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Church Lane, Tetney

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When it comes to
property it must be


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Offers in excess of £500,000



An unusual opportunity to acquire an individually styled detached house, this architecturally designed property offers spacious accommodation with a farmhouse theme, while enjoying the benefits of contemporary modern homes.

Key Features

- Individually Designed Family Home
- Three Spacious Reception Rooms
- Dining Kitchen
- Four Double Bedrooms
- En-Suite, Family Bathroom & Shower Room
- Multi-Purpose Room above the Garage
- Ample Off Road Parking
- Double Garage
- West-Facing Rear Garden
- EPC rating C & Tenure: Freehold





An unusual opportunity to acquire an individually styled detached house, this architecturally designed property offers spacious accommodation with a farmhouse theme, while enjoying the benefits of contemporary modern homes. The house features gas central heating with underfloor heating on the ground floor, and double glazed sash windows throughout. Located off Church Lane in a popular village, the home is well placed for access to Grimsby and Cleethorpes town centres, local shops, amenities, and the Louth school catchment area, including the sought-after King Edward VI grammar school.

Upon entering, you are greeted by a splendid reception area that doubles as a formal dining area, featuring French doors leading out to a west-facing patio. The entrance hall boasts an attractive Pitch Pine beamed feature, an understairs area, and a stone-styled porcelain tiled floor with underfloor heating that extends through the entire ground floor.

The lounge continues the theme with a porcelain tiled floor and a splendid stone-styled fireplace with a log burner. Adjacent is the study/snug, also with a porcelain tiled floor. The living room features a delightful recess with a window seat and storage underneath, a fireplace with a log burner, a pitch pine beam, and a porcelain tiled floor.

The kitchen is a true delight, featuring handmade units with oak fronts and granite worktops. It includes two inset stainless steel bowls, an integrated dishwasher, an Elan Rangemaster Cooking Range with electric ovens, grill, and six gas hob rings with an extractor over. The kitchen also has numerous base cupboards, wall units, a central island unit, and plumbing for an American-style fridge. The porcelain tiled floor continues into the utility room, which has matching styled units with granite effect worktops, useful storage racks, an inset sink unit, and a gas-fired boiler for the comprehensive central heating system.

The rear lobby, with its porcelain tiled floor, provides access to a cloakroom with an enclosed w.c. cistern and vanity styled basin, the attached double garage, and the rear garden. From the main hall, an attractive spindled return staircase leads to the first-floor landing, off which are four bedrooms.

The master bedroom features a full range of oak-fronted wardrobes and an ensuite with a curved shower cubicle incorporating a Mira shower, pedestal wash hand basin, low flush w.c., and a tall towel radiator. The other three bedrooms are spacious and well-appointed. The family bathroom includes a large modern tub bath, twin vanity wash hand basins, a w.c., a high-tech Di Vapor steam/multi jet shower cubicle with integral seat.. The bathroom also has built-in storage areas and oak flooring.

The exterior of the property includes a tarmac drive leading through electrically controlled timber gates to an extensive tarmac parking area and the double garage, which has lighting, power points, and electrically operated doors. Above the garage, accessed by an external staircase, is a multi-purpose room with an ensuite shower room. The rear garden is mainly grassed with an extensive patio that continues around the side, making it an excellent family home constructed to a high standard. An internal viewing is strongly recommended to appreciate this lovely family home.

Entrance Hall

Dining Room

3.57m x 7.50m (11'8" x 24'7")

Lounge

4.03m x 5.48m (13'2" x 18'0")

Study/Snug

3.98m x 2.98m (13'1" x 9'10")

Living Room

4.16m x 6.82m (13'7" x 22'5")

Dining Kitchen

3.96m x 5.46m (13'0" x 17'11")

Utility Room

3.96m x 5.46m (13'0" x 17'11")

Lobby

1.94m x 1.43m (6'5" x 4'8")

WC

1.68m x 1.42m (5'6" x 4'8")

Landing

1.35m x 9.01m (4'5" x 29'7")

Master Bedroom

4.07m x 4.02m (13'5" x 13'2")

En-Suite

2.79m x 1.30m (9'2" x 4'4")

Bedroom

4.15m x 4.00m (13'7" x 13'1")

Bedroom

3.55m x 4.02m (11'7" x 13'2")





Bedroom

3.90m x 2.93m (12'10" x 9'7")

Family Bathroom

3.93m x 4.61m (12'11" x 15'1")

Leisure/Hobby Room

5.37m x 5.19m (17'7" x 17'0")

Shower Room

3.27m x 0.93m (10'8" x 3'1")

Double Garage

5.48m x 6.37m (18'0" x 20'11")

Council Tax Information

The Council Tax Band for this property is F. This information was obtained in June 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

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.

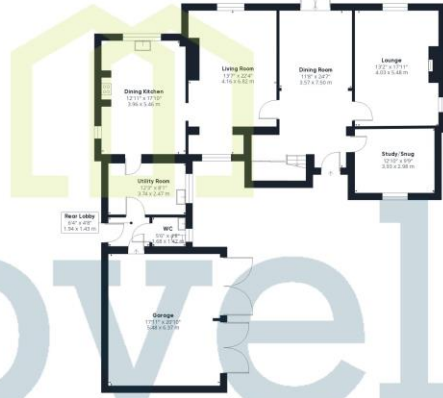
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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