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Northfield Close

Tetney
DN36 5ND

£269,500

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Property Introduction

Situated within a quiet cul-de-sac in the sought-after village of Tetney, this beautifully presented three-bedroom detached home offers well-proportioned and versatile accommodation, ideally suited to modern family living. The property is approached via a welcoming entrance hall, providing access to the principal ground floor rooms. The spacious lounge offers a comfortable setting for relaxing, while the separate dining room provides an ideal space for family meals and entertaining. To the rear is a bright conservatory, creating a versatile additional reception room with views and access to the garden. The ground floor is completed by a well-appointed kitchen. To the first floor are three good-sized bedrooms, offering excellent flexibility for families, guests or home working, together with a family bathroom. Externally, the property occupies a generous plot with attractive outdoor space to complement the accommodation. The property also benefits from ample off-road parking and a garage, providing valuable storage and practical convenience. Located on Northfield Close, the property enjoys a peaceful residential setting within Tetney, while being well placed for the village's local amenities and everyday facilities. Tetney is a popular village offering a range of amenities, with excellent access to surrounding towns and the Lincolnshire coast. Offering well-maintained accommodation, generous outside space, parking and a garage, this attractive detached family home is expected to appeal to a wide range of buyers. An internal viewing is highly recommended to appreciate the space and versatility on offer.

Hall

18' 10" x 9' 8" (5.75m x 2.95m)

Entering the property reveals a radiator and a tiled floor.

Living room

13' 0" x 15' 7" (3.95m x 4.75m)

The living room has a window to the front elevation, a radiator and a carpeted floor.

Dining room

12' 8" x 13' 1" (3.86m x 4.00m)

The dining room has a door and window to the conservatory and a radiator.

Kitchen

10' 6" x 11' 9" (3.20m x 3.59m)

The kitchen has a window to the rear elevation and a superb range of fitted units with plenty of worktop space, a sink and drainer and integral appliances include a wine cooler, fridge-freezer, dish washer and an electric oven and hob with an extractor over.

Conservatory

9' 1" x 8' 2" (2.76m x 2.49m)

The conservatory has tri aspect windows and French doors to the side elevation.

WC

4' 3" x 5' 6" (1.30m x 1.68m)

With an opaque window to the side elevation, a heated towel rail, a WC and vanity basin.

Bedroom 1

11' 8" x 14' 10" (3.56m x 4.52m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

7' 2" x 15' 0" (2.18m x 4.57m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

9' 7" x 10' 7" (2.91m x 3.23m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 0" x 7' 9" (1.84m x 2.36m)

The bathroom has an opaque window to the front elevation with a modern three piece suite with a WC, basin and a bath with a glass screen and mains shower.

First Floor Landing

With a window to the side elevation and a carpeted floor.

Garage

The garage has an up and over door with a window and door to the rear.

Outside

Standing on a corner plot with a lawn and low maintenance area to the side. There is also a driveway providing off road parking. The rear garden has a further lawn and also a decked area and patio area, both ideal for alfresco dining and all enclosed by perimeter fencing.

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 C: 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.

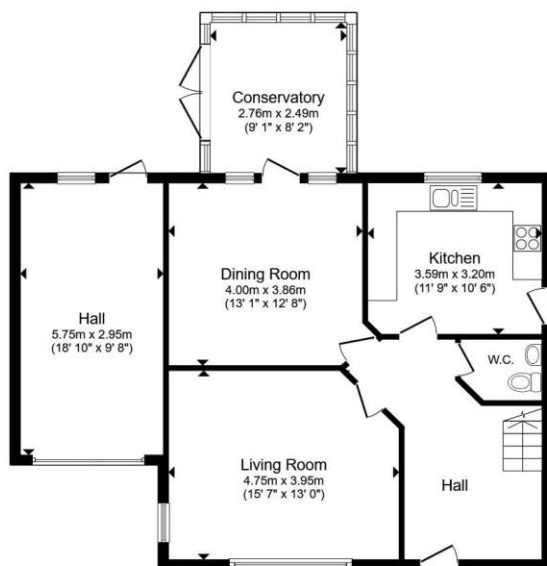
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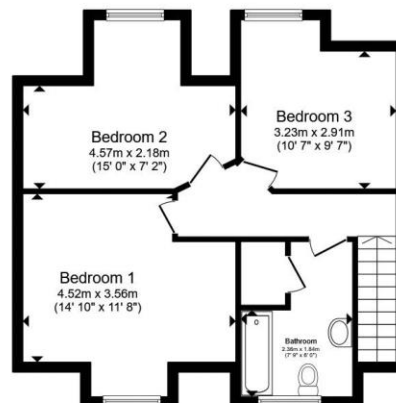
Property Management

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.





Ground Floor



First Floor

Total floor area 141.9 m² (1,528 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		