



8 Woods Way Tetney, Lincolnshire DN36 5FU

A stunning SIX BEDROOM DETACHED FAMILY HOME which is stylish finished throughout, being sold with no forward chain. The very spacious contemporary accommodation includes: Reception hall, cloaks/wc, home office/playroom, stunning L shaped living dining kitchen, utility room. To the first floor there are four double bedrooms including two suites with dressing room and en suite shower room, family bathroom plus two further double bedrooms and a shower room/wc to the second floor. Gas central heating system (underfloor heating to the ground floor). Double glazed units incorporating tinted windows to the majority of the south facing rear rooms. Solar Panels x10 with 4KW Per hr system with Battery system. Double garage. Front garden with ample off road parking and a SOUTH FACING rear garden including a fabulous WEST FACING outside entertaining area.

£585,000

- STUNNING FAMILY HOME
- LOUNGE & HOME OFFICE
- LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- TWO MASTER BEDROOMS SUITES
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM & SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DOUBLE GARAGE
- OUTSIDE ENTERTAINING AREA



TWILIGHT REAR ELEVATION PHOTO



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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RECEPTION HALL

The welcoming entrance hall is approached via a grey composite entrance door with a double glazed opaque side panel. Quality light grey laminate flooring with underfloor heating. Inset spot lights to ceiling. The striking oak spelled staircase leads up to the first floor which has useful storage drawers below.



CLOAKS/WC

Fitted with a suite in white comprising a concealed wc and a wall mounted sink. Double glazed window. Laminate flooring with underfloor heating. Inset spot lights to ceiling



HOME OFFICE/PLAYROOM

11'5" x 10'4" (3.48 x 3.16)

Used by the current owners as a gym this useful multi purposes room has again a double glazed window to the front elevation and laminate flooring with underfloor heating. Inset spot lights to ceiling.



LOUNGE (FRONT)

14'0" x 17'8" (4.28 x 5.41)

A stunning formal lounge having a double glazed bay window to the front elevation, under floor heating and a contemporary media wall including illuminate shelving either side of the TV recess which has a glass fronted flamed electric fire below.



LOUNGE

Additional photo



LIVING DINING KITCHEN

This fabulous open living space is ideal for the modern family with three zones including a fitted kitchen with an island unit, dining and sitting areas all having a quality laminate floor with underfloor heating, inset spot lights to ceiling plus concealed pelmet lighting.

The kitchen area is fitted with an abundance of grey base and wall cupboards incorporating two built in ovens together with an integrated dishwasher, a full size fridge and freezer plus an induction hob which is inset on the matching island/breakfast bar which has an extractor fan above set within an illuminated plinth. The complementary quartz work surface is inset with a stainless steel sink which has matching up stands. Double glazed window.

In addition to the kitchen units there is a bar area which again has matching grey units including two drink fridges and mirrored splash backs. Double glazed french door opens onto the rear garden.

The sitting area has tinted double glazed bi folding doors and a superb media wall including a contemporary styled electric fire set behind a glass screen, a inset for the large TV flanked by illuminated display shelving. Ample space for a family sized dining table and chairs.



DINING KITCHEN

23'6" x 13'1" (7.16m x 3.99m)

Additional photo



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO



DINING AREA PHOTO



REFRESHMENT AREA



SITTING AREA PHOTO

17'9" x 14'1" (5.41m x 4.29m)



UTILITY ROOM

7'1" x 8'6" (2.16 x 2.60)

Again fitted with a range of grey units including a bank of floor to ceiling cupboards providing useful storage, the Quartz work surfaces are inset with a stainless steel sink having space beneath for washing machine and tumble dryer. Quality laminate flooring having under floor heating. Double glazed window and door.



UTILITY ROOM

Additional photo



FIRST FLOOR

LANDING

The spacious landing has the oak spindled staircase leading up to the second floor, double glazed window and radiator.



MASTER BEDROOM SUITE

This fabulous master bedroom suite including a superb bedroom, en suite shower room and dressing room.

MASTER BEDROOM

20'3" x 14'0" (6.19 x 4.28)

Very spacious having tinted double glazed french doors with views over the rear garden, two radiators and a media wall including an electric fire, space for TV with illuminated shelving either side.



MASTER BEDROOM

Additional photo



DRESSING ROOM

10'4" x 5'9" (3.15 x 1.77)

Fitted with a range of drawer units and open hanging space. Radiator and inset spot lights to ceiling.



EN SUITE SHOWER ROOM

10'1" x 6'7" (3.09 x 2.02)

Fully tiled in a marble effect ceramic tiled and includes a large walk in shower area including a hand held shower spray and a rain forest shower head, glass screen and soak away, plus a wall hung vanity unit and a concealed wc. Heated towel rail. Double glazed window. Inset spot lights to ceiling. Above the vanity unit is an illuminate mirror.



BEDROOM 2 - SUITE

A fabulous second bedroom suite which includes a dressing room, en suite and a double bedroom.

EN SUITE

6'7" x 6'7" (2.03 x 2.02)

Again fully tiled including a walk in shower area with twin heads, a glass screen and soak away, a wall hung vanity unit having an illuminated mirror and a low flush wc. Heated towel rail. Inset spot lights to ceiling. Double glazed window.



DRESSING ROOM

10'4"x 5'3" (3.15x 1.62)

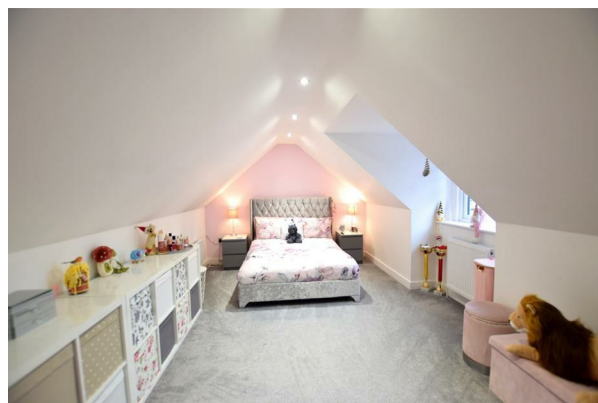
Fitted with drawer units and open hanging space.



BEDROOM 2

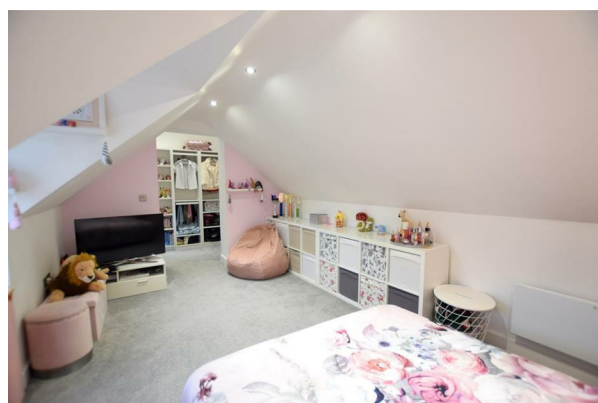
16'3" x 11'3" (4.96 x 3.43)

Double glazed window. Inset spot lights to ceiling.



BEDROOM 2

Additional photo



BEDROOM 3 (REAR)

12'11" x 12'8" (3.94 x 3.87)

Double glazed window. Radiator.



BEDROOM 3

Additional photo



VIEW FROM A FIRST FLOOR WINDOW



BEDROOM 4 (FRONT)

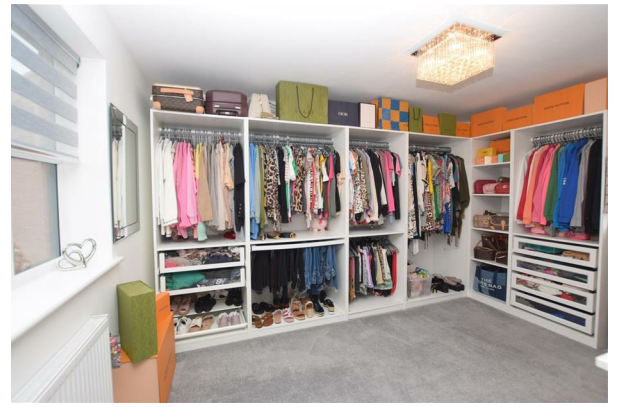
10'5" x 13'5" (3.18 x 4.1)

Used by the present owners as a dressing room which is fitted with drawer units and open hanging space. Double glazed window. Radiator.



BEDROOM 4

Additional photo



FAMILY BATHROOM,WC

6'9" x 9'8" (2.06 x 2.97)

Having a suite in white comprising a free standing oval bath including a hand held shower spray which is situated on a raised plinth, a vanity unit having an illuminate mirror above and a low flush wc. Heated towel rail. Half tiling to walls. Tiled flooring. Double glazed window and inset spot lights to ceiling.



FREE STANDING BATH



SECOND FLOOR

LANDING

With views over the spelled staircase. Velux window and inset spot lights to ceiling.



BEDROOM 5

14'3" x 14'1" (4.35 x 4.31)

Two Velux windows, radiator and an additional electric heater. Inset spot lights to ceiling.



BEDROOM 5

Additional photo



BEDROOM 6

14'1" x 8'4" (4.31 x 2.56)

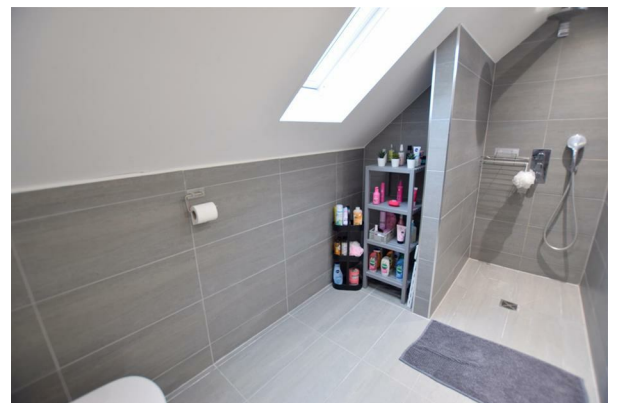
Velux window, Radiator and inset spot lights to ceiling. A bank of fitted wardrobes provides excellent hanging space/storage plus a matching drawer unit.



SHOWER ROOM/WC

5'5" x 11'8" (1.67 x 3.57)

Extensively tiled including a shower area with tiled flooring and soak away, a concealed wc and a vanity units. Heated towel rail. Velux window. Inset spot lights to ceiling.



SHOWER ROOM/WC

Additional photo



OUTSIDE

SOLAR PANELS

Solar Panels x10 with 4KW Per hr system with Battery system

TWILIGHT PHOTO FROM THE FIRST FLOOR



TWILIGHT PHOTO OF THE REAR GARDEN



ATTACHED BRICK GARAGE

17'7" x 18'5" (5.37 x 5.62)

Electric up and over door to the front, personal door to the rear and a double glazed window. Light, power and radiator. This area houses the hot water cylinder and the wall mounted gas fired boiler.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is block paved which provides useful additional off road parking together with a strip of lawn to the left hand side. Attached to the garage is an electric car charger. The rear south facing garden has a large paved patio area with the remainder set to lawn and is edged with timber fencing and a young laurel hedge. Included in the sale is the fabulous west facing covered entertaining area. Separate outside wc.



OUTSIDE ENTERTAINING AREA

31'2" x 9'4" (9.50 x 2.85)

This fabulous WEST facing entertaining area which has space for a hot tub (not included in the sale), a seating area plus a bar and outside kitchen. Light and power.



TWILIGHT PHOTO OF THE ENTERTAINING AREA



THE GARDENS

Additional photo



REAR OF THE PROPERTY



TENURE - FREEHOLD

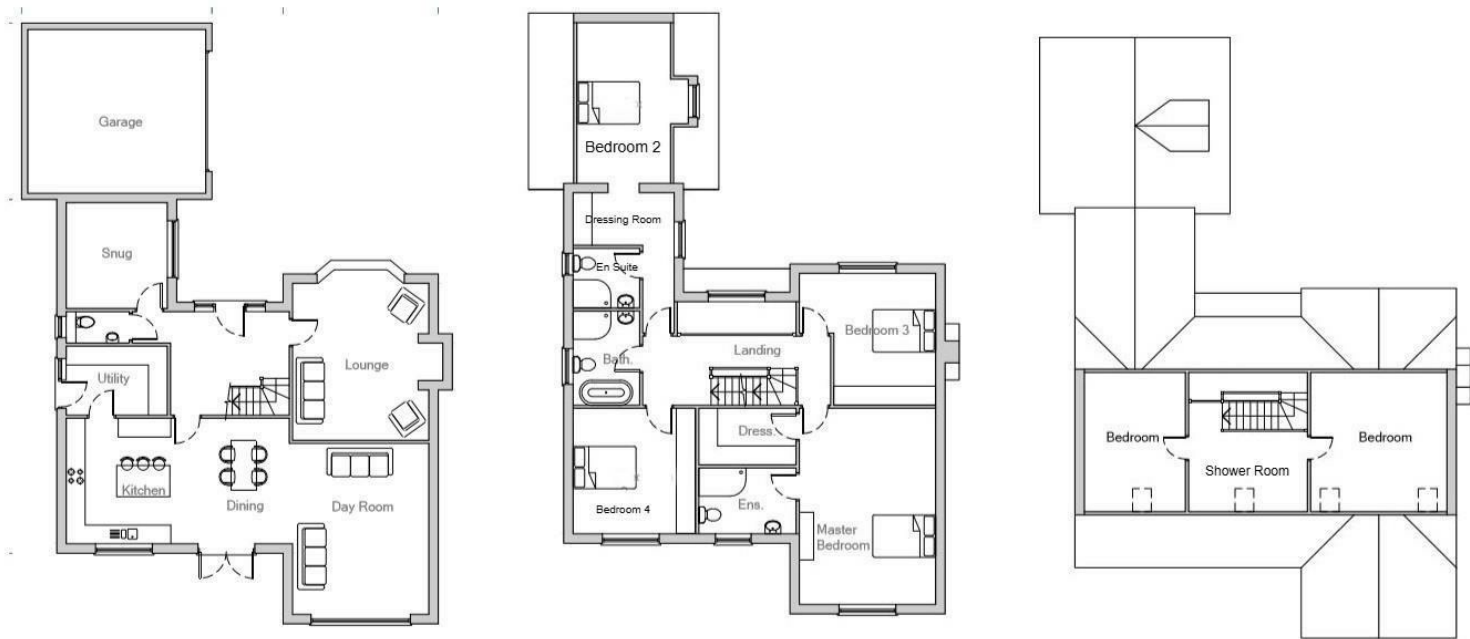
We are informed by the seller that the tenure of this property is Freehold although there is a management fee of £250 a year for the maintenance of the road, lighting and the common areas. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.