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Parking and Garage
available at the rear

lovelle

Mews Cottages, North End Crescent, Tetney



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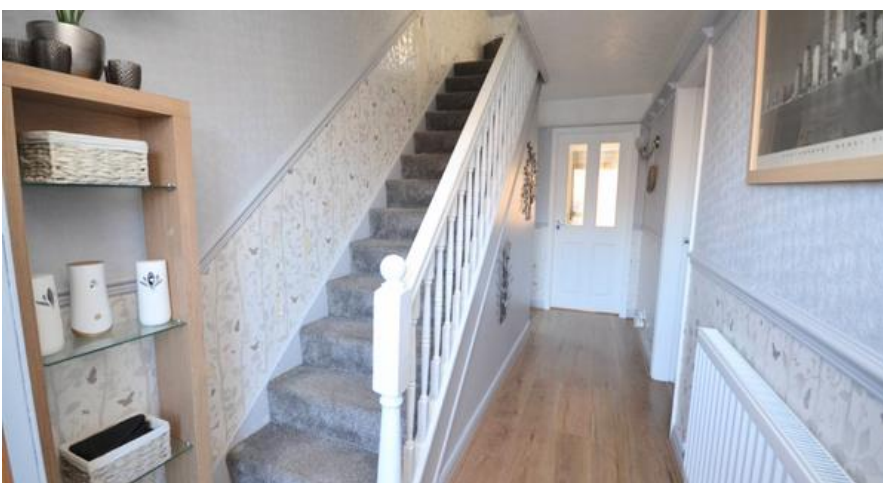
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When it comes to
property it must be

lovelle



£184,500



Lovelle are proud to be marketing this charming and meticulously maintained three-bedroom semi-detached mews house with off road parking and a garage, nestled in the heart of Tetney.

Key Features

- MEWS COTTAGE
- OFF ROAD PARKING
- SINGLE GARAGE
- LOUNGE & KITCHEN DINER
- CONSERVATORY
- THREE SPACIOUS BEDROOMS
- MODERN BATHROOM
- FRONT & REAR GARDENS
- NEWLY INSTALLED BOILER
- EPC rating D
- Tenure: Freehold





Lovelle are proud to be bringing to market this charming and meticulously maintained three-bedroom semi-detached mews house, nestled in the heart of Tetney, a sought-after village just beyond the borders of Grimsby and Cleethorpes. Boasting a prime location approximately 6 miles south of Grimsby and 9 miles from the picturesque market town of Louth, this property epitomizes the ideal blend of village tranquillity and convenient accessibility.

Upon entering, you are greeted by an inviting entrance hall. A side porch provides a warm welcome, there is then a spacious lounge adorned with an electric fire, creating a cozy atmosphere perfect for relaxation. The adjacent conservatory seamlessly connects indoor and outdoor living, featuring a door that opens to the well-maintained rear garden. The breakfast kitchen is complete with a range of wall and base cabinets.

The accommodation extends to three generously sized bedrooms and modern bathroom completes the interior layout.

Externally, the property boasts gardens to both the front and rear, providing private outdoor spaces. Access to the garage is conveniently available from the garden via personnel door, and also featuring an up-and-over door. The garage is currently configured with a partition, creating a versatile space that serves as a store area and workshop. However, this layout can easily be modified to revert to a traditional garage setting.

In addition, a communal courtyard adds to the charm of the property and leads to the single garage, accompanied by designated parking space.

The property also offers gas central heating - with the boiler being newly installed on 30/1/24.

Entrance Hall

2.03m x 4.92m (6'8" x 16'1")

Lounge

3.18m x 4.91m (10'5" x 16'1")

Kitchen

3.36m x 5.19m (11'0" x 17'0")

Conservatory

3.81m x 1.86m (12'6" x 6'1")

Landing

1.92m x 2.92m (6'4" x 9'7")

Bedroom One

4.32m x 3.17m (14'2" x 10'5")

Bedroom Two

3.81m x 2.71m (12'6" x 8'11")

Bedroom Three

2.76m x 2.38m (9'1" x 7'10")

Bathroom

1.87m x 2.48m (6'1" x 8'1")

Council Tax Information

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

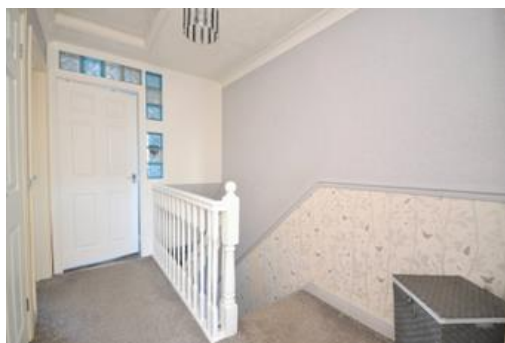
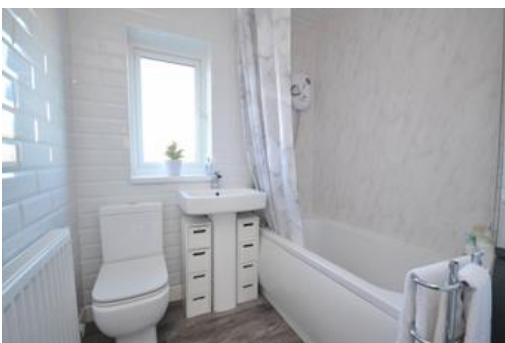
Viewing

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.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.





For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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

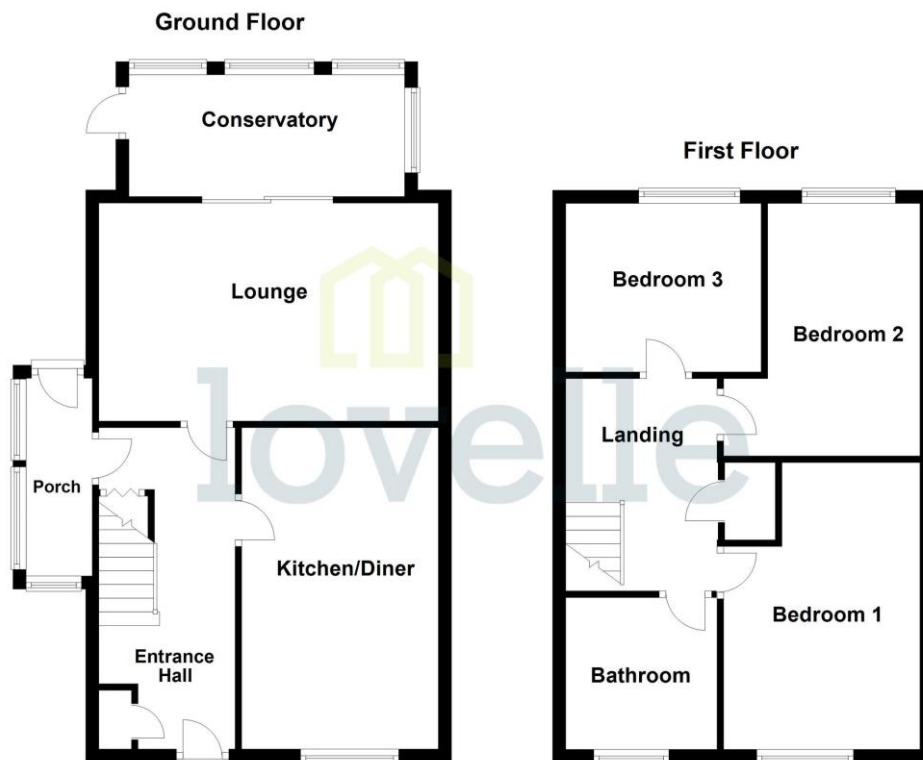
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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lovelle

01472 812250

humberston@lovelle.co.uk

