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Stable Mews, Tetney



When it comes to
property it must be


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£590,000

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Introducing a rare opportunity to acquire a beautifully designed detached residence, nestled within a secluded, gated development in the sought-after village of Tetney.

Key Features

- Substantial Detached Family Home
- Spacious Living Accommodation
- Open Plan Living Kitchen
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Two Additional Bathrooms
- Ample Off Road Parking & Garage
- Southerly Rear Garden
- EPC rating B
- Tenure: Freehold





Introducing a rare opportunity to acquire a beautifully designed detached residence, nestled within a secluded, gated development in the sought-after village of Tetney. This exceptional property enjoys an enviable position, offering privacy and unobstructed views to the rear. Constructed approximately three years ago, the home still benefits from the remainder of its new-build warranty and has been meticulously designed with modern living in mind, including underfloor heating to the ground floor, individual thermostats for each room, and an advanced alarm system. The high specification continues throughout with oak finish internal doors and high-quality fittings.

Upon entering the property through an impressive composite door with matching side panels, you are welcomed into a spacious L-shaped entrance hall, which features an elegant oak and glass staircase leading to the first-floor accommodation. The hallway also includes a useful storage cupboard and a contemporary WC with a concealed cistern, wash hand basin set in a sleek vanity unit with ample storage.

The living room is a bright and airy space, benefiting from three large windows that allow for plenty of natural light. This room is finished with a stylish feature panel wall and a media unit incorporating an electric fire and space for a wall-mounted TV, creating a perfect ambiance for relaxation.

The heart of the home lies in the open-plan living, dining, and kitchen area. This stunning space is both functional and stylish, with a range of handleless cabinets finished with sleek granite work surfaces and high-end integrated appliances, including two Bosch double ovens and a dishwasher. The central island, which houses the induction hob with a ceiling-mounted extractor, also provides additional storage and a convenient breakfast bar. The adjoining living and dining areas are ideal for entertaining, with bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living. A dedicated space for a home office or study area, complete with cabinetry, adds further versatility. Completing the ground floor is a utility room with matching kitchen cabinets and space for laundry appliances.

The oak and glass staircase continues to the first-floor landing, where four generously sized bedrooms await. The master suite boasts fitted wardrobes and a luxurious en-suite with a large rainfall shower, concealed WC, and floating wash hand basin with vanity drawers. The second bedroom also benefits from its own en-suite, with similar high-quality finishes. Two additional double bedrooms share a luxurious family bathroom, which features a freestanding bath, separate shower enclosure, and contemporary fixtures, creating a spa-like experience.

Externally, the property includes a detached double garage with electric roller doors and a driveway offering ample parking. The well-proportioned garden is mainly laid to lawn, with raised flower beds, a patio area perfect for outdoor dining, and an outdoor kitchen complete with a BBQ area and pizza oven, making it ideal for al fresco entertaining.

This exceptional home combines luxury, functionality, and privacy, making it an ideal choice for modern family living. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

2.22m x 5.2m (7'4" x 17'1")

Hallway

3.81m x 3.19m (12'6" x 10'6")

Lounge

6.54m x 4.36m (21'6" x 14'4")

Kitchen

7.16m x 5.38m (23'6" x 17'8")

Dining / Living Area

2.48m x 5.36m (8'1" x 17'7")

Utility Room

1.98m x 3.21m (6'6" x 10'6")

WC

2m x 1.01m (6'7" x 3'4")

Landing

0.99m x 5.51m (3'2" x 18'1")

Master Bedroom

3.3m x 5.39m (10'10" x 17'8")

En-suite Shower Room

1.03m x 3.12m (3'5" x 10'2")

Bedroom

4.18m x 4.8m (13'8" x 15'8")

En-Suite Shower Room

2.03m x 2.64m (6'8" x 8'8")

Bedroom

3.12m x 4.99m (10'2" x 16'5")





Bedroom

3.29m x 4.09m (10'10" x 13'5")

Family Bathroom

2.05m x 3.5m (6'8" x 11'6")

Broadband Type

Standard 4Mbps (download speed) 0.5Mbps (upload speed) Superfast 48Mbps (download speed) 8 Mbps (upload speed) Ultrafast 1000Mbps (download speed) 500 Mbps (upload speed)

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.

Council Tax Information

The Council Tax Band for this property is E. 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 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.

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.







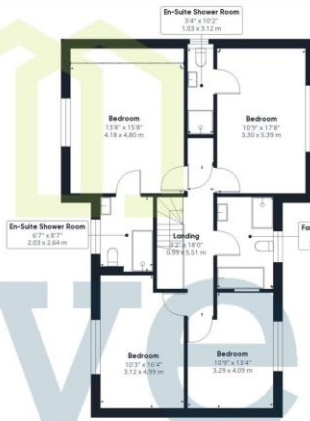


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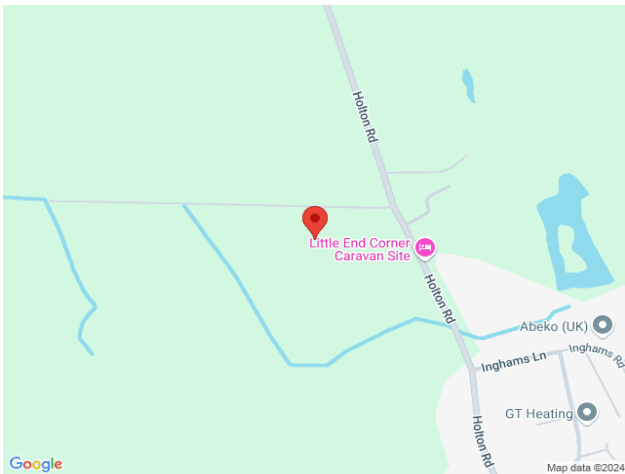


Ground Floor

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First Floor



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

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