

Buy. Sell. Rent. Let.



Church View, Tetney



When it comes to
property it must be


lovelle



£475,000

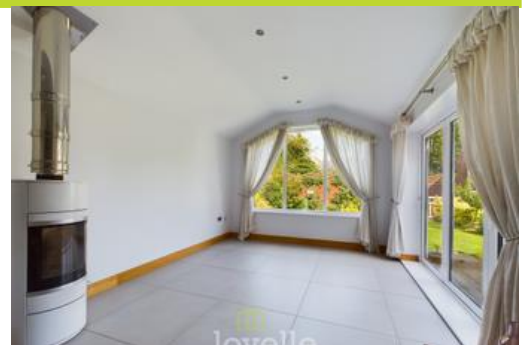


Welcome to Church View, Tetney - a stunning five-bedroom executive home nestled within a desired private development, situated just off the picturesque Church Lane.

Key Features

- Detached Family Home
- Set Over Three Floors
- Private Development
- Four Reception Rooms
- Stunning Kitchen
- Sun Room with Bi-fold Doors & Log Burner
- Five Bedrooms
- Two En-Suite Bathrooms & Family Bathroom
- Rear Garden, Driveway & Garage
- No Chain
- EPC rating B
- Tenure: Freehold





Welcome to Church View, Tetney - a stunning five-bedroom executive home nestled within a desired private development, situated just off the picturesque Church Lane. With the added advantage of being offered with no forward chain, this impressive residence has been meticulously crafted by the esteemed builder, Keigar, ensuring top-notch quality and design.

Spread across three floors, this property exudes a high-end finish throughout, boasting a versatile layout that includes four reception rooms, five generously-sized bedrooms, and three well-appointed bathrooms, catering to the modern family's every need.

Upon entering, you'll be greeted by an inviting entrance hallway, leading to a bay-fronted lounge adorned with a contemporary inglenook fire design, adding a touch of elegance and warmth. Off the hallway, you'll find another reception room, perfect for various uses, and a separate office room, offering a quiet space for work or study.

At the rear of the ground floor, an open-plan kitchen diner awaits, showcasing modern design elements and featuring sleek two-tone units with a matt handle less finish, complemented by luxurious stone worktops. High-quality NEFF appliances add both style and functionality to this culinary haven. A utility room, W/C, and a spacious sunroom, adorned with a stylish log burner and bi-folding doors leading to the garden, complete the ground floor, creating a seamless connection between indoor and outdoor living spaces.

The first floor reveals a well-appointed landing area, enhanced by an oak and glass balustrade, leading to the family bathroom. This bathroom offers a four-piece suite, including a separate shower enclosure, a wash basin with a modern LED mirror, a toilet, and a luxurious bath. Two double bedrooms on this floor provide ample accommodation, but the true gem is the envious master bedroom suite. This suite encompasses its own dressing room, fitted with wardrobes, and a luxurious en-suite bathroom, boasting contemporary design and finishes for the ultimate relaxation.

Venturing up to the top floor, you'll find a small landing area leading to double bedrooms on either side. The right-hand side bedroom benefits from a front dormer window and its own en-suite shower room, providing comfort and privacy.

Outside, the rear garden offers a harmonious blend of lawns with tasteful planted borders and a raised decked seating area, creating the perfect outdoor retreat. The block-paved driveway continues from the front, leading up to the garage door, where you'll discover a spacious storage area with full electrics, side door access, and the convenience of a front up-and-over door.

Viewings for this exceptional property are highly advised, offering you the opportunity to experience the epitome of modern luxury living within the desirable Tetney development. Don't miss out on making this remarkable house your forever home.

Lounge

5.7m x 4.44m (18.7ft x 14.6ft)

Sitting Room

3.26m x 2.68m (10.7ft x 8.8ft)

Office

1.54m x 2.68m (5.1ft x 8.8ft)

W/C

1.99m x 1.01m (6.5ft x 3.3ft)

Kitchen/Diner

3.04m x 7.33m (10ft x 24ft)

Utility Room

1.59m x 3.04m (5.2ft x 10ft)

Sun Room

4.29m x 3.37m (14.1ft x 11.1ft)

Bedroom

4.14m x 3.02m (13.6ft x 9.9ft)

Bedroom

3.45m x 3.04m (11.3ft x 10ft)

Bedroom

3.8m x 3.32m (12.5ft x 10.9ft)

Dressing Room

3.26m x 2.14m (10.7ft x 7ft)

En-Suite

2.63m x 2.6m (8.6ft x 8.5ft)

Family Bathroom

2.87m x 2.63m (9.4ft x 8.6ft)

Bedroom

4.89m x 4.16m (16ft x 13.6ft)

En-Suite

2.25m x 1.99m (7.4ft x 6.5ft)





Bedroom

4.39m x 3.8m (14.4ft x 12.5ft)

Council Tax Information

The Council Tax Band for this property is E. This information was obtained in August 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.¹ 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.

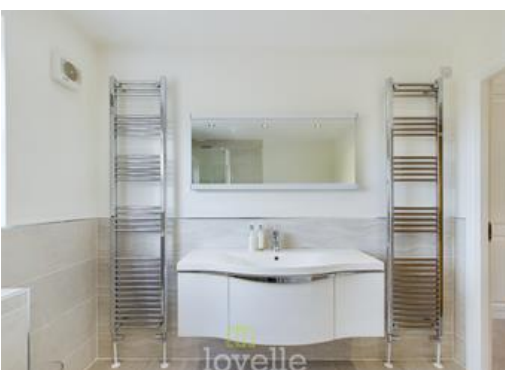
Agents Note

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.

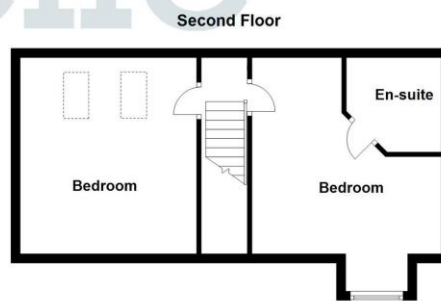
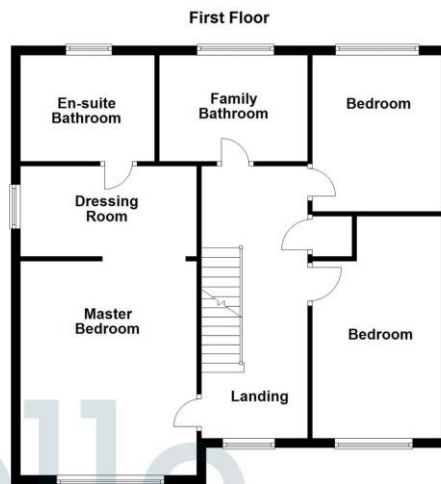
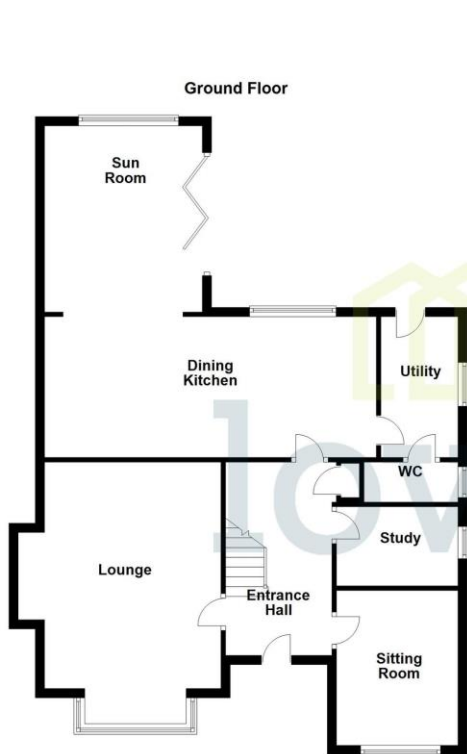
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.











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

lovelle

01472 812250

humberston@lovelle.co.uk

