

Buy. Sell. Rent. Let.



Holton Road, Tetney



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When it comes to
property it must be


lovelle



£675,000

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Welcome to this exquisite, high-end new build—a substantial detached residence completed in 2021, featuring uninterrupted views of The Wolds to the rear.

Key Features

- Substantial Detached Family Home
- Open Views to the Rear
- 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 & Garage
- Westerly Rear Garden
- EPC rating B
- Tenure: Freehold





Welcome to this exquisite, high-end new build—a substantial detached residence completed in 2021, featuring uninterrupted views of The Wolds to the rear. This luxurious home boasts a private, westerly rear garden and a block-paved driveway providing ample off-road parking. Offered with no forward chain, this property is ready for immediate occupation.

The ground floor benefits from underfloor heating, with individual thermostats for each room ensuring optimal comfort. The uPVC sash windows add a touch of traditional charm to the modern design, complemented by top-quality fitments throughout, from the kitchen to the bathrooms and flooring.

Upon entering, the hallway offers a drying room and leads to a conveniently located WC. The utility room provides ample storage space, while the snug at the front of the house features a charming bay window. The substantial living room at the rear includes a multi-fuel burner with exposed brick inset and timber mantle, with bi-fold doors opening to the serene rear garden. Glazed double doors connect to the living/dining kitchen, the heart of the home, equipped with Neff integrated appliances including two ovens, an induction hob, extractor canopy, fridge, freezer, and dishwasher.

On the first floor, the master bedroom stands out with bi-fold doors to a Juliet balcony, offering panoramic views. The master suite includes a dressing room and a luxurious en-suite bathroom with a walk in shower, bath with remote control TV, wash hand basin, and WC. The second bedroom also features bi-fold doors to a Juliet balcony and shares a Jack and Jill bathroom with the third bedroom. The third bedroom, located at the front, is a spacious double room. Additionally, there is a home office/study and a fourth bedroom on this floor, illuminated by four velux windows and a distinctive circular window.

The second floor comprises two further double bedrooms, one with a striking velux balcony window. This floor also includes a shower room with a shower enclosure, WC, and wash hand basin.

Set on a generous plot, the rear garden is predominantly laid to lawn, bordered by a vibrant array of flowers, shrubs, and plants, creating a picturesque and tranquil outdoor space.

This remarkable property, still under the new build warranty, offers an exceptional blend of modern luxury, making it the perfect family home.

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

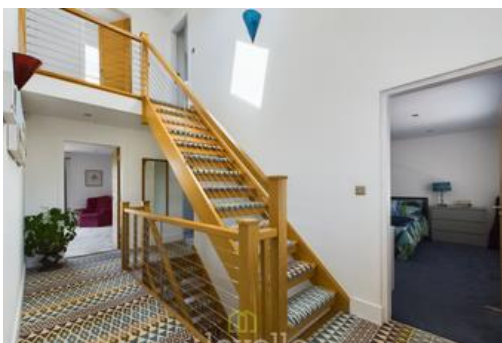
3.56m x 6.95m (11'8" x 22'10")

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.

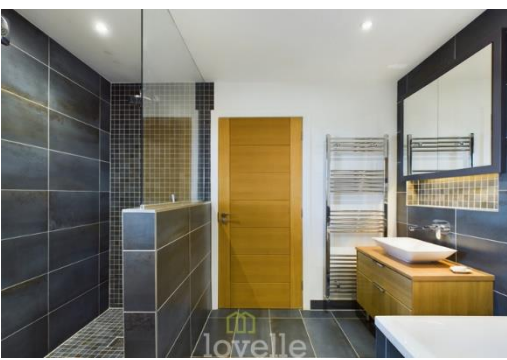
How To Make An Offer

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 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

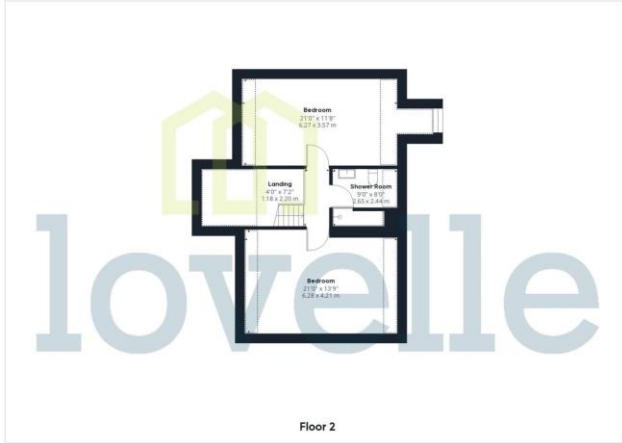
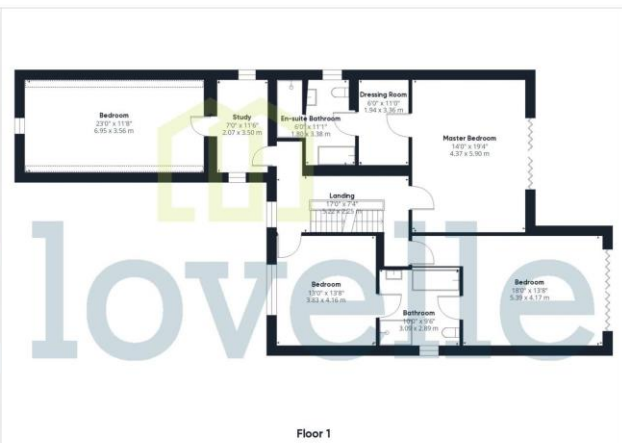
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.











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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