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Market Place, Tetney



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When it comes to
property it must be


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Guide Price £160,000



This charming, historic building occupies a prominent position on Market Place in Tetney, with sections dating back to the early 1800s. The property boasts period features, including beamed ceilings, characterful windows, and an open fireplace.

Key Features

- ****Cash Buyers Only****
- Historic Detached House
- Two Reception Rooms
- Dining Kitchen
- Three Double Bedrooms
- Family Bathroom
- Detached Garage & Driveway
- No Forward Chain
- EPC rating - E
- Tenure: Freehold





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000.

****Cash Buyers Only****

This charming, historic building occupies a prominent position on Market Place in Tetney, with sections dating back to the early 1800s. The property boasts period features, including beamed ceilings, characterful windows, and an open fireplace.

The ground floor welcomes you with a spacious entrance hall featuring a return staircase leading to the first floor. A half-landing showcases a stunning arched, stained glass window, adding to the property's character. There is a convenient downstairs WC with a basin. The snug at the front of the home, currently serving as a home library, enjoys dual-aspect windows offering views to both the front and side. The generously proportioned living room provides ample space for both lounge and dining areas, with two charming bow windows and an additional side window. A feature fire surround with a multi-fuel stove adds warmth and a touch of history to the room.

The dining kitchen is well-equipped with wall and base cabinets, a traditional quarry-tiled floor, and space for a dining table. A door from the dining area leads to a private rear courtyard, perfect for al fresco dining or relaxing.

Upstairs, the first-floor landing provides enough space to be utilised as a study or craft area. The principal bedroom is generously sized and includes fitted wardrobes, while two additional double bedrooms offer comfortable accommodation. The family bathroom is fitted with a curved bath, separate shower enclosure, WC, and wash basin.

Outside, the driveway leads to a detached garage, currently used as a workshop, complete with an electric roller door and additional electric shutters for added security.

The side garden is mostly laid to lawn and surrounded by vibrant plants, flowers, and shrubs. The secluded rear courtyard is an absolute gem, offering ample seating space and a small timber shed.

While the property is double-glazed and benefits from gas central heating, it does require modernisation and presents a wonderful opportunity for further improvement. A rare find, brimming with potential.

Entrance Hall

2.3m x 6.97m (7'6" x 22'11")

WC

0.65m x 3.66m (2'1" x 12'0")

Living Room

3.68m x 7.76m (12'1" x 25'6")

Snug

3.34m x 3.62m (11'0" x 11'11")

Dining Kitchen

3.02m x 5.88m (9'11" x 19'4")

Landing

2.3m x 2.35m (7'6" x 7'8")

Bedroom

3.99m x 4.27m (13'1" x 14'0")

Bedroom

3.6m x 3.98m (11'10" x 13'1")

Bedroom

3.43m x 3.66m (11'4" x 12'0")

Bathroom

2.43m x 2.58m (8'0" x 8'6")

Garage

3.35m x 5.92m (11'0" x 19'5")

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 D. This information was obtained in September 2023 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

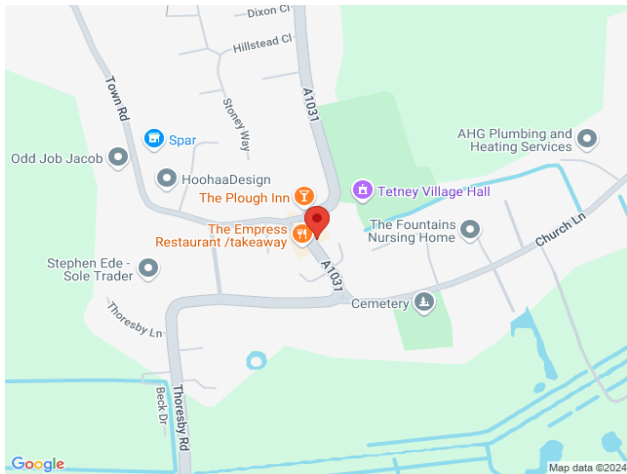
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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





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