

Buy. Sell. Rent. Let.



Thoresby Lane, Tetney



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When it comes to  
property it must be

  
lovelle





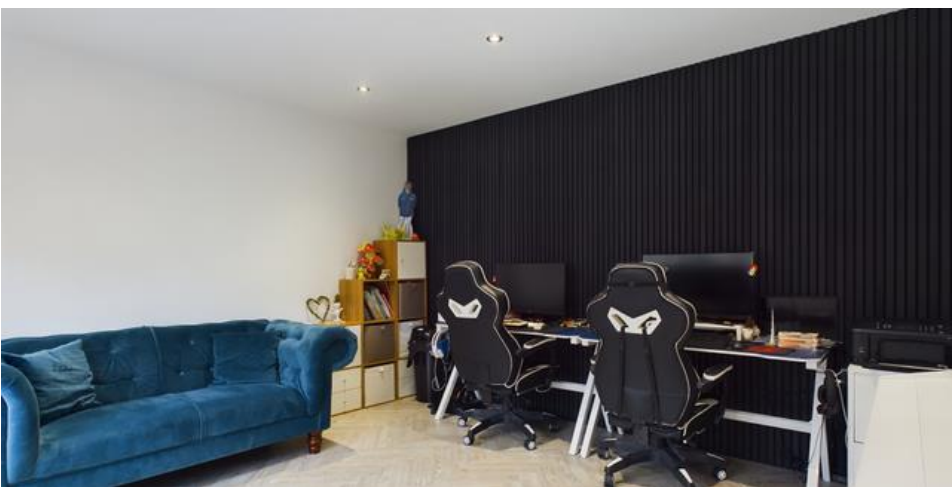
£565,000



Welcome to your dream home in Tetney - a masterpiece of modern design and luxury living, built to perfection in 2021.

#### Key Features

- Substantial Detached Family Home
- Open Views to the Side and Rear
- Lounge and Snug
- Stunning Open Plan Living Kitchen
- Underfloor Heating to the Ground Floor
- Master Bedroom Suite with Walk-in Wardrobe & En-Suite
- Second Double Bedroom with Fitted Wardrobes & En-Suite
- Two Further Double Bedrooms & Impressive Family Bathroom
- Private South Westerly Rear Garden
- Ample Off Road Parking & Double Garage
- EPC rating B & Tenure: Freehold







Welcome to your dream home in Tetney - a masterpiece of modern design and luxury living, built to perfection in 2021. Positioned within the highly regarded village of Tetney, this detached family home is a testament to meticulous craftsmanship and architectural excellence.

As you approach the property, the charm of its setting becomes immediately apparent, with open views stretching across the rear and side. The location is not only idyllic but also conveniently placed within easy reach of both Louth and Grimsby towns, ensuring that you have the best of both worlds - a tranquil village retreat with urban amenities at your fingertips. The property also falls within an excellent school catchment area.

Upon entering the home, you are greeted by an ambiance of sophistication and warmth. Built with the modern family in mind, the property boasts underfloor heating throughout the ground floor with individually controlled thermostats in each room, you can customize the temperature to suit your preferences with ease. The gas central heating, controllable through a user-friendly app, ensures comfort is tailored to your preferences, while 'Origin' aluminium double glazing with a 20-year guarantee offers both durability and energy efficiency.

No expense has been spared in the construction and finish of this residence, evident in every detail. The ground floor encompasses a spacious lounge with a bay window and a gas stove, a well-appointed study, and a spectacular living, dining kitchen. The kitchen is a chef's delight, featuring high-quality Neff appliances, including a full-size fridge and freezer, two ovens, and a warming drawer. The central island hosts an induction hob with an 'Elica' downdraft extractor fan, creating a seamless and functional space.

The dining area, adorned with two sets of bi-folding doors, seamlessly connects the interior with the gorgeous southerly rear garden, inviting the outdoors in. Electric blinds and remote control air conditioning enhance the comfort of this space, making it an ideal spot for family gatherings or entertaining guests. A utility room, cloakroom, and ample storage space complete the convenience of the ground floor.

Venturing to the first floor, a stunning landing with a vaulted ceiling and roof light sets the tone for the upper level. The master bedroom suite is a sanctuary of luxury, boasting French doors leading to a Juliette balcony with open views. A walk-in wardrobe and en-suite shower room complete this retreat. Another double bedroom with fitted furniture and an en-suite, along with two additional double bedrooms and a superb family bathroom, exude opulence and attention to detail.

The exterior of the property is as impressive as its interior, with ample off-road parking, front and rear gardens, and a south-westerly facing rear garden for delightful outdoor moments. A detached double garage with an electric door adds to the convenience.

Security is a top priority, with an alarm system and CCTV covering external areas. The property also offers the potential for expansion with a second floor ready for two additional rooms and a shower room, showcasing the foresight in design and construction.

With approximately 8 years remaining on the NHBC guarantee, this home is not just a residence; it's a testament to a lifestyle of luxury, comfort, and thoughtful design. Don't miss the opportunity to make this stunning property your forever home.

### Entrance Hall

3.80m x 2.55m (12'6" x 8'5")

### Lounge

5.36m x 4.03m (17'7" x 13'2")

## Snug

3.90m x 3.80m (12'10" x 12'6")

## Dining Area

8.74m x 4.40m (28'8" x 14'5")

## Open Plan Living, Dining Kitchen

4.03m x 4.05m (13'2" x 13'4")

## Utility Room

3.27m x 1.92m (10'8" x 6'4")

## Cloakroom

0.97m x 1.92m (3'2" x 6'4")

## Landing

4.86m x 2.55m (15'11" x 8'5")

## Master Bedroom

4.62m x 4.03m (15'2" x 13'2")

## En-Suite Dressing Room

2.22m x 1.20m (7'4" x 3'11")

## En-Suite Shower Room

2.77m x 1.80m (9'1" x 5'11")

## Bedroom Two

4.03m x 3.78m (13'2" x 12'5")

## En-Suite Shower Room

2.37m x 1.49m (7'10" x 4'11")





### Bedroom Three

4.39m x 3.95m (14'5" x 13'0")

### Bedroom Four

3.81m x 3.95m (12'6" x 13'0")

### Family Bathroom

3.35m x 2.58m (11'0" x 8'6")

### Garage

5.67m x 5.22m (18'7" x 17'1")

### Council Tax Information

The Council Tax Band for this property is F. This information was obtained in February 2024 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](http://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 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.

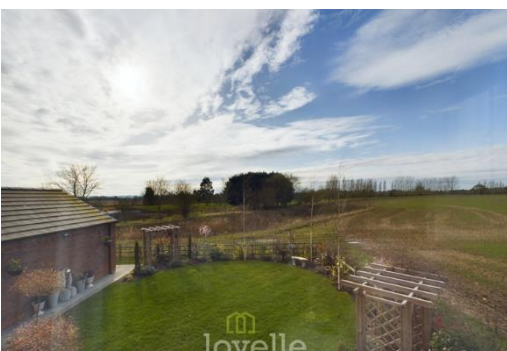
## Agents Note

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.



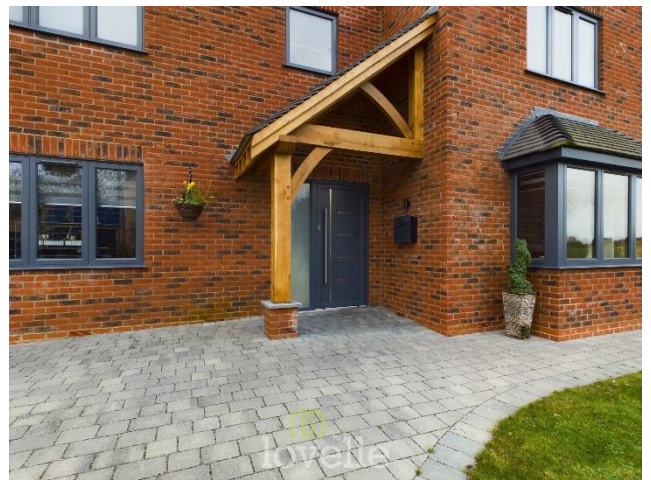






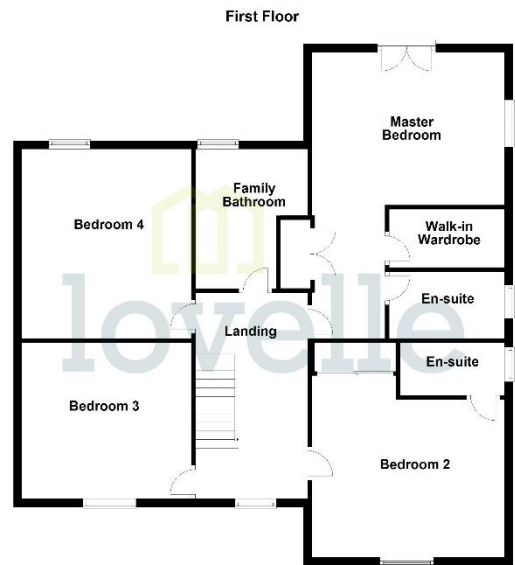




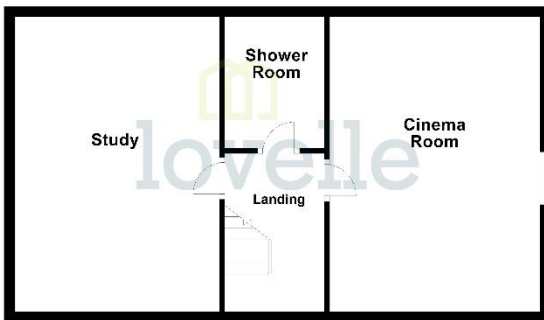








Potential Second Floor (As a guide)



When it comes to **property**  
it must be



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