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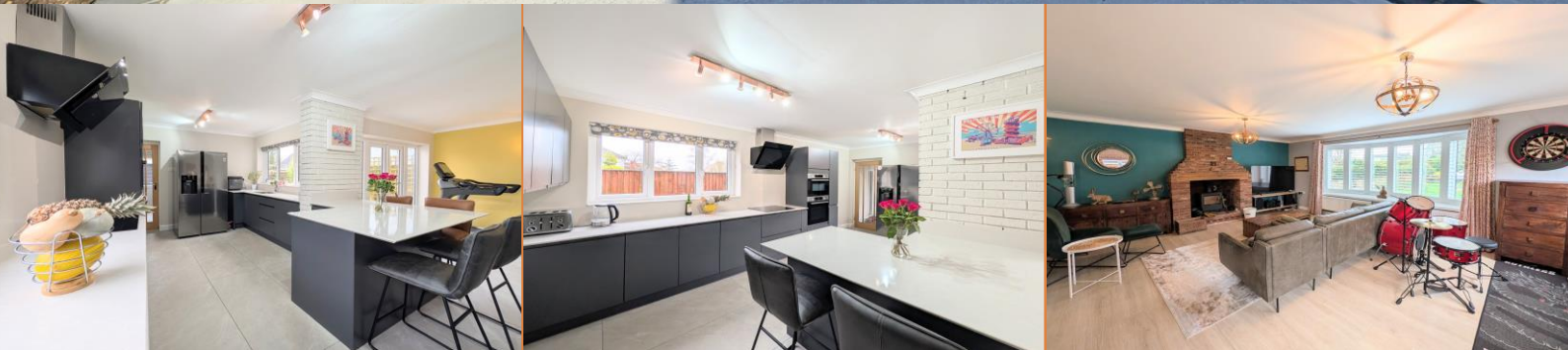
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Tetney Lane

Grimsby
DN36 5AU

Offers in the Region Of £400,000

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Property Introduction

Situated on sought-after Tetney Lane in Holton Le Clay, this impressive extended detached residence offers spacious and beautifully presented family living throughout. The property boasts superbly appointed accommodation, highlighted by a stunning fitted kitchen-diner finished to an exceptional standard, perfect for modern family life and entertaining. A generous lounge provides a welcoming and comfortable space, while a separate utility room and ground floor WC add practicality and convenience. To the first floor are four well-proportioned double bedrooms, offering excellent versatility for growing families or those working from home. The stylish family bathroom and contemporary en-suite have both been finished to a high specification, complementing the quality seen throughout the property. Externally, the home stands within large gardens to both the front and rear, providing plenty of outdoor space for relaxation and recreation. A substantial driveway offers ample off-road parking for multiple vehicles. The double garage has been partially converted to create a large additional room, ideal for a home office, gym, playroom or studio, whilst still retaining useful storage space. A superb opportunity to acquire a spacious, high-quality family home in a highly regarded village location.

Entrance Hall

Entering through the porch reveals a welcoming space for the hall with coving to the ceiling, a radiator and laminate flooring. There is also a built in cupboard.

WC

2' 10" x 6' 0" (0.87m x 1.83m)

The WC has an opaque window to the side elevation, a heated towel rail, tiled floor, WC and a basin.

Lounge

15' 10" x 20' 1" (4.83m x 6.13m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and laminate flooring. There is also a multi fuel burner within a feature brick surround.

Kitchen/Diner

20' 0" x 17' 11" (6.10m max x 5.45m max)

The kitchen-diner has dual aspect windows to both side elevations, French doors with a window either side to the rear, coving to the ceiling, three radiators and a tiled floor. There is also a superb fitted kitchen with a breakfast bar, sink drainer, an induction hob with extractor over and an electric oven and combi microwave oven. There is also space for a dining table and chairs.

Utility room

7' 1" x 9' 4" (2.17m x 2.84m)

The utility room has dual aspect windows to the rear and side elevation, door to the rear, a radiator and a tiled floor. There are also fitted units with a sink and drainer, plumbing for a washing machine and space for a tumble dryer.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling, a radiator and a laminate flooring.

Bedroom One

12' 1" x 10' 0" (3.68m x 3.04m to wardrobe)

Bedroom one has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

En-suite

4' 2" x 5' 9" (1.28m x 1.75m)

The en-suite has an opaque window to the side elevation, fully tiled walls and a heated towel rail. There is also a modern suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

17' 9" x 9' 11" (5.41m x 3.03m)

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

Bedroom Three

9' 11" x 9' 10" (3.01m x 3.00m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Four

12' 9" x 8' 0" (3.89m x 2.43m)

Bedroom four has dual aspect windows to the rear and side elevation, coving to the ceiling, a radiator and a carpeted floor.

Family Bathroom

8' 2" x 5' 10" (2.49m x 1.77m)

With an opaque window to the side elevation, fully tiled walls, underfloor heating and a heated towel rail. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower over.

Double Garage

The double garage has a door to the front section which is ideal for storage. The rear section has windows to the side and rear with a door to the side and has plenty of electric sockets along with insulated walls and ceiling. This has also been plastered out in preparation to be anything from a music room, man cave or even a place to work from home.

Outside

With a gated driveway revealing ample space for off road parking along with an area with a lawn. The rear garden has a further lawn with established shrubs and a block paved patio area ideal for alfresco dining. There is also a timber summer house which has electrical sockets installed.

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

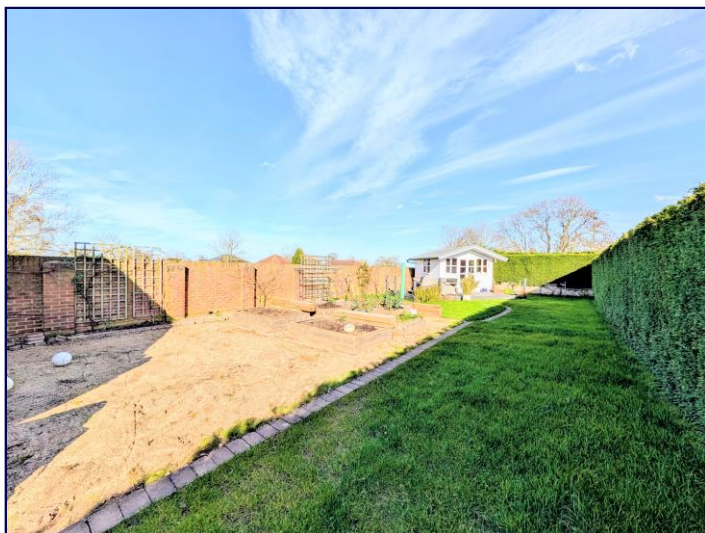
Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

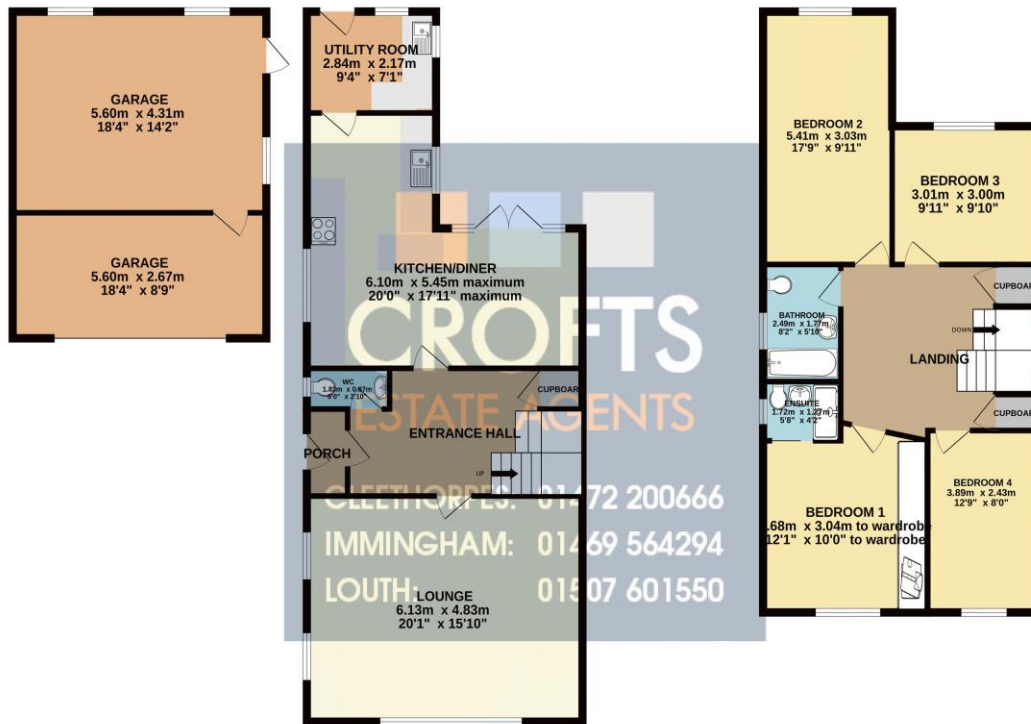
Property Management

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.



GROUND FLOOR
116.5 sq.m. (1254 sq.ft.) approx.

1ST FLOOR
70.3 sq.m. (756 sq.ft.) approx.



TOTAL FLOOR AREA: 186.8 sq.m. (2010 sq.ft.) 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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