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Holton Road

Tetney
DN36 5LN

£210,000

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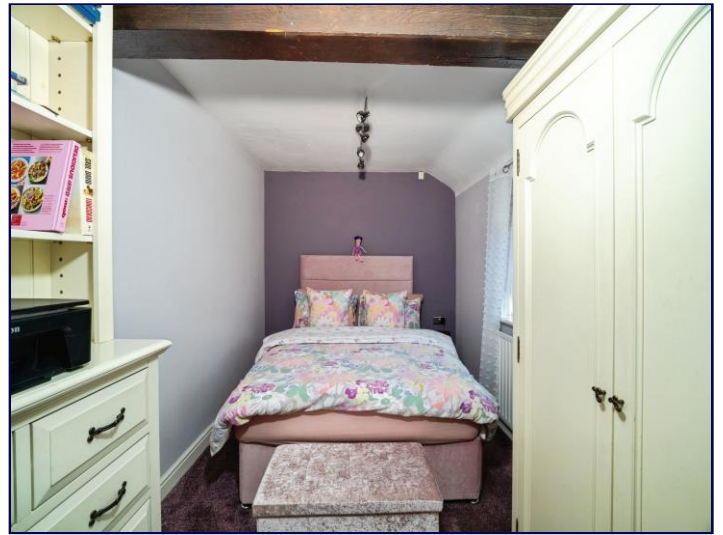
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Property Introduction

Discover this exceptional two-bedroom mews bungalow, nestled within an exclusive development thoughtfully converted from original stables on the edge of Tetney. Set around a charming central courtyard shared with just a handful of neighbouring homes, the property offers a rare sense of community and privacy, together with ample off-road parking. Beautifully presented and significantly enhanced by the current owners, the single-storey accommodation seamlessly blends period character with contemporary style. The standout feature is a superb open-plan dining kitchen, complemented by a stylish modern bathroom. A bright lounge opens directly onto the courtyard, while two well-proportioned double bedrooms complete the flexible layout. Perfect for those seeking low-maintenance, single-level living — whether retiring, downsizing, or looking for a stylish base as a professional couple. Early viewing is essential to fully appreciate this unique home.

Entrance Hallway

The property is accessed via a composite entrance door leading into an L-shaped reception hall. Featuring attractive laminate flooring, radiator and useful loft access.

Living room

9' 7" x 14' 5" (2.91m x 4.40m)

A well proportioned and naturally light reception room featuring French doors opening directly onto the attractive central courtyard, together with two windows to the sides allowing for ample natural light to brighten the room. Central heating radiator.

Kitchen

14' 8" x 10' 11" (4.46m x 3.32m)

A superb dual aspect dining kitchen which has been thoughtfully upgraded to an excellent standard. The kitchen features a stylish range of navy blue shaker-style units complemented by solid wood work surfaces and incorporates a Belfast sink, built-in oven, gas hob with extractor over, integrated dishwasher, fridge/freezer and washer/dryer. Useful utility cupboard housing the gas central heating boiler which was installed around five years ago. Radiator and further loft access.

Bathroom

5' 10" x 10' 1" (1.79m x 3.07m)

An immaculately appointed bathroom, fully tiled and fitted with a contemporary suite incorporating useful fitted storage, concealed cistern WC and countertop basin. Panelled bath with rainfall shower over and glazed shower screen. Heated towel rail and window to the front aspect. Down lighting to the ceiling.

Bedroom 1

10' 2" x 16' 4" (3.11m x 4.98m)

A spacious double bedroom featuring continued laminate flooring, window overlooking the front aspect and radiator. Down lighting.

Bedroom 2

7' 7" x 14' 9" (2.31m x 4.49m)

A further generously proportioned double bedroom enjoying views over the central courtyard. Featuring continued laminate flooring and radiator. Down lighting.

Outside

Stable Mews forms part of a select and attractive development of properties arranged around a professionally maintained central courtyard, combining gravelled and paved areas to create a particularly pleasant communal setting. The property also benefits from private paved patio areas, together with a gravelled parking area providing two allocated parking spaces. Stable Mews enjoys a desirable semi-rural position on the northern fringe of the popular village of Tetney, which offers a good range of local amenities and facilities, whilst providing easy access to the surrounding countryside and neighbouring areas.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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.

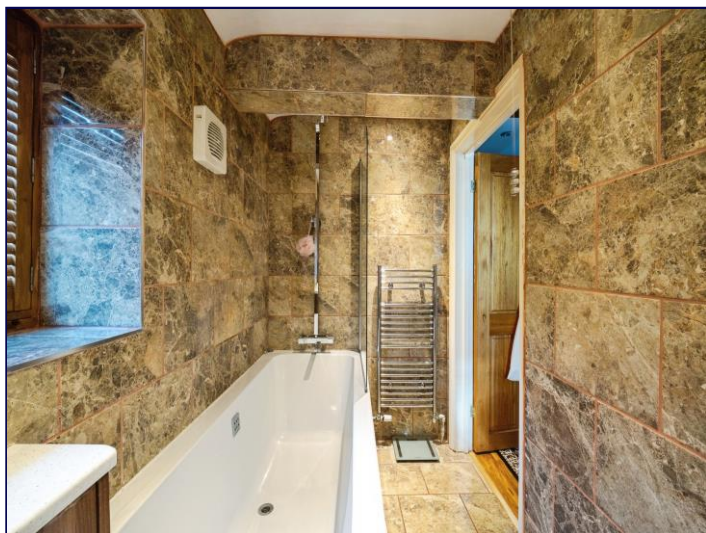
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

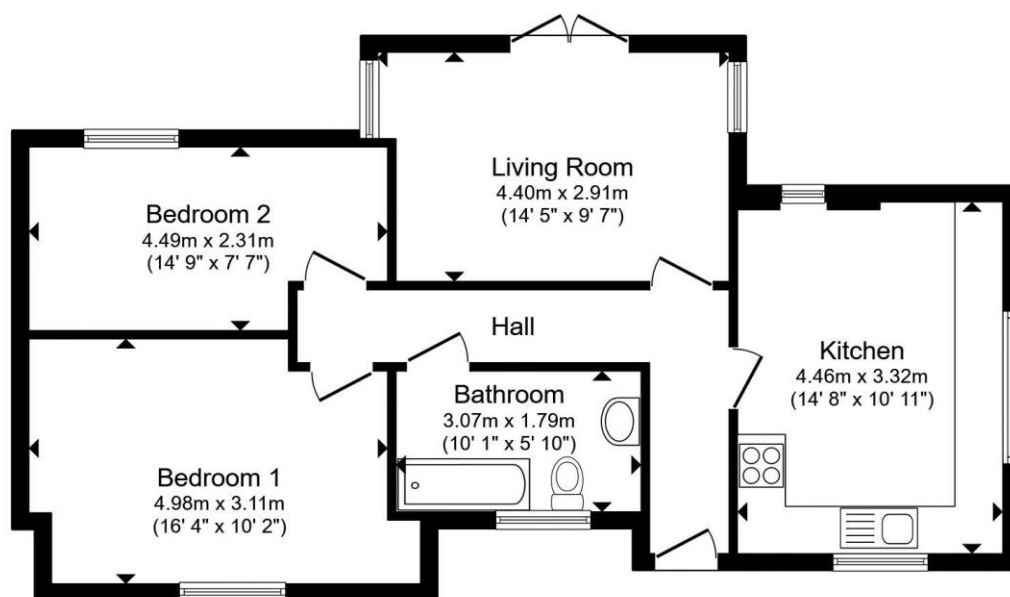
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We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.





Total floor area 65.8 m² (709 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

