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Thoresby Road, Tetney

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When it comes to  
property it must be

 **lovelle**



£525,000



Substantial five-bedroom detached home in Tetney with £30,000 PC sum to personalise - reserve off plan today.

## Key Features

- Brand new five bedroom detached family home
- Built by award-winning local builders Eastbay Construction Ltd
- Generous £30,000 PC sum for kitchen, bathroom and en-suite choices
- Spacious open-plan kitchen, dining and living area with bi-folding doors
- Separate lounge and study
- Four bedrooms to the first floor, including master with en-suite
- Top floor with a large double bedroom, walk-in dressing room, and an en-suite
- Detached garage, utility room and cloakroom
- EPC rating TBC & Tenure: Freehold



## PLOT 2 - RESERVE OFF PLAN TODAY

Tucked away just off Thoresby Road in the highly regarded village of Tetney, Plot 2 is an impressive five-bedroom detached home currently under construction by the award-winning local builders, Eastbay Construction Ltd. Set over three well-planned floors and built to a high standard throughout, this property offers generous space for modern family living in a desirable village setting.

The ground floor has been designed with both everyday life and entertaining in mind. A bright entrance hall leads through to a large open-plan kitchen, dining and living space at the rear of the home - the heart of the property, with plenty of room for cooking, dining and relaxing. There is a separate utility room just off the kitchen, as well as a downstairs WC for added convenience. To the front, a dedicated study offers a quiet space ideal for home working, while a separate lounge with bi-fold doors to the garden provides a more private, comfortable space to unwind.

Upstairs, the first floor offers four well-proportioned bedrooms, including one with an en-suite shower room. A good-sized family bathroom completes this floor, with the layout designed to suit a range of family needs.

The top floor is entirely dedicated to a spacious master suite. This includes a large double bedroom, walk-in dressing room, and an en-suite - offering a peaceful and private space away from the rest of the home.

Externally, the property sits on a generous plot and will include a detached garage. Buyers will also benefit from a builder's PC sum of £30,000, giving the opportunity to choose their own kitchen, bathroom, and en-suite fittings - allowing for a personal touch and finish that suits individual style and needs.

This is a rare opportunity to secure a substantial, thoughtfully designed home in one of the area's most popular villages - ideal for families looking for space, flexibility, and the chance to make a house their own.

### Entrance Hall

4.3m x 2m

### Cloakroom

2m x 1m

### Lounge

5.4m into bay x 3.2m

### Kitchen/Living/Dining

6.1m x 6.1m

### Study

1.88m x 3.5m (6'2" x 11'6")

**Utility Room**  
2.6m x 2m

**Landing**  
5.2m x 2m

**Bedroom**  
3.5m x 3.2m

**En-suite Shower Room**  
3.2m x 1.2m

**Bedroom**  
3.3m x 2.8m

**Bedroom**  
4.7m x 3.2m

**Bedroom**  
3.2m x 3.2m

**Family Bathroom**  
2.8m 1.8m

**Second Floor Landing**  
2m x 2m

**Primary Bedroom**  
4.6m x 2.8m

**Dressing Room**  
3.4m x 2.65m (11'2" x 8'8")

**En-Suite Shower Room**  
3.4m x 2.6m (11'2" x 8'6")

**Garage**

## Additional Information

To put the finishing touches to your dream home, a generous builders PC sum of and £30,000 will be available for you to choose and install your own kitchen, bathroom and en-suite fittings. Please note that all final fittings and finishes to the property are to be agreed directly with the builders.

## General Specifications

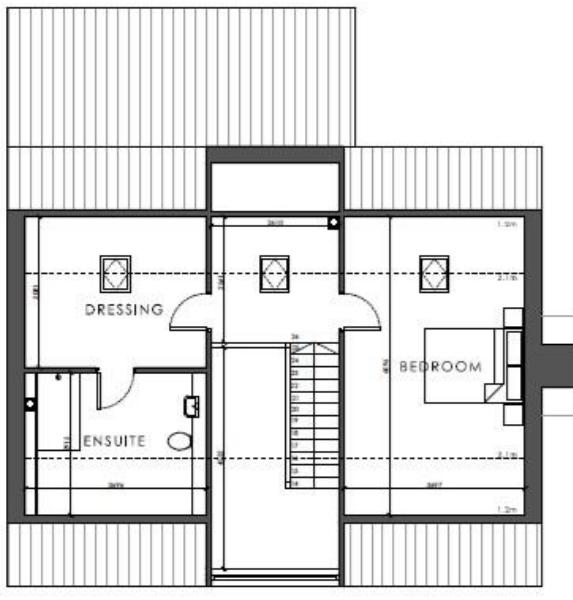
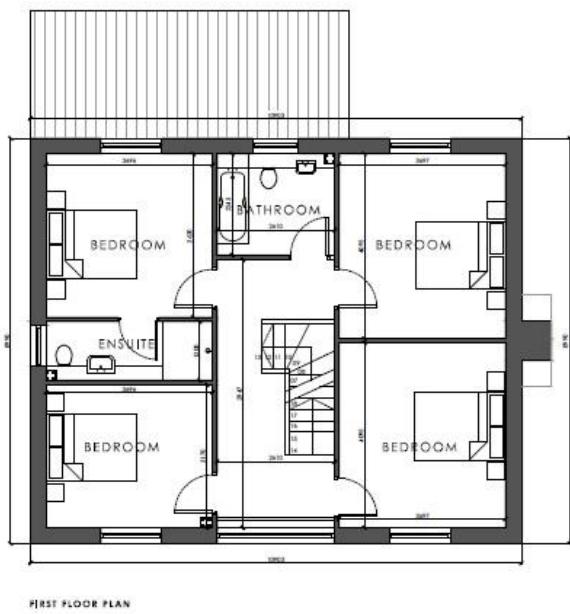
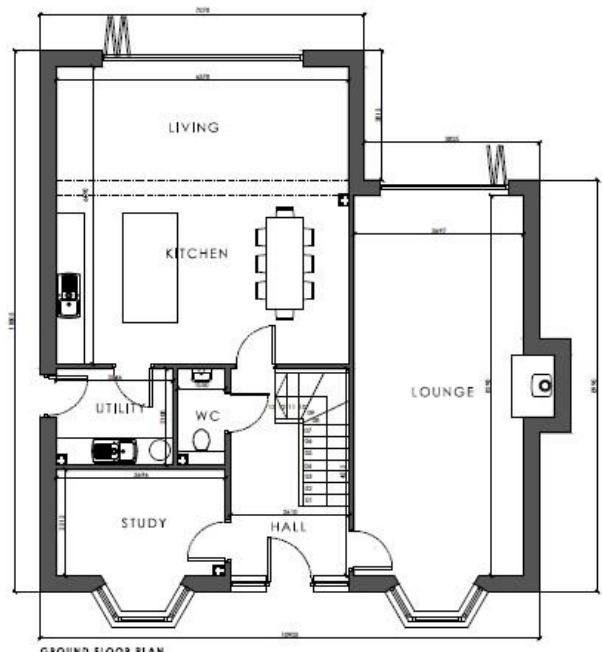
- \*Level 4 in the code for sustainable homes
- \*High efficiency Air Source Heat Pump with a seven year warranty providing wet underfloor heating system
- \*High insulation levels including high performance flooring, wall and roof insulation to reduce sound
- \*High energy performance windows combining a contemporary design
- \*Engineered oak internal doors
- \*Brushed aluminium door furniture
- \*Brushed aluminium sockets and switches
- \*Generous provision of double power points, TV and telephone points
- \*BT and Virgin media cabling to master entry point
- \*Turfed rear garden
- \*Ten year new home warranty
- \*Builders PC sum and £30,000 for bespoke fixtures and fittings
- \*Garage with electric door
- \*Security Alarm System

## Agent Note

PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE HAVING BEEN TAKEN FROM THE PLANS AND ARE FOR GUIDANCE PURPOSES ONLY. THE BUILDERS RESERVE THE RIGHT TO AMEND THE PLANS AND SPECIFICATION.

## AGENTS NOTE

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