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Holton Road, Tetney



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When it comes to
property it must be


lovelle



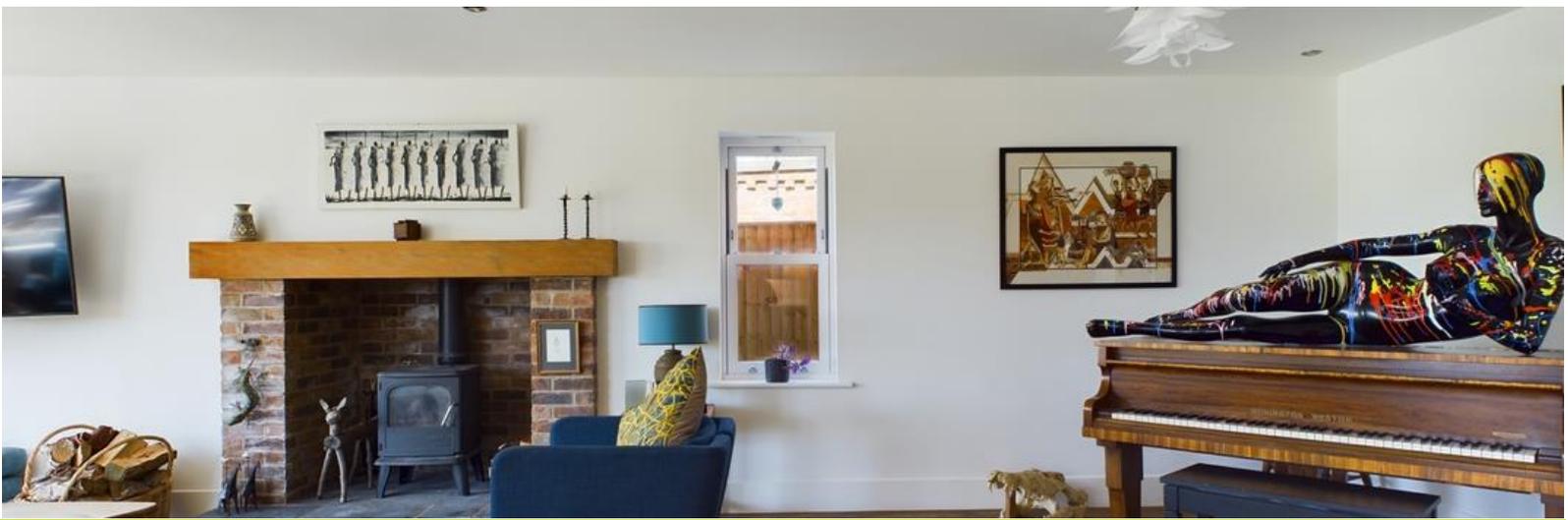
£675,000



Discover Hope House, an exquisite residence nestled in the picturesque village of Tetney. Set on the edge of this sought-after and well-regarded village, the property offers breathtaking, uninterrupted views of the stunning Lincolnshire Wolds.

Key Features

- Substantial Detached Family Home
- Uninterrupted views of the stunning Lincolnshire Wolds
- Set Over Three Floors
- Generous size Living Room & Snug
- Open Plan Living/Dining Kitchen
- Master Bedroom with Dressing Room & En-Suite
- Five Further Bedrooms
- Two Additional Bathrooms
- Ample Off Road Parking
- Double Garage
- Westerly Rear Garden
- EPC rating B
- Tenure: Freehold





Discover Hope House, an exquisite residence nestled in the picturesque village of Tetney. Set on the edge of this sought-after and well-regarded village, the property offers breathtaking, uninterrupted views of the stunning Lincolnshire Wolds. Completed in 2021, this substantial detached home spans over 3,562 sqft and boasts a unique position along Holton Road, with the rear aspect overlooking a private paddock and the captivating landscape beyond.

This luxurious new build has been meticulously crafted to the highest specification, featuring a private, westerly rear garden, perfect for enjoying the tranquil setting. The exterior is complemented by a large block-paved driveway, offering ample off-road parking for several vehicles and a motorhome if desired. The home exudes elegance with uPVC sash windows, blending traditional charm with modern design elements, and showcases top-quality fixtures and finishes throughout.

Inside, Hope House is arranged over three expansive levels, offering an impressive six bedrooms, three bathrooms, two reception rooms, and a magnificent living kitchen that truly serves as the heart of the home. Upon entering, the grand hallway, with its solid oak staircase leading to the first and second floors, immediately sets an inviting and welcoming tone to the home. The ground floor features Karndean flooring throughout, underfloor heating with individual room thermostats, a practical drying room, and a convenient ground floor WC with a vanity unit and concealed WC.

The ground floor also includes a utility room with ample storage and garage access, a snug with a charming bay window, and a substantial living room at the rear of the house. This living space is a true highlight, featuring a multi-fuel burner with an exposed brick inset and timber mantle, and bi-fold doors that open to the serene rear garden. The adjacent living/dining kitchen is equipped with a stunning range of wall and base cabinets, quality Neff integrated appliances, a kitchen island with breakfast seating, and bi-fold doors that seamlessly connect the indoor living area with the outdoor garden space.

On the first floor, the master bedroom stands out with its bi-fold doors leading to a Juliet balcony, providing panoramic views of the Lincolnshire Wolds. The master suite includes a fitted dressing room and a luxurious en-suite bathroom with a walk-in shower, a bathtub with underlighting and insets, a remote control TV, a vanity basin, and a concealed WC. The second bedroom also features bi-fold doors to a Juliet balcony and shares a stylish Jack and Jill bathroom with the third bedroom, which is a spacious double room. The Jack and Jill bathroom is equipped with luxurious fittings of a walk-in shower, bath, vanity basin and concealed WC. Additionally, this floor houses a home office/study and a fourth bedroom, illuminated by four Velux windows and a distinctive circular window.

The second floor offers versatile accommodation, including two further double bedrooms, one of which boasts a striking, specially designed walk-out Velux balcony. These rooms are adaptable, ideal for use as an independent living space, games room, or additional bedrooms. This floor also includes a shower room with a walk-in shower, concealed WC, and a vanity wash hand basin.

Outside, Hope House is set on a generous plot, with a meticulously maintained driveway that can accommodate at least six vehicles and a motorhome. The double garage is accessible via two electric roller doors and internally from the utility room. The south-westerly rear garden is an entertainer's dream, featuring a neatly manicured lawn bordered by vibrant flowers, shrubs, and plants, creating a picturesque and tranquil outdoor space. The large patio is an ideal sunspot, complemented by a luxurious jacuzzi hot tub, a separate sauna, and an outdoor shower. Additionally, there is a charming timber potting shed.

This remarkable property, still under the new build warranty, offers an exceptional blend of modern luxury and traditional charm, making it the perfect family home. Offered with no forward chain, Hope House is ready for immediate occupation, inviting you to enjoy its unparalleled elegance and comfort.

Entrance Hall

2.25m x 5.84m (7'5" x 19'2")

Lounge

4.19m x 8.61m (13'8" x 28'2")

Snug

4.15m x 4.51m (13'7" x 14'10")

Kitchen / Living Area

5.89m x 6.30m (19'4" x 20'8")

Inner Hall

1.86m x 1.06m (6'1" x 3'6")

Utility Room

3.49m x 3.35m (11'6" x 11'0")

WC

1.64m x 1.84m (5'5" x 6'0")

Landing

2.25m x 5.22m (7'5" x 17'1")

Master Bedroom

5.90m x 4.37m (19'5" x 14'4")

Dressing Room

3.36m x 1.94m (11'0" x 6'5")

En-Suite Bathroom

3.38m x 1.80m (11'1" x 5'11")

Study

3.50m x 2.07m (11'6" x 6'10")





Bedroom

3.56m x 6.95m (11'8" x 22'10")

Bedroom

4.17m x 5.39m (13'8" x 17'8")

Bedroom

4.16m x 3.83m (13'7" x 12'7")

Bathroom

2.89m x 3.09m (9'6" x 10'1")

Second Floor Landing

2.20m x 1.18m (7'2" x 3'11")

Bedroom

4.21m x 6.28m (13'10" x 20'7")

Bedroom

3.57m x 6.27m (11'8" x 20'7")

Shower Room

2.44m x 2.65m (8'0" x 8'8")

Garage

5.43m x 7.06m (17'10" x 23'2")

Council Tax Information

The Council Tax Band for this property is F. 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 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.

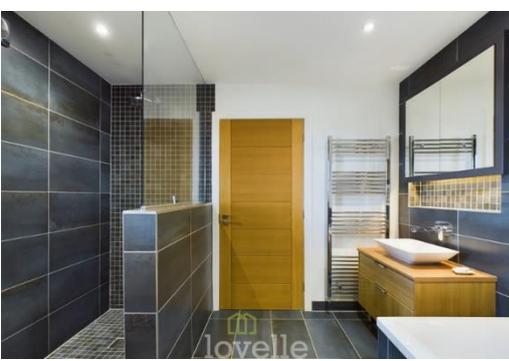
Viewing

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

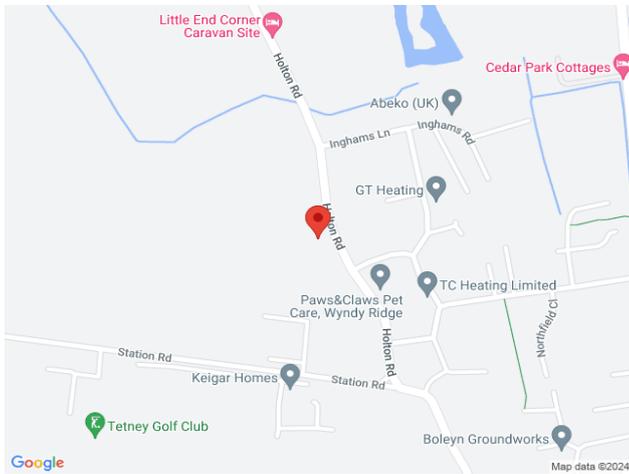
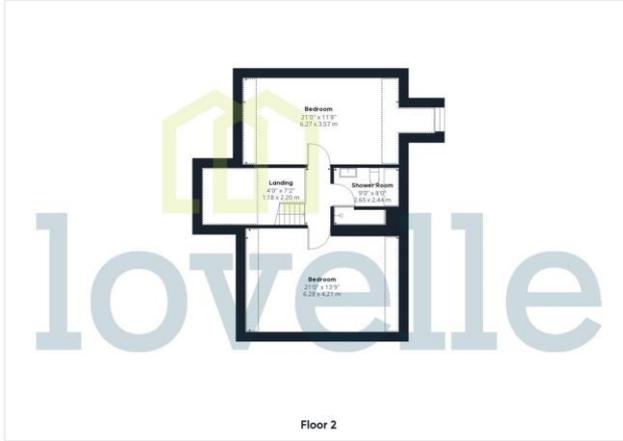
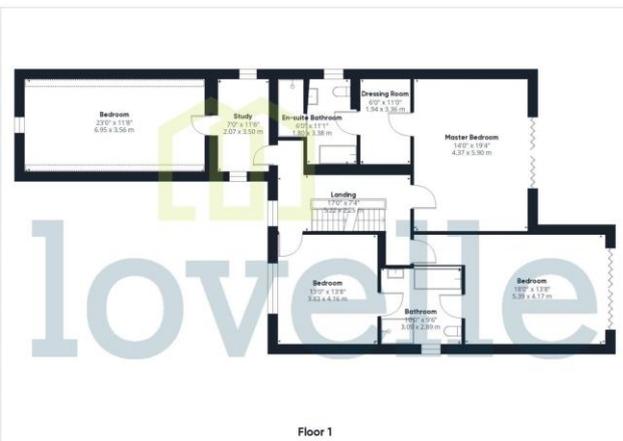
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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











Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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