



11 Stable Mews

Tetney, Lincolnshire

BROWN & CO



11 Stable Mews, Holten Road, Tetney, Lincolnshire, DN36 5LN

Tucked away within an exclusive gated development in the highly sought-after village of Tetney, this outstanding four-bedroom detached residence offers stylish modern living, a superb specification and beautiful open views to the rear. Built just five years ago, the property combines elegant design with practical family living. At its heart is a stunning open-plan kitchen, dining and living space featuring premium granite worktops, integrated Bosch appliances, a substantial central island and bi-fold doors opening onto the landscaped garden. A spacious lounge, dedicated home office, utility room and underfloor heating throughout the ground floor further enhance the accommodation. Upstairs, the luxurious principal bedroom and second bedroom both benefit from en-suite facilities, complemented by two further double bedrooms and an impressive family bathroom.

Outside, the landscaped rear garden is designed for entertaining, complete with an outdoor kitchen, BBQ and pizza oven, while a detached double garage and generous driveway provide ample parking.



ACCOMMODATION

Ground Floor

Entrance Hall

A spacious entrance hall creates an immediate sense of quality, with natural light and an oak-and-glass staircase providing a striking focal point. The hall connects the principal ground-floor rooms and sets a refined tone for the home.

WC

WC, wash basin, double glazed window, tiled flooring with underfloor heating.

Living Room

The living room is a well-proportioned reception space with windows to multiple elevations, bringing in excellent natural light. A contemporary media wall with integrated electric fire creates a smart focal point, making the room ideal for relaxing or entertaining.

Open Plan Living Kitchen Dining Room

The impressive open-plan kitchen, dining and living space forms a stylish and practical centrepiece to the home. It features sleek handleless cabinetry, premium granite worktops, integrated Bosch appliances and a substantial central island with storage,

preparation space and informal seating.

Bi-fold doors open to the landscaped rear garden, filling the room with natural light and creating an easy connection outside. A fitted study area provides a useful workspace, making this an excellent setting for modern family life and entertaining.

Utility

The utility room provides valuable additional worktop space and storage, with matching cabinetry and provision for laundry appliances. Practical and well finished, it supports the main kitchen and helps keep the living areas clear.

First Floor

Landing

With loft access, storage cupboard and radiator.

Bedroom One

The principal bedroom is a generous and well-presented suite with a bright, calm feel. Fitted wardrobes provide excellent storage, while the private en-suite shower room adds comfort and convenience.

En Suite

The en-suite shower room is finished in a sleek contemporary style, with a walk-in shower, modern sanitaryware and quality fittings. It provides a smart private facility to the principal suite.

Bedroom Two

Bedroom two is a generous double bedroom with space for freestanding furniture and the added benefit of a private en-suite shower room. It is well suited to guests, older children or multi-generational living.

En Suite

Serving bedroom two, this contemporary en-suite includes a spacious shower enclosure, modern sanitaryware and elegant tiling. It adds privacy and convenience for guests or family members.

Bedroom Three

Bedroom three is a spacious double room offering flexible accommodation for use as a guest bedroom, child's room or home office. Its generous proportions make it a practical and adaptable space.



Bedroom Four

Bedroom four is a well-proportioned and versatile room, ideal as a fourth bedroom, nursery, guest room or study. It offers useful flexibility for modern family living.

Family Bathroom

The family bathroom is finished to a high standard and combines contemporary style with everyday practicality. It features a freestanding bath, separate walk-in shower, modern sanitaryware and quality fittings.

Outside

The property is approached via a private driveway within this gated development, offering ample off-road parking and a strong sense of privacy. A detached double garage with electric roller doors provides secure parking, storage and useful additional space.

To the rear, beautifully landscaped gardens enjoy attractive open views, creating a private countryside feel. An extensive paved patio, lawned areas and planted borders provide an ideal setting for outdoor dining and summer entertaining.

An impressive outdoor kitchen with BBQ and pizza oven completes the garden, offering an excellent space for hosting family and friends.

COUNCIL TAX
Band E

LOCATION

Tetney is an attractive Lincolnshire village surrounded by open countryside and conveniently placed for both the coast and nearby towns. The village offers a welcoming community, useful everyday amenities, a primary school and a popular public house, while Cleethorpes, Grimsby and Louth are all readily accessible by road. Combining a peaceful rural setting with good local connections, Tetney is an excellent choice for those seeking relaxed village living within easy reach of wider services and leisure opportunities.

TENURE & POSSESSION

Freehold and for sale by private treaty.

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
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Energy performance certificate (EPC)

11 STABLE MEWS
HOLTON ROAD
TETNEY
DN30 5LN

Energy rating

B

Valid until:

21 February 2031

Certificate number:

2022-3001-9302-9809-4204

Property type

Detached house

Total floor area

219 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

23-38

F

1-20

G

87

B

92

A

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

A bright, modern living room featuring a large floor-to-ceiling window that looks out onto a garden. The room has a light-colored sofa with patterned cushions, a brick fireplace wall with a clock, and a small wooden side table. The ceiling has a skylight.

A modern kitchen with dark grey cabinets, a white countertop, and a built-in oven. A white washing machine is integrated into the cabinetry. The room has a bright window and a wooden door.

A well-maintained garden with a wooden decking area, a brick barbecue, and a wooden pergola. There are various plants and a wooden fence in the background.







11 Stable Mews, Tetney

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