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Molinari Avenue

Tetney
DN36 5FY

Offers in the Region Of £349,950

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Property Introduction

Built in 2021 and finished to a high standard throughout, this impressive four-bedroom detached family home is situated within the sought-after village of Tetney and offers stylish, contemporary living ideally suited to modern family life. Beautifully presented from top to bottom, the property boasts spacious and versatile accommodation. The ground floor comprises a welcoming lounge, perfect for relaxing and unwinding, together with a stunning open-plan kitchen-diner that forms the heart of the home. Designed with both family living and entertaining in mind, this superb space seamlessly flows into a bright and airy sun room, creating an excellent additional reception area with views over the rear garden. A practical utility room and convenient cloakroom/WC complete the ground floor accommodation. To the first floor, the property offers four well-proportioned bedrooms, providing ample space for growing families, guests or those working from home. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with modern fixtures and fittings. Externally, the property enjoys attractive gardens to both the front and rear. The enclosed rear garden provides a private outdoor space ideal for children, pets and entertaining during the warmer months. To the front, a driveway provides off-road parking and leads to an integral garage, offering further parking, storage or potential workshop space. With an EV electric Charging point. Combining modern design, generous living accommodation and a desirable village

location, this exceptional home is ready for its next owners to move straight in and enjoy.

Entrance Hall

Entering the property reveals a radiator and Karndean flooring.

Lounge

15' 5" x 11' 0" (4.70m x 3.35m)

The lounge has a window to the front elevation, a radiator, carpeted floor and a superb feature fire place.

Kitchen/Diner

13' 0" x 20' 8" (3.95m x 6.31m)

With a window to the rear elevation, a radiator and karndean flooring. There is also a superb fitted kitchen with Quartz counter tops, an inset sink and integral appliances include a fridge-freezer, dishwasher, electric double oven and 5 ring gas hob all appliances are Neff with an extractor over. There is also space for a sofa or dining table.

Sun room

9' 11" x 10' 11" (3.02m x 3.32m)

Off the dining side with a continuation of the Karndean flooring. Also with a radiator and French doors to the side elevation and a feature window to the rear.

Utility room

9' 4" x 5' 5" (2.85m x 1.64m)

The utility room has a door to the side elevation, Karndean flooring, fitted units, plumbing for a washing machine and Quartz counter tops with an inset sink.

Bedroom 1

13' 9" x 10' 11" (4.20m x 3.34m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

11' 9" x 12' 4" (3.59m x 3.76m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 3

9' 5" x 11' 11" (2.87m x 3.64m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 4

7' 11" x 9' 10" (2.41m x 2.99m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

Garage

15' 9" x 10' 10" (4.80m x 3.30m)

With an up and over door and electrics.

WC

With a window to the rear elevation, a radiator, Karndean flooring and a WC and basin.

Bathroom

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, basin and bath with a mains shower over.

En-suite

The en-suite has an opaque window to the front elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, basin and a walk in shower enclosure with a mains shower.

Outside

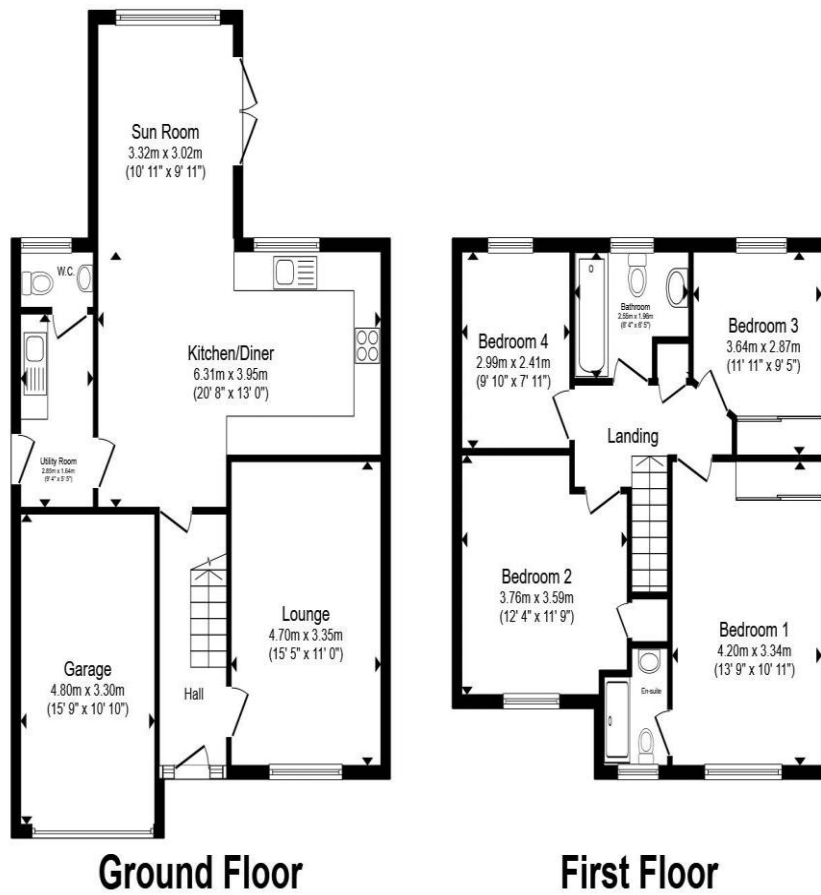
There is a block paved driveway to the front providing off road parking. There is also a lawn and established shrubs. The rear garden is a good size with a lawn and a feature patio ideal for alfresco dining, all enclosed by perimeter fencing. With an EV electric charging point

**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



Total floor area 137.4 m² (1,479 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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		