

ARGYLE

ESTATE AGENTS



Brocklesby House Thoresby Road, Tetney DN36 5JR £275,000

- Individually Designed FIVE BEDROOM Detached Family Home
- Semi Rural Village
- Entrance Lobby, Reception Hallway, Cloakroom, 28ft Principal Lounge
- Master Bedroom With En-Suite Bathroom, Four Further Double Bedrooms (All With Recessed

Situated in this semi-rural location, in the popular village of Tetney, we have pleasure in presenting Brocklesby House, an individually designed five bedroom detached property offering fantastic family living space and set in excellent lawned gardens. The ground floor accommodation flows well and comprises of an entrance lobby which leads into the large reception hallway. Situated off here is a cloakroom, a superb 28ft principal living room with multi fuel stove, dining kitchen with open plan family room, and a useful utility room at the rear. To the first floor is a master bedroom with en-suite bathroom, four further double bedrooms and a family bathroom. Occupying a pleasant position with well maintained lawned gardens, ample off road parking to the front and additional parking at the rear leading to large detached garage. Located close to village amenities and easy access into Grimsby, Cleethorpes and Louth. A great family home.....Internal Viewing Highly Recommended.

ENTRANCE LOBBY

2.87 X 1.20 (9'5" X 3'11")

Access is via a uPVC door into entrance lobby with block paving to the floor, uPVC double glazed window to the front elevation, radiator, and access into the hallway.

RECEPTION HALLWAY

7.23 X 2.27 (23'9" X 7'5")

Large reception hallway with staircase to the first floor and useful understairs storage cupboard housing the gas central heating boiler. UPVC double glazed window to the side elevation, and radiator.



LIVING ROOM

9.53 X 4.76 (28'0" X 15'7")

Impressive sized room, with brick feature wall incorporating an open grate with multi fuel stove and timber mantel above. Patio doors lead out to the side garden and there are two uPVC double glazed windows to the front elevation. Carpeted flooring and skirting radiators. From here is access into the family room/dining kitchen.



FAMILY ROOM

4.91 X 3.44 (16'1" X 11'3")

Forming an 'L' shape with the kitchen/diner, providing superb open plan living space. With carpeted flooring, radiator, uPVC double glazed window to the rear elevation and patio doors leading to rear garden.



KITCHEN/DINER

6.10 X 3.66 (20'0" X 12'0")

Fitted with a good range of maple effect units with contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink/drainage with chrome mixer tap, induction hob with chimney style extractor above, and a built-in electric double oven. Plumbing for a dishwasher. Tall units along one wall with space for an American style fridge/freezer. Wood effect laminate flooring, radiator and two uPVC double glazed windows to the rear elevation.

REAR LOBBY

2.80 X 0.87 (9'2" X 2'10")

With a uPVC door to the rear garden, and access into the utility room.

UTILITY ROOM

2.70 X 2.71 (8'10" X 8'11")

Providing further storage, appliance space, and unit with stainless steel sink/drainage. UPVC double glazed window to the rear elevation, tiled flooring and radiator.

CLOAKROOM

2.27 X 1.10 (7'5" X 3'7")

Fully tiled cloakroom fitted with a low flush w.c with concealed cistern, and a wall mounted hand basin with chrome mixer tap. UPVC obscure glazed window to the rear elevation, and radiator.

FIRST FLOOR LANDING

'U' shaped landing with recessed wardrobe space, and access to the insulated and boarded loft space via a retractable ladder. Carpeted flooring, radiator and a uPVC double glazed window to the side elevation.



MASTER BEDROOM

4.25 X 3.62 (13'11" X 11'11")

Double aspect bedroom having uPVC double glazed windows to the side and front elevation. Recessed wardrobes space, carpeted flooring and radiator.

EN SUITE

3.50 X 1.80 (11'6" X 5'11")

Fitted with a pink coloured suite comprising a panelled bath and pedestal wash basin. Recessed shower enclosure with a shower. Fully tiled walls, vinyl flooring and two chrome towel radiators. UPVC obscure glazed window to the side elevation.

Viewing: Please ring us to make an appointment to view. Our opening times are:
Monday to Friday 9am to 5pm. Saturday 9am to 4pm. Sunday 11am to 1pm

Mortgage Information: We offer fully independent free mortgage and financial advice service.
Remember that your home is at risk if you don't keep up repayments on a mortgage or other loan secured on it.

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