

Buy. Sell. Rent. Let.



Roy's Drive, Tetney



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When it comes to
property it must be


lovelle



£225,000



This modern two-bedroom end-link bungalow in Tetney offers open-plan living, a versatile layout, and stunning views of the golf course. With a westerly garden, driveway parking, and no forward chain, it's an ideal low-maintenance home.

Key Features

- Modern two-bedroom bungalow, five years old
- Peaceful location by Tetney Golf Course.
- Open-plan living with integrated kitchen appliances.
- Master bedroom with fitted wardrobes.
- Versatile second bedroom with garden access.
- Stylish shower room with walk-in rainfall shower.
- EPC rating B
- Tenure: Freehold





Welcome to Roy's Drive, a beautifully presented two-bedroom end-link bungalow situated in a peaceful location on the outskirts of Tetney. Just five years old, this modern home offers a perfect blend of style and functionality.

Step inside, and you'll be welcomed by an open-plan living, dining, and kitchen area designed for contemporary living. The sleek kitchen is fully equipped with an integrated electric oven, an induction hob with an extractor above, and built-in appliances, including a dishwasher, fridge, and freezer.

The inner hallway leads to the generously proportioned master bedroom, which boasts fabulous fitted wardrobes across two walls, complete with overhead cabinets, bedside tables, and a dressing table area. The second double bedroom offers versatility, currently used as a separate lounge with French doors opening onto the rear garden. The stylish shower room features a spacious walk-in enclosure with a rainfall shower and additional handheld attachment, a wash hand basin, WC, and fitted storage cabinet. A large walk-in storage cupboard is also conveniently located off the hallway.

Nestled on the edge of Tetney Golf Course, the property enjoys serene views of the course and provides easy access for golf enthusiasts. The driveway comfortably accommodates two cars, while the westerly-facing rear garden, primarily laid to lawn, includes a patio area ideal for soaking up the afternoon sun.

Additional features include uPVC double glazing, energy-efficient air source heat pump heating, and the convenience of no forward chain. This home is a true gem for those seeking modern living in a tranquil setting.

Open Plan Living Dining Kitchen

7.56m x 5.32m (24'10" x 17'6")

Inner Hallway

2.94m x 1.16m (9'7" x 3'10")

Storage Cupbaord

2.66m x 1.14m (8'8" x 3'8")

Bedroom

4.44m x 3.67m (14'7" x 12'0")

Bedroom

4.44m x 3.72m (14'7" x 12'2")

Shower Room

2.91m x 1.8m (9'6" x 5'11")

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 Type

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

Council Tax Information

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

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.

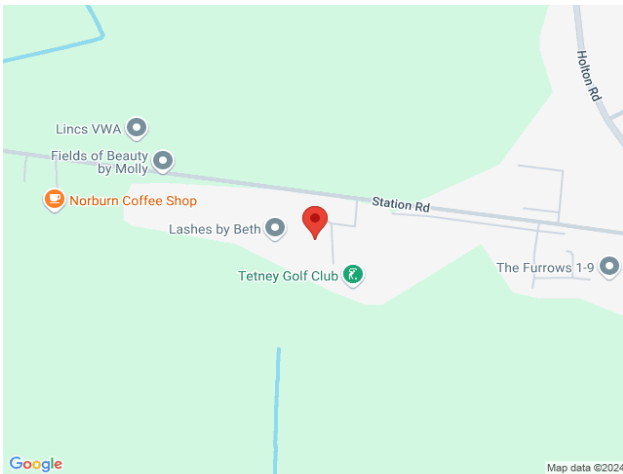
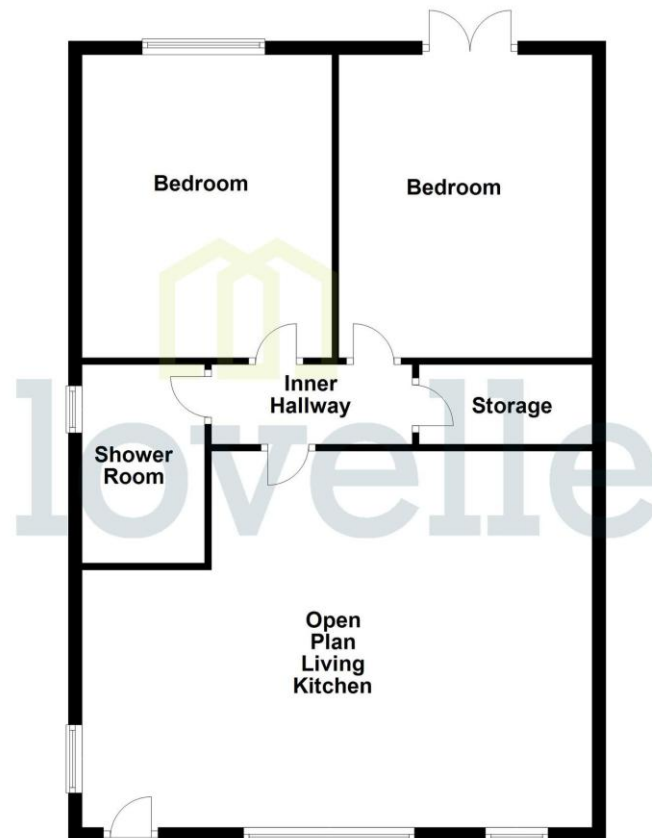
Agents Note

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Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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