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Market Place, Tetney



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£325,000



This charming, detached character cottage, situated in the heart of the tranquil village of Tetney, offers an exquisite blend of period charm and modern amenities.

Key Features

- Characterful Detached Cottage
- Impressive Reception Hall
- Lounge with Exposed Brick Fire Surround & Stove
- Fitted Breakfast Kitchen
- Dining Room & Sitting Room/Bedroom 4
- 3 Bedrooms & Bathroom
- Private Gardens to the Front & Rear
- Double Garage with Electric Roller Door
- Three Outbuildings
- EPC rating E
- Tenure: Freehold





This charming, detached character cottage, situated in the heart of the tranquil village of Tetney, offers an exquisite blend of period charm and modern amenities. Nestled away from the road, the property enjoys a sense of privacy and seclusion.

As you approach the cottage, a canopied porch with outdoor lighting welcomes you. Through a set of superb hardwood doors, you enter an impressive reception hall, setting the tone for the rest of this delightful home. Off the hallway, there is a cloakroom fitted with a low flush W.C. and a wash hand basin.

The spacious lounge, located at the front of the property, is filled with natural light from two UPVC double-glazed windows. At its heart is a large, exposed brick fireplace with a Victorian multi-fuel stove, creating a warm and inviting atmosphere. The modern breakfast kitchen is well-appointed with a range of wall and base cabinets, complemented by wood block work surfaces and a single drainer sink unit. There is space for a range-style cooker with a contemporary splashback and chimney-style extractor canopy. Additionally, the kitchen features a breakfast area with seating for two and space for an American-style fridge freezer.

The dining room serves as a generous second reception room, while a versatile sitting room or fourth bedroom is quietly situated at the rear of the property. The utility room, matching the kitchen's style, provides further storage and functionality.

Upstairs, the cottage offers three well-proportioned bedrooms, including a master bedroom with extensive fitted wardrobes. The family bathroom is elegantly finished with a roll-top bath on claw feet, telephone-style taps with a shower attachment, a pedestal wash hand basin, and a low-level flush W.C.

The property also includes a detached double garage and three additional outbuildings, offering ample storage or potential for conversion, subject to planning permission.

The private gardens, located at both the front and rear of the cottage, provide ideal spaces for outdoor relaxation and entertaining. The front garden, with its pleasant southerly aspect, is designed for easy maintenance, featuring a paved patio area perfect for seating. It is adorned with mature plants and shrubs, and the boundary is defined by garden walls, timber fencing, and wrought iron security gates. A further set of wrought iron gates leads to the double detached garage, which is accessed via an electric roller door and an additional side door. The rear garden, offering a high degree of privacy, is laid to lawn and complemented by three useful outbuildings, ideal for storage or personal use.

This delightful property is a rare find, making it an exceptional family home in a picturesque village setting.

Reception Hall

2.84m x 4.80m (9'4" x 15'8")

Cloakroom

0.88m x 2.58m (2'11" x 8'6")

Lounge

3.47m x 7.62m (11'5" x 25'0")

Breakfast Kitchen

3.64m x 4.15m (11'11" x 13'7")

Utility Room

1.77m x 2.31m (5'10" x 7'7")

Dining Room

3.01m x 3.37m (9'11" x 11'1")

Sitting Room/Bedroom Four

3.01m x 3.59m (9'11" x 11'10")

Bedroom

3.41m x 4.22m (11'2" x 13'10")

Bedroom

3.00m x 3.08m (9'10" x 10'1")

Bedroom

2.14m x 3.78m (7'0" x 12'5")

Bathroom

1.82m x 2.62m (6'0" x 8'7")

Garage

5.33m x 5.72m (17'6" x 18'10")

Outbuildings

Outbuilding 1 - Coal bunker 0.47m x 0.96m

Outbuilding 2 - 3.2m x 3.3m with large cupboard - 0.47m x 0.96m and with a uPVC window.

Outbuilding 3 - 3.2m x 3.1m uPVC window.

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in August 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 Information

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.

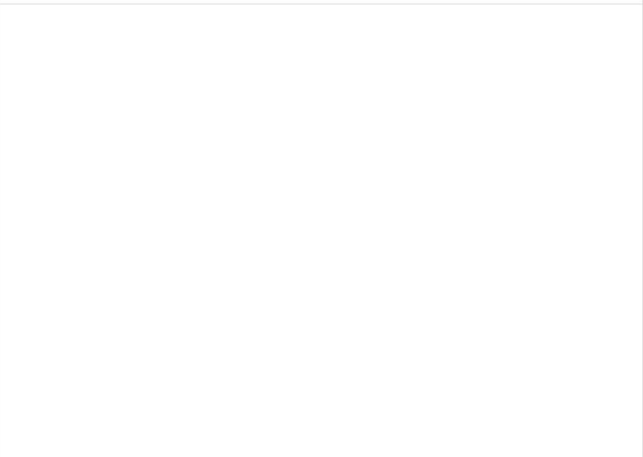
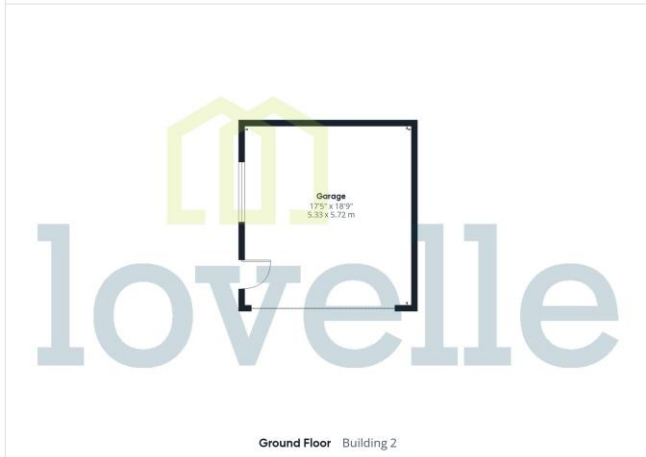
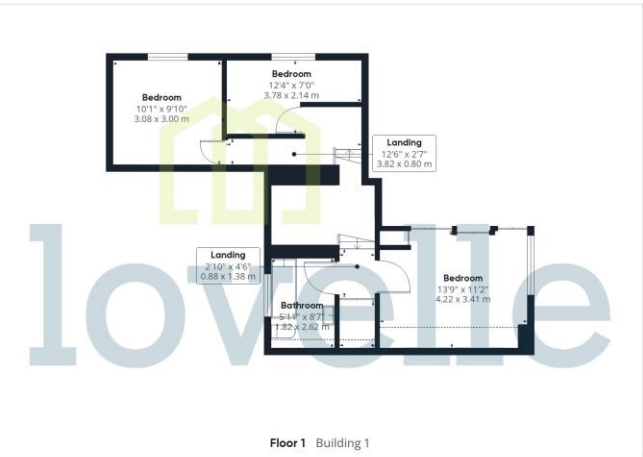
Energy Performance Information

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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