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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



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Tetney
DN36 5JQ

£375,000

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Property Description

****A Vast Detached Bungalow with Exceptional Garaging and Generous Gardens**** Offered for sale with ****No Forward Chain****, this substantial detached bungalow occupies a generous position on Chapel Road in the popular village of Tetney. Offering an impressive amount of accommodation together with excellent parking, a quadruple garage and sizeable gardens, this is a property that offers both space and versatility. Approached via a generous driveway, there is ample off-road parking to the front, together with a well-maintained front garden providing an attractive approach to the property. The extensive ****quadruple garage**** is a particularly impressive feature, providing exceptional storage, workshop and vehicle accommodation and would appeal to those requiring space for several vehicles or additional hobbies and interests. Internally, the property is entered via a ****spacious entrance hall****, providing access to the principal rooms. The generous lounge offers a comfortable reception space, while the ****kitchen-diner**** provides an excellent social and family space with ample room for dining and entertaining. A useful utility room adds further practicality, while the conservatory provides an additional versatile reception space with views across the rear garden. The property offers ****four well-proportioned**

double bedrooms**, providing excellent flexibility for a large family, guests or those requiring home-working space. The principal bedroom benefits from its own ****en-suite facilities****, alongside a separate family bathroom. Outside, the rear garden is a real highlight, offering an extensive lawn together with a generous patio area, creating plenty of space for outdoor dining, entertaining and relaxation. Situated within the popular village of ****Tetney****, the property is well placed for local amenities, surrounding countryside and convenient access towards Grimsby, Cleethorpes and the coast. A rare opportunity to acquire such a spacious detached bungalow with ****four double bedrooms, substantial garaging and generous gardens****, early viewing is highly recommended.

Entrance Hall

6' 9" x 35' 4" (2.07m x 10.77m)

Entering the property reveals a spacious hallway with two radiators and a carpeted floor.

Living Room

18' 2" x 10' 10" (5.53m x 3.30m)

The living room has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

19' 8" x 12' 6" (6.00m x 3.81m)

The kitchen has dual aspect windows to the rear and side elevation, sliding patio doors to the conservatory, a radiator and laminate flooring. There is also an extensive range of fitted units with a ceramic sink and drainer, an undercounter fridge and also a Range oven. There is also space for dining table if required.

Conservatory

20' 4" x 10' 11" (6.20m x 3.33m)

With tri aspect windows, two radiators and vinyl flooring. There are also French doors out on to the patio area.

Laundry Room

12' 7" x 7' 7" (3.84m x 2.32m)

With a window to the side elevation and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bedroom 1

18' 4" x 13' 0" (5.58m x 3.95m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

En-Suite

5' 3" x 8' 0" (1.60m x 2.45m)

With an opaque window to the rear elevation, a WC, basin and shower cubicle.

Bedroom 2

18' 4" x 10' 0" (5.58m x 3.05m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor. There is also a range of fitted furniture and a built in cupboard.

Bedroom 3

18' 4" x 8' 2" (5.58m x 2.48m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom 4

15' 1" x 12' 7" (4.59m x 3.84m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Bathroom

12' 7" x 6' 5" (3.83m x 1.96m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a four piece suite with a WC, basin, bath and shower cubicle with an electric shower.

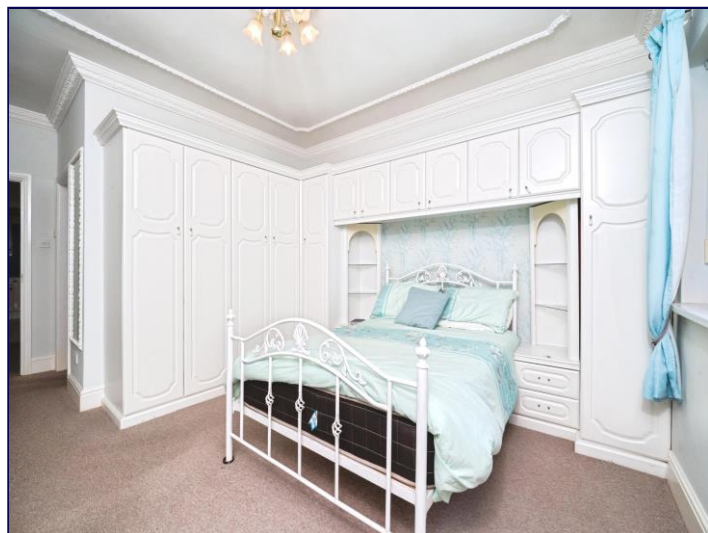
Garage

33' 4" x 20' 0" (10.15m x 6.09m)

A large QUADRUPLE garage with a personal access door to the rear, dual aspect windows to the side and rear elevation and electrics.

Outside

A generous frontage with ample off space for off road parking and space for a caravan or motorhome. There is also a well kept lawn with a path to the front door. A gate to the side provides access to the rear garden. The rear garden has to be seen to believed and has a spacious block paved patio ideal for alfresco dining. There is also a vast lawn area ideal for a family and children to play, all enclosed by perimeter fencing and with trees and established shrubs.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on

the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

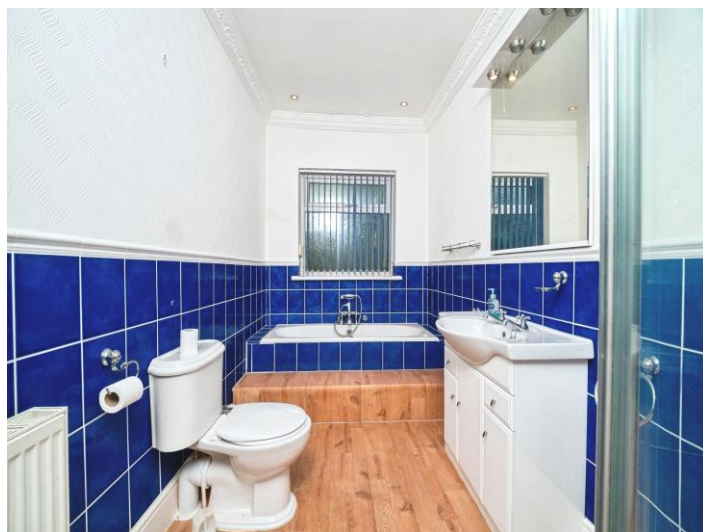
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Total floor area 216.2 m² (2,327 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

