

MARTIN MASLIN

2 TETNEY LANE
HOLTON LE CLAY
GRIMSBY
LINCOLNSHIRE
DN36 5AR



A SPLENDID DETACHED DORMER BUNGALOW SET WITHIN MAGNIFICENT
GROUNDS OF AROUND 0.3 OF AN ACRE AND PROVIDING BEAUTIFULLY
PRESENTED ACCOMMODATION

£265,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Set within stunning gardens which extend to around 0.3 of an acre this elegant detached dormer bungalow provides spacious accommodation presented to a lovely standard throughout. With all but one of the rooms at ground floor level the property is principally a superb bungalow and slight adaptation would enable the number of bedrooms to be increased to three if it better suited an individual buyers needs.

The accommodation has the benefit of gas central heating, uPVC framed double glazing and a security alarm system and principal features include the welcoming 'T' shaped central Reception Hall, the superb Lounge with a classic fireplace and hexagonal corner bay and the spacious Sitting Room with an Adam style fireplace. The Dining Room is almost 17'0 in length and is positioned adjacent to the Kitchen which benefits from classic cream units, granite worksurfaces and built-in appliances. The 'living' space is completed by the excellent uPVC double glazed Conservatory which provides enough space for sitting and dining and enjoys lovely views out across the garden.

The Master Bedroom is particularly spacious and is enhanced by a comprehensive range of built-in furniture and its adjoining Dressing Area complete with further wardrobes. The Bathroom is beautifully presented with a rope edge cream suite and a separate shower cubicle housing the Trevi gold finish mixer shower.

A spindle balustrade staircase leads to the first floor with its very good size 'studio' Bedroom complete with a walk-in wardrobe, plenty of storage and delightful ensuite Shower Room. This bedroom features cottage style sloping ceilings and would be perfect either as an alternative Master Bedroom, for independent teenagers or as a great guest suite.

The grounds are undoubtedly one of the property's greatest assets with high hedges to the boundaries providing a good degree of privacy. The front garden is lawned and includes a sizeable imprinted concrete driveway with turning point which can accommodate numerous vehicles whilst the 34'0 long Garage is great for cars and workshop/storage needs. The rear garden is beautiful with a lovely pond, paved areas for al-fresco dining, a manicured lawn, specimen shrubs and trees and both a greenhouse and a garden shed. The property faces south at the rear allowing the main garden area to enjoy the best of the summer sun.

The village of Holton le Clay provides a good range of shopping facilities nearby, a primary school and two popular Public Houses. Regular buses serve the village and the towns of Louth and Grimsby plus the holiday resort of Cleethorpes are all within fifteen minutes drive.

All in all No 2 Tetney Lane is a cherished home offering more space than can be fully appreciated from an external view alone. An appointment to view is highly recommended and discerning potential purchasers will be attracted to the quality of the accommodation and the wonderful gardens. EPC Rating - D



Accommodation

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION HALL

A welcoming 'T' shaped central hallway from where the spindle balustrade staircase leads to the first floor. There is a picture rail with a decorative frieze above and there is a central heating radiator.

LOUNGE

4.88m (16'0") x 4.27m (14'0") plus hexagonal corner bay

An elegant room featuring a classic style mahogany firesurround with a taupe coloured marble inset and hearth and a living flame gas fire. Again there is a decorative frieze and two central heating radiators.

SITTING ROOM

4.27m (14'0") x 4.27m (14'0")

A lovely room with options to use as an additional bedroom if required and featuring a white Adam style fireplace with a cream marble inset and hearth and a living flame gas fire. There are twin side windows for additional natural light and the room features a picture rail, a decorative frieze and a central heating radiator.

DINING ROOM

5.13m (16'10") x 3.30m (10'10")

A well proportioned room located adjacent to the kitchen and with ample space for a good size dining table. There are two windows, a delft rack and a central heating radiator.

KITCHEN

4.01m (13'2") x 3.28m (10'9")

Comprehensively equipped with a range of cream painted wall and base cabinets with granite worksurfaces incorporating 1.5 inset bowls. Built in appliances comprise a DeDietrich oven and Belling electric ceramic hob with an extractor canopy above. A door opens to the Conservatory and there is space for further freestanding appliances. The floor is tiled and there is an electric panel radiator.

CONSERVATORY

5.23m (17'2") x 3.96m (13'0")

An excellent size uPVC double glazed Conservatory with a tiled floor and French doors opening into the rear garden. There is plenty of space for sitting and dining and voile roof blinds provide screening. Central heating radiator.

MASTER BEDROOM

4.17m (13'8") x 3.96m (13'0")

A well proportioned bedroom with a range of built in furniture including overbed cupboards, wardrobes and corner display shelves. French doors open into the Conservatory and there is a central heating radiator and an archway to the Dressing Area.



RECEPTION HALL



LOUNGE



SITTING ROOM



SITTING ROOM

DRESSING AREA

2.97m (9'9") x 2.67m (8'9") including wardrobes

Featuring a range of cream wardrobes and a central heating radiator.

BATHROOM

3.05m (10'0") x 2.74m (9'0") max

An elegant bathroom featuring a cream 'rope edge' pattern suite comprising a panel bath, a semi recessed washbasin and a w.c. There is a Showerlux shower cubicle with a gold finish Trevi mixer shower and there is a central heating radiator and a heated towel warmer.

FIRST FLOOR

LANDING

BEDROOM TWO

7.37m (24'2") max x 4.57m (15'0")

A delightful studio style bedroom with dormer windows to the front and rear, built in cupboards including a walk-in cupboard with a radiator and a door opening to the ensuite Shower Room. There is a central heating radiator.

ENSUITE SHOWER ROOM

1.90m (6'3") x 1.45m (4'9")

A compact shower room with a white suite comprising a vanity washbasin, a w.c. and a cubicle housing the Neptune electric shower.

OUTSIDE

GARAGE

10.36m (34'0") x 3.12m (10'3")

An extended garage with electric light and power and plenty of space for storage and workshop purposes.

The property stands within beautiful grounds which extend to around 0.3 of an acre in total. The boundaries are principally hedged to provide a good degree of privacy and the long imprinted concrete driveway provides ample parking for several vehicles. The front garden is lawned whilst the rear garden includes extensive lawns, well stocked shrub and plant borders and beds, a pretty pond and paved sitting areas. There is a useful garden shed and a greenhouse and specimen trees add to the appeal of the garden.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas central heating boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.



DINING ROOM



KITCHEN



KITCHEN



CONSERVATORY

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

East Lindsey District Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band C.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



MASTER BEDROOM



MASTER BEDROOM



BATHROOM



BATHROOM



BEDROOM TWO



BEDROOM TWO



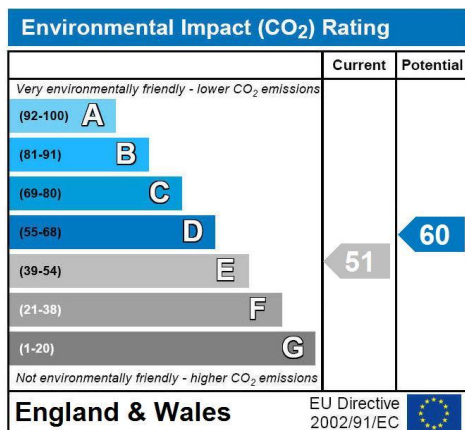
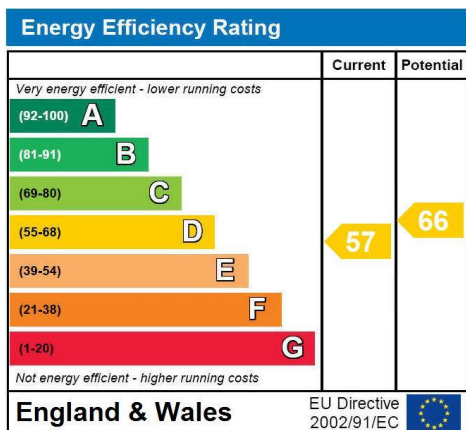
ENSUITE SHOWER ROOM



OUTSIDE



OUTSIDE



SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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