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North Holme, Tetney



When it comes to  
property it must be

  
**lovelle**



£189,995



This beautifully presented home is positioned within a small, quiet cul-de-sac near the edge of Tetney village, offering convenient access to the local primary school and within the catchment area for excellent secondary schools.

#### Key Features

- Semi Detached House
- Village Location
- Beautifully Presented
- Living Room with Log Burning Stove
- Modern Kitchen Diner with Appliances
- Three Bedrooms & Bathroom
- Driveway & Detached Garage
- Westerly Facing Rear Garden
- EPC rating C
- Tenure: Freehold





This beautifully presented home is positioned within a small, quiet cul-de-sac near the edge of Tetney village, offering convenient access to the local primary school and within the catchment area for excellent secondary schools. The property boasts a range of appealing features, including a stylishly appointed kitchen/dining space and a spacious living room with a charming log burner. The house is tastefully decorated throughout, creating a welcoming and comfortable atmosphere.

Upon entering, you are greeted by a bright and airy hallway featuring a double-glazed window and engineered oak flooring, which seamlessly extends into the living room. The living room itself is a generous space, complete with a log burner set on a tiled hearth with an oak mantle, and a large double-glazed window that floods the room with natural light. This room provides a perfect setting for relaxation and entertaining.

The kitchen is a standout feature, fitted with sleek gloss cabinetry, ample wall and base units, and complemented by white marble-effect worktops and subway-style tiling. It comes equipped with modern appliances, including a fridge/freezer, dishwasher, microwave, oven, induction hob, and extractor hood. There is plenty of space for a dining table, with double-glazed windows overlooking the garden, a side access door, and a handy understairs storage cupboard.

Upstairs, there are three bedrooms, two of which are generously sized doubles. The largest double bedroom is located at the front and benefits from a built-in storage cupboard, while the second double, positioned at the rear, features a fitted wardrobe with a central vanity area. The third bedroom is a single room with a useful cupboard above the stairs. The modern family bathroom is fitted with a white suite, including a bath with an overhead shower, hand basin, and WC. The bathroom is extensively tiled and includes a heated towel rail and a double-glazed window for natural light and ventilation.

The landing area features a double-glazed window and access to a loft space via a drop-down ladder. The loft is boarded, providing additional storage space and housing the combination boiler.

Externally, the property offers off-road parking at the front and side, along with a predominantly lawned rear garden. There is also a brick garage with lighting and power supply. The front of the house is partially lawned and screened from the road by a hedgerow, with a wide driveway leading to a side gate. The westerly-facing rear garden is mainly laid to lawn and includes a small patio area, perfect for enjoying the afternoon sun.

## Entrance Hall

### Living Room

3.48m x 4.81m (11'5" x 15'10")

### Kitchen Diner

3.13m x 5.41m (10'4" x 17'8")

## Landing

### Bedroom

3.35m x 4.1m (11'0" x 13'6")

### Bedroom

3.36m x 3.45m (11'0" x 11'4")

## Bedroom

1.97m x 2.47m (6'6" x 8'1")

## Bathroom

1.91m x 2.09m (6'4" x 6'11")

## Garage

2.82m x 4m (9'4" x 13'1")

## 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 5Mbps (download speed) 0.7 Mbps (upload speed) Superfast 80 Mbps (download speed) 20Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 500 Mbps (upload speed)

## Council Tax

The Council Tax Band for this property is B. This information was obtained in October 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](http://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.

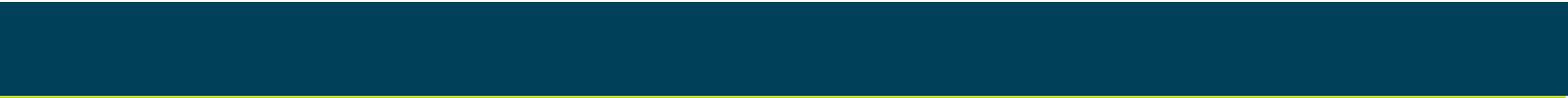


## Energy Performance Information

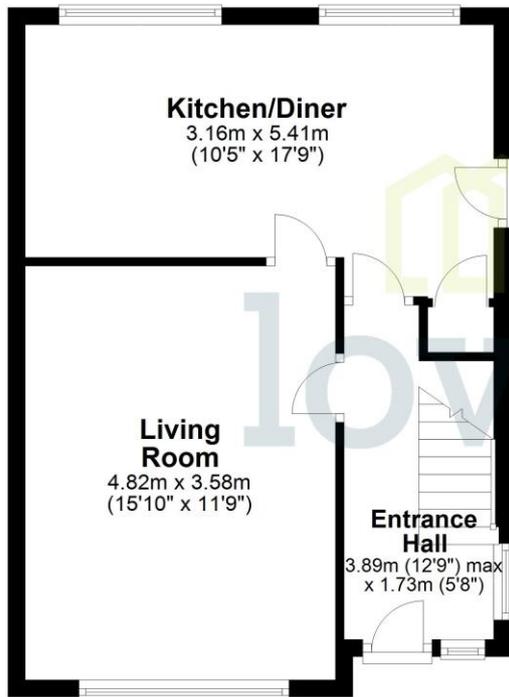
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Note

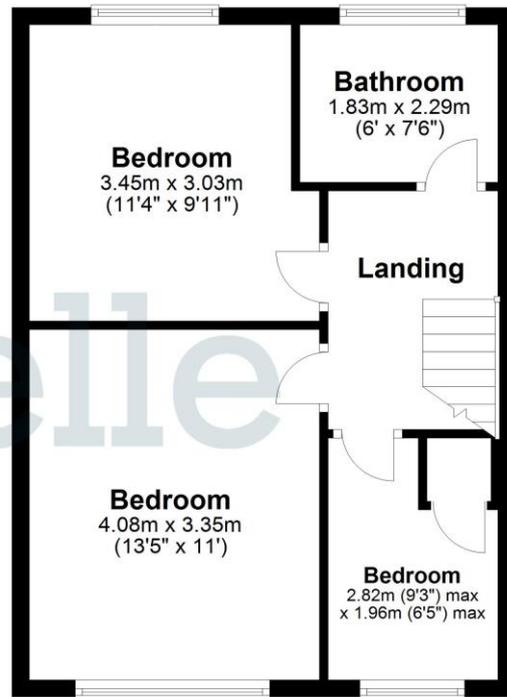
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### Ground Floor



### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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