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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



47 Stoney Way Tetney
Tetney
DN36 5PG

£265,000

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Property Description

Crofts Estate Agents are delighted to present this fantastic four-bedroom detached chalet-style home in a peaceful cul-de-sac in Tetney! Tucked away in this quiet, sought-after location, the property immediately impresses with its generous driveway and detached garage, providing excellent off-road parking and storage. Step into the rear garden and you'll discover a really usable, low-maintenance outdoor space perfect for relaxing and entertaining. The highlight is the covered seating area complete with a beautiful brick-built pizza oven – ideal for summer gatherings and family BBQs. Inside, the ground floor offers great flexibility with a bright entrance hallway, a spacious front lounge, separate dining room, well-equipped kitchen, modern bathroom, and a generous ground-floor double bedroom or sitting room. Upstairs, the landing leads to three further double bedrooms. The main bedroom is particularly impressive, with two additional rooms off it – one currently used for storage and creating an ideal space for an ensuite for those wishing to do so. This versatile, well-presented home combines character, practicality, and fantastic potential. If you're looking for a property that truly stands out in a quiet village setting, this one is not to be missed.

Entrance Hallway

3' 10" x 14' 9" (1.160m x 4.501m)

Offering decorative bevel glazed entry door to the side elevation, the hallway is pleasantly decorated and has coving to the ceiling and dado rail to the walls. Central heating radiator.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)

A beautifully presented and inviting living room, offering a warm and stylish space perfect for both relaxing and entertaining. The room features a large double glazed window to the front elevation, allowing for an abundance of natural light, complemented by a radiator beneath. A striking feature fireplace with decorative surround and tiled hearth with living flame gas fire creates a charming focal point, enhanced by a tasteful feature wall. Finished with attractive wood flooring, coving to the ceiling, and modern lighting, this is a well-balanced and comfortable living area.

Sitting Room or Fourth Bedroom

11' 7" x 11' 3" (3.54m x 3.43m)

This versatile and spacious room is currently used as a comfortable sitting room but would also work perfectly as a fourth bedroom. The room is bright and airy thanks to a large window that overlooks the rear garden, while the striking full-width nautical map mural creates an impressive focal point on the feature wall. Central heating radiator. This flexible room adds real versatility to the home and would suit a variety of uses for a growing family.

Kitchen

13' 7" x 9' 3" (4.14m x 2.81m) max

This bright and well-equipped kitchen offers a practical and welcoming space for family life. Finished with stylish sage green cabinets, white marble-effect worktops and a striking exposed brick feature wall, the room has a lovely contemporary country feel. The kitchen offers space for a range cooker with fitted extractor hood over, plumbing for both a washing machine and dishwasher. A large window above the sink floods the room with natural light. With dark slate floor tiles and modern lighting, this is a highly functional and attractive kitchen that forms the heart of the home. Central heating radiator.

Bathroom

6' 1" x 5' 6" (1.866m x 1.674m)

A beautifully finished and contemporary bathroom, fitted with a modern white suite comprising a panelled bath with glass shower screen and shower over, a sleek vanity unit incorporating a wash basin with storage beneath, and a concealed WC for a streamlined look. The space is enhanced by stylish full-height tiling with decorative border detail, complemented by attractive flooring. A frosted double glazed window provides natural light while maintaining privacy, completing this well-appointed and practical family bathroom. Central heating towel radiator.

Dining Room

11' 7" x 9' 3" (3.54m x 2.812m)

The dining room offers a double glazed window to the rear elevation. The room benefits from characterful exposed wooden ceiling beams, neutral décor and can comfortably accommodate a dining set. Positioned conveniently off the entrance hallway and adjacent to the kitchen, it offers excellent flow for everyday living and social occasions. Staircase leading to the first floor. Central heating radiator.

First Floor Landing

uPVC double glazed window to the side elevation. Access to the three bedrooms.

Bedroom One

16' 0" x 10' 8" (4.88m x 3.24m)

This spacious main bedroom is a real highlight of the property. A large window allows plenty of natural light to flood in, while the elegant grey and cream damask wallpaper creates a sophisticated feel. Access to two additional rooms — one currently used for

storage offering fantastic potential to create a en-suite shower room.

Bedroom Two

11' 7" x 12' 10" (3.54m x 3.90m)

This delightful and spacious bedroom is currently configured as a fun, space-themed child's room and offers excellent versatility. One wall has been transformed with a bold dark blue space mural featuring planets. The room also benefits from a large window that floods the space with natural light. Central heating radiator. A fitted shelving units hides a storage room behind.

Bedroom Three

11' 0" x 8' 10" (3.36m x 2.70m)

A charming and well-presented third bedroom, benefiting from a double glazed window allowing for plenty of natural light, creating a bright and airy feel. Tastefully decorated in soft, neutral tones with feature pastel walls, it provides a warm and inviting atmosphere. Central heating radiator.

Outside

The rear garden features a lawn bordered by a paved patio area, perfect for summer dining or simply enjoying the sunshine. A standout feature is the attractive wooden covered pergola, which houses a seating area and a built-in brick pizza oven — creating a wonderful space for family gatherings and al fresco entertaining. The garden is largely low-maintenance, fully enclosed by wooden fencing for privacy, and benefits from a useful path providing side access. The property sits on a generous plot with an attractive and practical front garden. A wide, paved driveway provides excellent off-road parking for multiple vehicles, leading to a detached garage. To the side of the driveway is a neat area of lawn bordered by gravel and low-maintenance planting. The boundaries are clearly defined with timber fencing, and the overall frontage feels spacious, well-presented, and welcoming.





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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

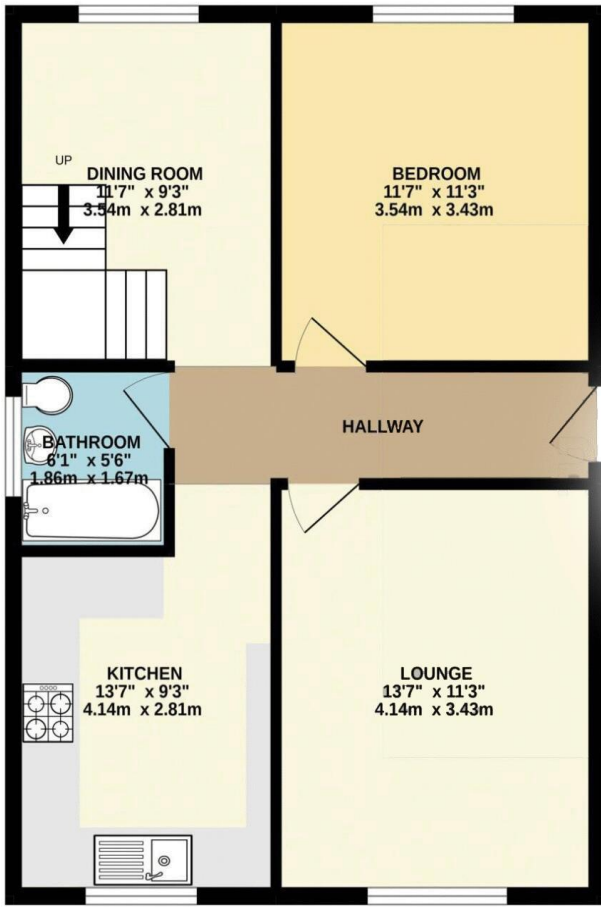
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

OPEN 7 DAYS A WEEK

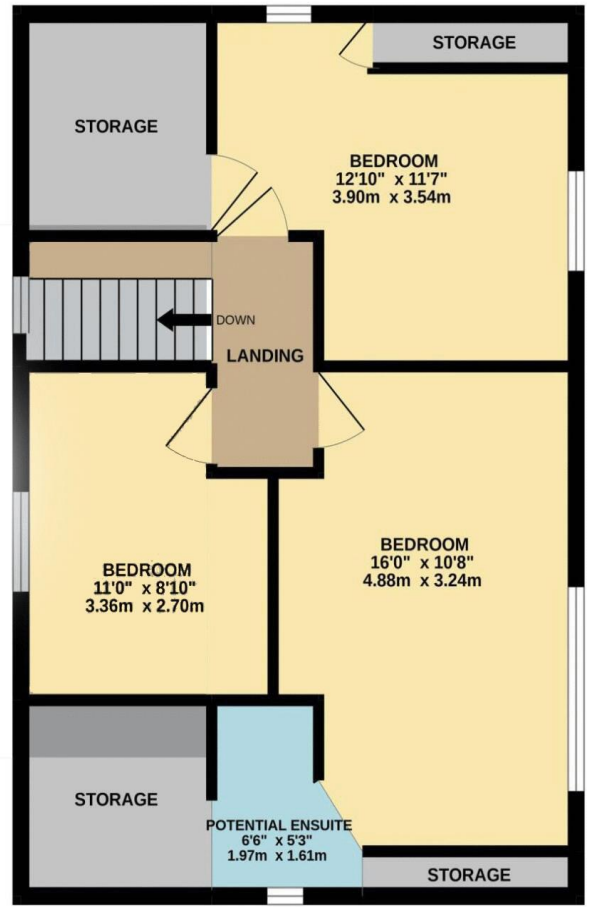
Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.