



## 6 St. Johns Gate Tetney, North East Lincolnshire DN36 5PH

We are delighted to offer for sale this modern extended FOUR BEDROOM DETACHED FAMILY HOME situated within the heart of Tetney village, with easy access to both Grimsby and Louth and within the catchment area of King Edward Grammar School and the highly regarded Tetney Primary School. Tetney village offers a friendly local pub, serving both food and drinks, a Chinese takeaway, Golf Club and convenience store. The property has been tastefully modernised to include an extended living kitchen diner benefitting from gas central heating (Newly fitted eco boiler) and uPVC double glazing. The accommodation comprises of; Entrance hallway, lounge, cloakroom, open plan living dining kitchen, utility room and to the first floor, four good size bedrooms, master with en suite shower room and family bathroom. Situated within a cul de sac with an open plan front garden which is laid to lawn with mature planting and a red brick paved driveway providing off road parking and leading to the garage/store. The private rear garden has fenced boundaries with mature and well stocked borders, dual aspect paved patio area ideal for summer entertaining. A true hidden gem for a growing family. Viewing is highly recommended.

**£352,500**

- TETNEY VILLAGE LOCATION
- DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- UTILITY ROOM
- LOUNGE
- CLOAKROOM/WC
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- PRIVATE REAR GARDEN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a uPVC double glazed door with side light panels into the hallway.



### HALLWAY

The welcoming hallway has wood effect Karndean flooring, coving to the ceiling and carpeted stairs with Oak open spindle balustrade.



### CLOAKROOM

5'0" x 2'7" (1.54 x 0.79)

Benefitting from a two piece suite comprising of; Low flush wc and small hand wash basin with tiled splash back. Continued Karndean flooring and radiator.



## LIVING DINING KITCHEN (L-SHAPED)

26'1" x 20'5" (7.97 x 6.23)

This fantastic, stylish room is truly the hub of the home with its versatility for a growing family, a dining area, lounge area with bi-folds doors to the garden and exposed brick wall and its modern Wren kitchen with integrated appliances. The kitchen area benefits from a large range of grey gloss wall and base units (storage is not a problem here!), with contrasting wood effect work surfaces and matching up-stands and incorporates an inset stainless steel sink with glass surround, a Neff induction hob with glass splash back and stainless steel chimney style extractor hood, Neff combination oven and electric fan assisted oven, larder fridge, and integrated Bosch dishwasher. Added touch of pull out corner storage and under worktop lighting help create a modern sleek kitchen area. The work surfaces also include an extended breakfast bar with industrial style pendant drop lights. Finished with dual aspect uPVC double glazed windows and Karndean tiled effect flooring throughout and down lights to the ceiling. Open to the dining and lounge area with continued flooring, down lights and two Velux windows with bi-fold doors leading to the garden. An exposed brick wall and modern column radiators give a very stylish and warm feel to this fabulous entertaining area. Double wooden doors leading to the lounge.



## LIVING DINING KITCHEN



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## UTILITY ROOM

9'0" x 6'1" (2.75 x 1.86)

Benefitting from a range of matching wall and base units to the kitchen with contrasting wood effect worksurfaces and upstands, integrated freezer, space for an automatic washing machine and tumble dryer with wall mounted boiler in matching unit. Finished with modern radiator, tiled effect Karndean flooring and uPVC double glazed doors leading to the side aspect.



UTILITY ROOM



LOUNGE

16'7" x 10'10" (5.08 x 3.31)

The cosy lounge has a uPVC double glazed bow window to the front aspect, coving to the ceiling, carpeted flooring and radiator. The main focal point is the feature fireplace with wood surround, tiled hearth and Pembroke style gas fire fitted.



LOUNGE



LOUNGE



FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs, radiator and airing cupboard housing the eco tank. Loft access to the ceiling with partial board and full insulation.



### MASTER BEDROOM

15'8" x 10'10" (4.80 x 3.31)

This great sized master bedroom has ample space for a vast range of freestanding furniture and also has alcove space for fitted wardrobes. It is finished with carpeted flooring, radiator and uPVC double glazed window to the front aspect. Door leading to the en suite shower room.



### MASTER BEDROOM



### EN SUITE SHOWER ROOM

6'8" x 6'0" (2.05 x 1.85)

Benefitting from a white three piece suite comprising of; Walk-in in shower with dual head one being rainfall style, glazed screen and tiled splash backs, low flush wc and fitted vanity unit with handy storage and counter top hand wash basin. Finished with down lights to the ceiling, radiator, tiled flooring, heated towel rail, extractor fan and uPVC double glazed window to the front aspect.



## BEDROOM TWO

14'3" x 11'8" (4.35 x 3.58)

The second double bedroom is large than average and has a uPVC double glazed window to the front aspect, carpeted flooring and radiator. Ample alcove space for fitted wardrobes.



## BEDROOM TWO



## BEDROOM THREE

10'11" x 10'6" (3.33 x 3.21)

Another double bedroom with a uPVC double glazed window to the rear aspect, carpeted flooring and radiator. Ample alcove space for fitted wardrobes.



## BEDROOM FOUR

10'10" x 8'10" (3.32 x 2.71)

The fourth double bedroom is presently being used as a home office and is finished with, carpeted flooring, radiator and uPVC double glazed window to the rear aspect. Ample alcove space for fitted wardrobes.



### **FAMILY BATHROOM**

7'10" x 5'7" (2.39 x 1.71)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with tiled walls, modern click flooring, radiator and uPVC double glazed window to the rear aspect.



### **OUTSIDE**

#### **THE GARDENS**

The property enjoys a quiet cul de sac position with an open plan front garden which is mainly laid to lawn with mature trees and planting. A red brick paved driveway provides ample off road parking and leads to the garage/store. Lockable wooden gates to both sides of the property lead to the private rear garden making it the ideal area for young families. The sunny rear garden enjoys dual aspect paved patio areas with a well maintained lawn garden with mature and well stocked borders.



#### **THE GARDENS**



#### **THE GARDENS**



### **GARAGE/STORE**

10'3" x 8'2" (3.13 x 2.51)

Having an up and over door to the front and a courtesy door leading to the hallway. Fitted with electric and lighting. Part of the garage has been used to create the utility room.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - D

EPC - C

**TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

**VIEWING ARRANGEMENTS**

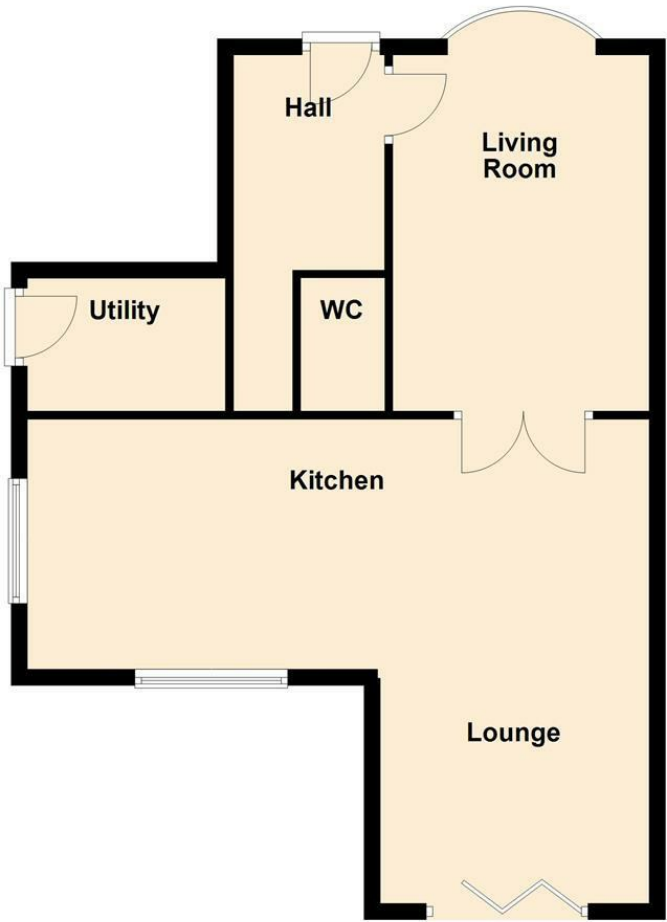
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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

Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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.