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Stoney Way, Tetney



When it comes to
property it must be


lovelle



£295,000



Welcome to this exquisite extended detached bungalow, meticulously renovated by the current owners with no expense spared.

Key Features

- Extended Detached Bungalow
- Renovated by the Current Owners with no Expense Spared
- Lounge with "Stovax" Stove
- Dining Room with French Doors leading to the rear garden
- Fantastic Kitchen with Integrated Appliances
- Three Bedrooms - one with fitted wardrobes
- Luxurious Bathroom with Bath, Shower, WC and Wash Basin
- Long Driveway & Garage
- Private Rear Garden with Seating Areas
- No Forward Chain
- Tenure: Freehold & EPC: C





Welcome to this exquisite extended detached bungalow, meticulously renovated by the current owners with no expense spared. Positioned in a very quiet cul-de-sac in the charming village of Tetney, this property offers a peaceful retreat while providing easy access to local amenities.

Upon entering, you will appreciate the comprehensive security features, including a state-of-the-art wireless alarm system that extends to the garage. The bungalow benefits from a newly installed gas combination boiler (September 2023), along with cavity wall and loft insulation, and a positive ventilation system, ensuring energy efficiency, comfort and heat throughout the year with newly fitted designer radiators too.

The entrance hall, featuring convenient access to the loft space, leads to the front-facing lounge, which is highlighted by an inset "Stovax" wood-burning stove and having the alcoves recently fitted with "jet stream" 3d wall panels illuminated with remote multi colour led down lighters, discreetly hiding all wires, along with a new designer fitted radiator. The kitchen is a chef's dream, outfitted with an array of high gloss white cabinets, Bosch electric ovens, a built-in microwave, fridge, freezer, dishwasher, and a 5-ring induction hob with an extractor canopy. Modern conveniences such as pop-up electric sockets and a central heating-connected kickboard heater are seamlessly integrated. There is also ample space for a washing machine and tumble dryer.

The dining room at the rear of the property opens through French doors to a delightful garden, perfect for indoor-outdoor living. A separate WC with a low flush toilet and wall-mounted wash hand basin adds to the home's convenience.

The bungalow offers three bedrooms, with the primary bedroom featuring fitted wardrobes with mirrored sliding doors and a new designer fitted radiator. The second bedroom is generously sized, while the third bedroom is currently utilised as a home office, ideal for modern living. The bathroom, updated in 2020, includes a luxurious suite with a bath, double shower enclosure, concealed WC, and wash hand basin set within a bank of cupboards, complemented by a designer radiator and fully tiled walls and floor.

Externally, the property boasts a long block-paved driveway providing ample off-road parking leading to a single garage with an electric roller door and rear garden access. The private rear garden is a low-maintenance haven with a patio area, composite decking, and a paved area with a pergola which stands on it's own purpose screened base. There are two discreet covered log/wood storage areas. Artificial grass and well-stocked borders complete this outdoor sanctuary.

This stunning bungalow is offered with no forward chain, presenting a unique opportunity to acquire a beautifully renovated home in Tetney.

Entrance Hall

Living Room

4.52m x 3.42m (14'10" x 11'2")

Kitchen

3.71m x 3.09m (12'2" x 10'1")

Dining Room

3.76m x 3.17m (12'4" x 10'5")

WC

2.27m x 0.99m (7'5" x 3'2")

Bedroom

3.91m x 3.14m (12'10" x 10'4")

Bedroom

3.63m x 3.46m (11'11" x 11'5")

Bedroom

2.51m x 2.11m (8'2" x 6'11")

Bathroom

2.94m x 1.95m (9'7" x 6'5")

Garage

6.01m x 3.09m (19'8" x 10'1")

Council Tax Information

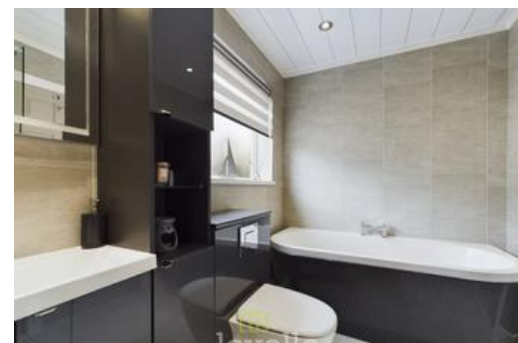
The Council Tax Band for this property is C. This information was obtained in July 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made 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 & 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.

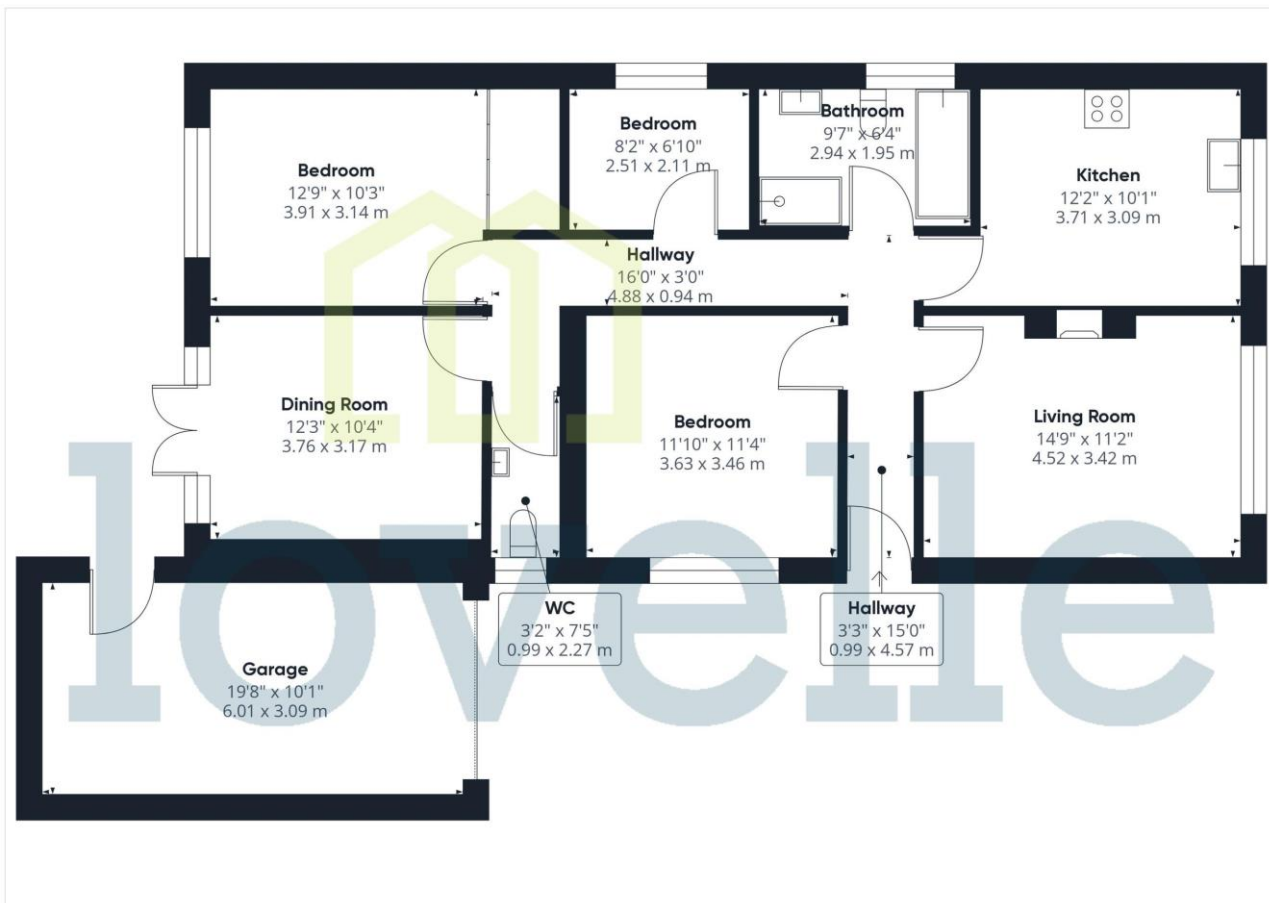
Energy Performance Information

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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01472 812250

humberston@lovelle.co.uk

