

Buy. Sell. Rent. Let.



Westlands Avenue, Tetney



When it comes to
property it must be


lovelle



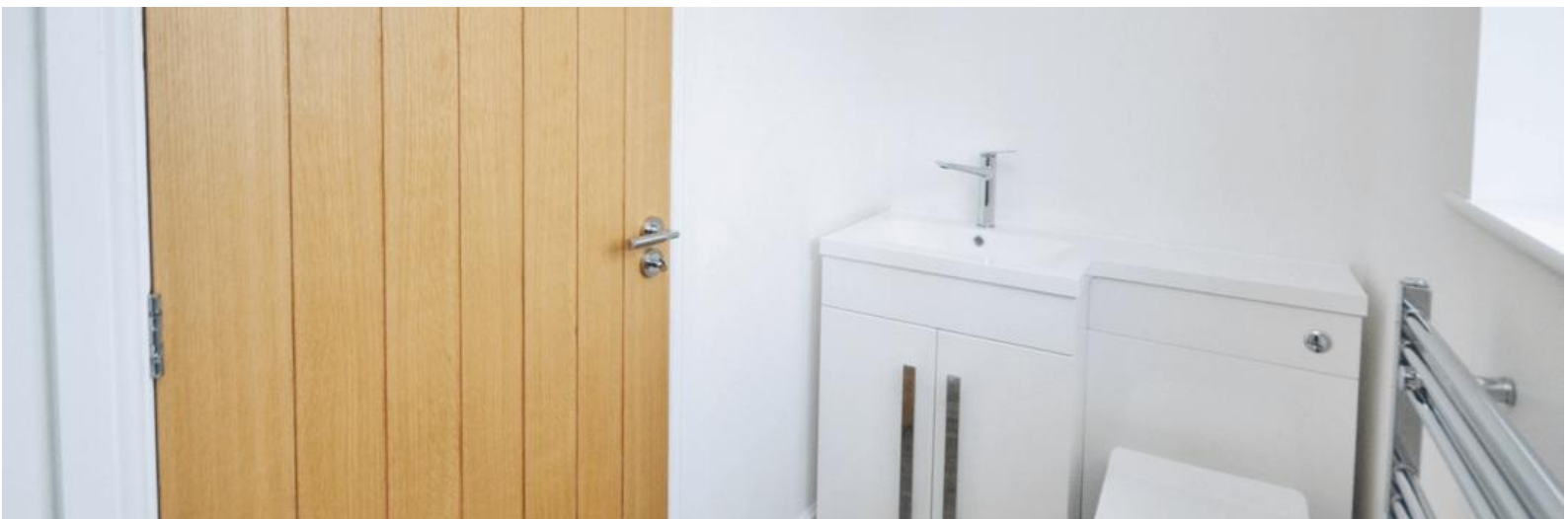
£235,000



This well presented family home is positioned in a cul-de-sac on Westlands Avenue in the ever-popular village of Tetney. Having undergone extensive refurbishment by the current owners.

Key Features

- Quiet cul-de-sac location in Tetney.
- Four bedrooms, including a master with en-suite.
- Modern kitchen and Utility Room
- Lounge and bright conservatory.
- Versatile study/dressing room.
- Westerly-facing garden with patio.
- EPC rating C
- Tenure: Freehold





This well-presented family home is positioned in a cul-de-sac on Westlands Avenue in the ever-popular village of Tetney. Having undergone extensive refurbishment by the current owners, the property now boasts a valuable extension featuring an additional bedroom with an en-suite, a modern kitchen, and utility room. With uPVC double glazing, gas central heating, and a recently installed boiler, this home offers a fantastic lay-out for modern family living.

The ground floor comprises an inviting entrance hall with a WC, a spacious lounge, and an updated dining kitchen equipped with a built-in oven, hob, and extractor fan. The dining kitchen flows seamlessly into a bright conservatory that provides access to the rear garden. The utility room, conveniently located off the kitchen, includes a door leading to the integral garage and an additional door to the garden.

On the first floor, the property features the master bedroom with a stylish en-suite, including a shower enclosure, concealed WC, and a washbasin set within a vanity unit. There are also two generously sized double bedrooms and a versatile study or dressing room that includes stairs leading to the second floor. The family bathroom is well-appointed with a panelled bath and shower over, a washbasin, and a WC.

The second floor hosts a fourth bedroom, filled with natural light from two skylight windows. This room also offers practical storage within the eaves and houses a cupboard containing the gas central heating boiler.

Outside, the property benefits from a driveway leading to the integral garage, which features a roller door, lighting, and power. The rear garden enjoys a desirable westerly aspect and includes a patio and lawned area, perfect for outdoor entertaining. An original brick-built garage provides additional storage space and holds potential for conversion into a garden room or home office, subject to the necessary planning permissions.

This family home is offered with no forward chain and is ready for you to move straight in. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Entrance Hall

4.65m x 1.8m (15'4" x 5'11")

WC

1.41m x 0.8m (4'7" x 2'7")

Living Room

4.55m x 3.51m (14'11" x 11'6")

Dining Kitchen

5.45m x 2.85m (17'11" x 9'5")

Conservatory

3.05m x 3.01m (10'0" x 9'11")

Utility Room

2.95m x 1.83m (9'8" x 6'0")

First Floor Landing

2.78m x 1.83m (9'1" x 6'0")

Master Bedroom

4.7m x 2.94m (15'5" x 9'7")

En-Suite Shower Room

2.96m x 1.17m (9'8" x 3'10")

Bedroom

3.94m x 2.94m (12'11" x 9'7")

Bedroom

3.51m x 2.91m (11'6" x 9'6")

Study/Dressing Room

2.92m x 2.41m (9'7" x 7'11")

Family Bathroom

2.4m x 1.71m (7'11" x 5'7")

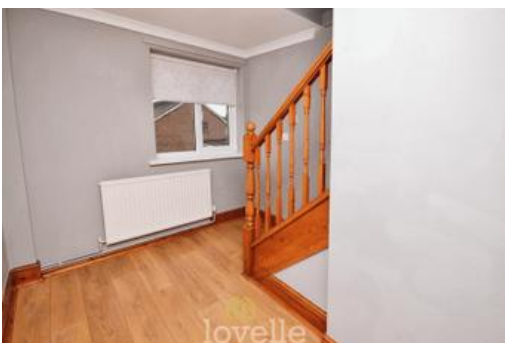
Second Floor Bedroom

5.44m x 3.59m (17'10" x 11'10")

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 4Mbps (download speed) 0.5 Mbps (upload speed) Superfast 50 Mbps (download speed) 8Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 500 Mbps (upload speed)

Council Tax Band

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

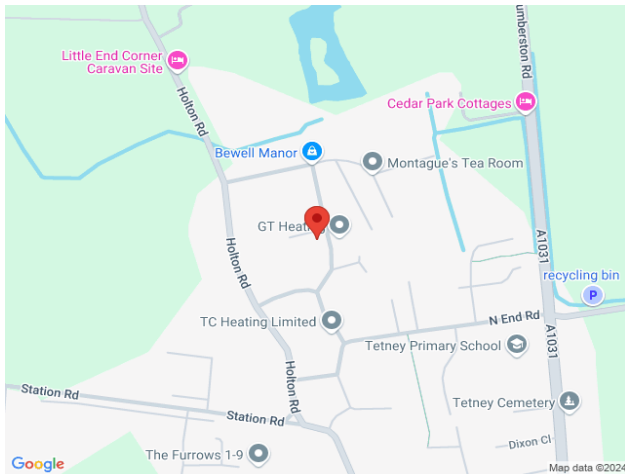
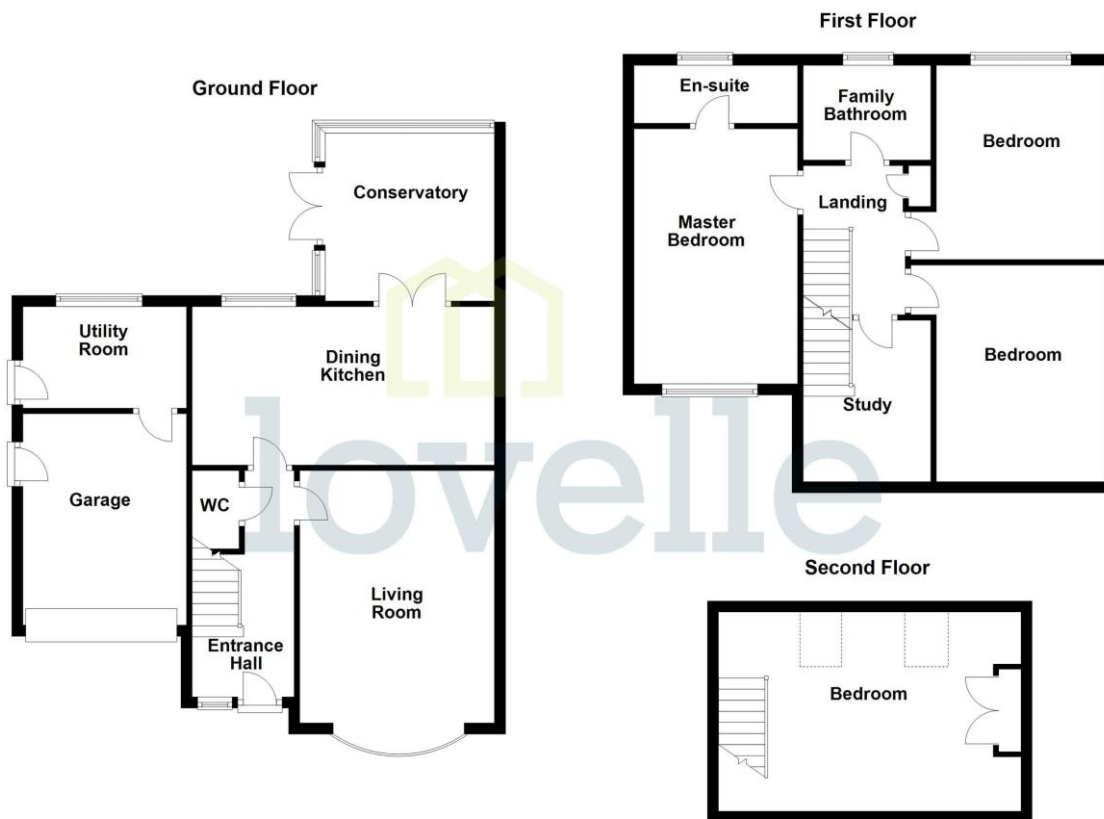
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



When it comes to **property**
it must be

lovelle

01472 812250

humberston@lovelle.co.uk