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Chapel Road, Tetney



When it comes to
property it must be


lovelle



£295,000



This charming detached two-bedroom bungalow offers both comfort and practicality, featuring a double garage, driveway, and a beautifully secluded rear garden.

Key Features

- Detached Bungalow
- Lounge with Open Fire
- Spacious Dining Kitchen
- Utility Room & Study
- Two Double Bedrooms
- Bathroom with Shower and Bath
- Double Garage with Electric Door
- Enclosed, Private Rear Garden
- Ample Off Road Parking
- EPC rating E & Tenure: Freehold





This charming detached two-bedroom bungalow offers both comfort and practicality, featuring a double garage, driveway, and a beautifully secluded rear garden. The current owner has thoughtfully designed a warm and inviting family home, highlighted by a spacious living room with an open fireplace, ideal for cosy evenings. The property boasts two generously sized double bedrooms, a large family bathroom complete with a bath, basin, WC, and an enclosed shower. The kitchen, fitted with a comprehensive range of wall and base units, seamlessly leads into a utility room, which in turn provides access to a versatile study or home office.

Externally, the property benefits from a superb double garage with an electric door, along with off-road parking on the driveway. The landscaped rear garden offers ample space and exceptional privacy, making it a tranquil retreat.

Situated in the sought-after village of Tetney, this home combines the charm of village living with convenient access to Grimsby and Cleethorpes, just a short drive away.

Porch

0.86m x 1.78m (2'10" x 5'10")

Hall

1.16m x 5.65m (3'10" x 18'6")

Living Room

3.96m x 4.38m (13'0" x 14'5")

Dining Kitchen

2.98m x 4.65m (9'10" x 15'4")

Utility Room

1.91m x 2.64m (6'4" x 8'8")

Study/ Home Office

2.01m x 3.44m (6'7" x 11'4")

Bedroom

3.94m x 4.31m (12'11" x 14'1")

Bedroom

3.33m x 3.4m (10'11" x 11'2")

Bathroom

2.12m x 3.33m (7'0" x 10'11")

Garage

5m x 5.77m (16'5" x 18'11")

Location

Tetney is a popular traditional village, approx 6 miles to the south of Grimsby and 9 miles to the charming market town of Louth. The village itself has many amenities including local village shops, public house and the village hall which holds many village activities. Excellent primary schooling within the village. Excellent road links into Grimsby, Louth and Cleethorpes.

Broadband

Standard- 4 Mbps (download speed), 0.6 Mbps (upload speed), Superfast - 80 Mbps (download speed), 20 Mbps (upload speed). Ultrafast - 1000 Mbps (download speed), 500 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is B. This information was obtained in September 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.



Energy Performance Information

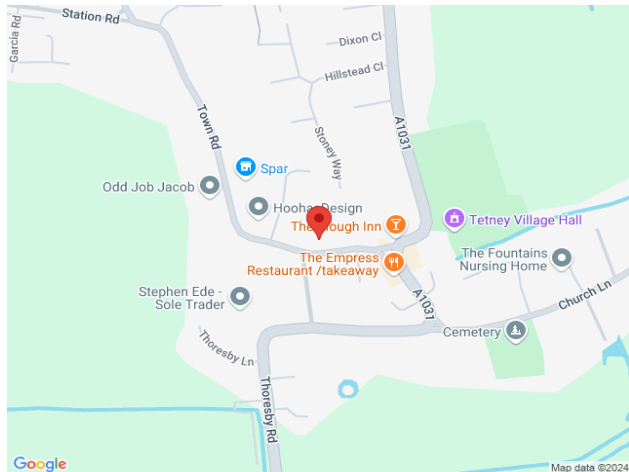
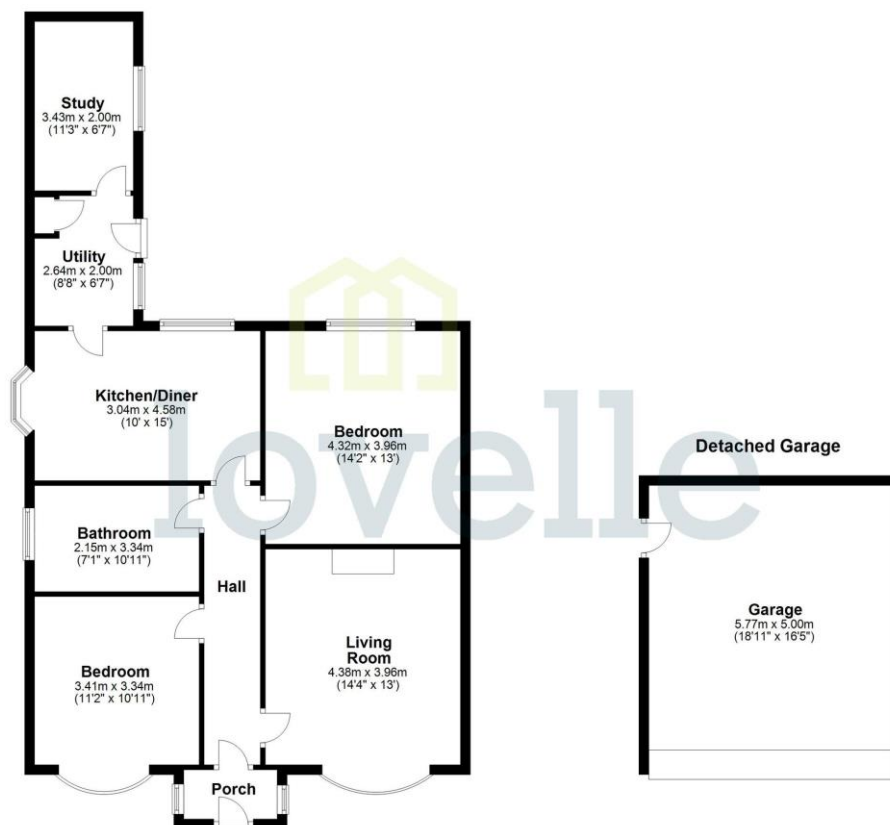
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



Floor Plan



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