x 7'7")

Landing/Office Area
5.85m x 1.80m (19'2" x 5'11")

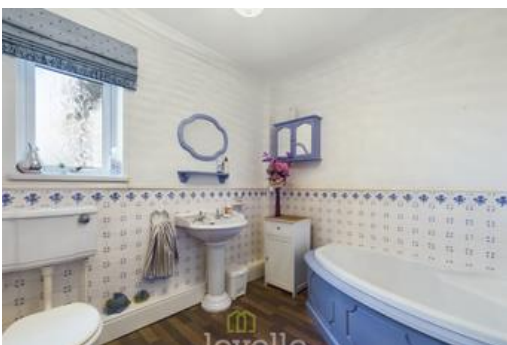
Bedroom
5.60m x 3.57m (18'5" x 11'8")

Bedroom
5.01m x 3.27m (16'5" x 10'8")

Bedroom
3.33m x 4.96m (10'11" x 16'4")

Shower Room
2.42m x 2.54m (7'11" x 8'4")

Double Garage





Council Tax Information

The Council Tax Band for this property is F. This information was obtained in November 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, with the exception of gas. We have not tested any heating systems, fixtures, appliances or services.

Mortgage and 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.

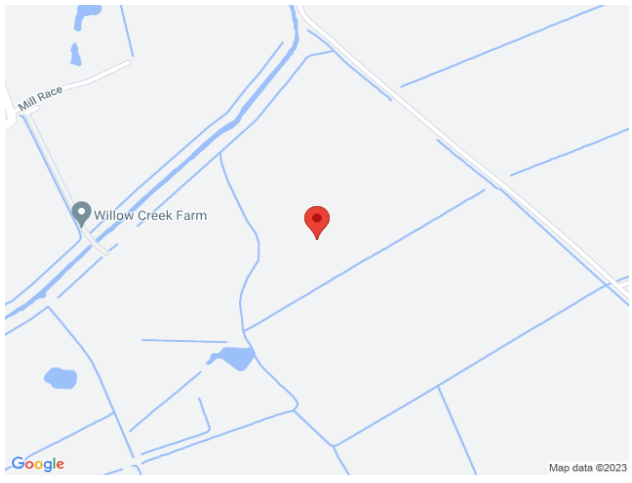
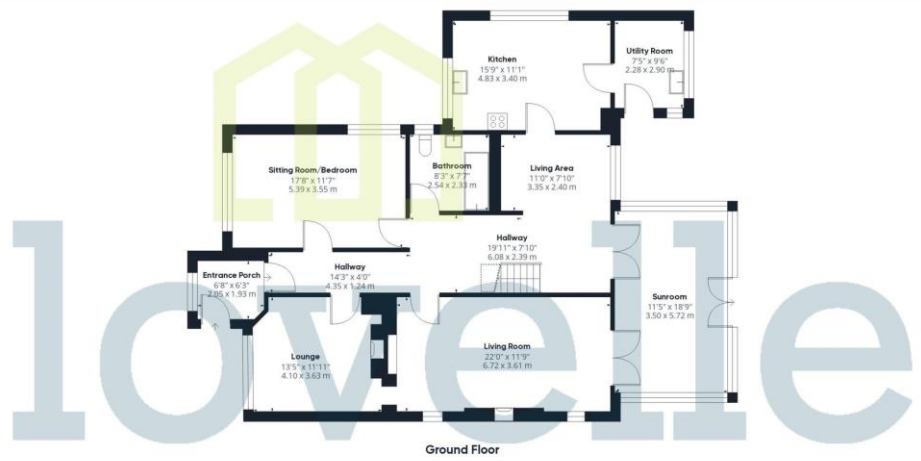
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.











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