

ARGYLE

ESTATE AGENTS



Tintagel Cottage Holton Road, Tetney DN36 5LR
Chain Free £367,500

Key Features:

- Superb Four Bedroom Detached Family Home
- Spacious & Versatile Accommodation
- Three Reception Rooms
- Kitchen Diner, Utility Room, Office
- Two Ground Floor Cloakrooms
- Four Double Bedrooms
- Large Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Integral Garage, Lawned Rear Garden
- Offered With No Forward Chain

FAMILY HOME OF GENEROUS PROPORTIONS!... Located on the outskirts of Tetney, this four bedroom detached home offers superb family living space, occupying a good sized plot with lawned rear garden, integral garage, and in/out driveway providing ample off road parking. Internally the versatile accommodation includes a large welcoming reception hall, cloakroom/wc, a dual aspect lounge, further sitting room, and formal dining room at the rear leading to the kitchen diner, utility room and further wc. The first floor, again very spacious hosting four generous sized double bedrooms and the family bathroom. A lovely property... Viewing Highly Recommended and Offered With No Forward Chain.



ENTRANCE PORCH

Access via double doors into the porch with central heating radiator, and further double doors leading to:-

RECEPTION HALL

An impressive entrance to the property with quality wood effect laminate flooring, central heating radiator, and staircase with under stairs storage cupboard.

CLOAKROOM/WC

Fitted with a low flush wc, and wall mounted hand basin. Central heating radiator, continued laminate flooring, and a double glazed window to the front elevation.

LOUNGE

27'6" X 13'8" (8.38M X 4.17M)

.A dual aspect lounge having a bay window to the front, additional side windows, and patio doors to the rear. Featuring a stone effect fire surround incorporating a horseshoe grate with living flame gas fire and granite hearth. Two central heating radiators and carpeted floor.

SITTING ROOM

14'7" X 12'11" (4.45M X 3.94M)

A versatile room with a double glazed window to the front elevation, central heating radiator and carpeted floor.

OFFICE

10'2" X 7'8" (3.10M X 2.34M)

With a double glazed window, and central heating radiator.

DINING ROOM

14'11" X 12'3" (4.55M X 3.73M)

Formal dining space with a double glazed bay window to the side plus further window to the rear elevation. With central heating radiator and continued laminate floor. Access to:-

KITCHEN DINER

14'10" X 12'4" (4.52M X 3.76M)

Fitted with cream painted base and wall mounted units, and work surfaces incorporating a sink/drainers with mixer tap. Built-in electric oven/grill and gas hob with extractor over, and space for further appliances. Double glazed window to the rear elevation.

UTILITY ROOM

13'4" X 10'7" (4.06M X 3.23M)

Fitted with modern grey base and wall mounted units, and work surfaces incorporating a stainless steel sink/drainers and mixer tap. Plumbing for a washing machine and space for further appliances. Central heating radiator. Double glazed window to the rear elevation and stable style door to the rear garden.

WC

An additional ground floor wc. With wall mounted gas central heating boiler, radiator, and a double glazed window to the side elevation.

SIDE ENTRANCE

With further front entrance door, central heating radiator, and courtesy door into the garage.

FIRST FLOOR LANDING

Return staircase leading up having white spindle balustrade. With loft access and additional eaves storage space, plus a built-in double storage cupboard. Central heating radiator, carpeted floor, and a double glazed window to the rear elevation.

BEDROOM ONE

16'2" X 14'4" (4.93M X 4.37M)

Double glazed window to the front elevation, central heating radiator and carpeted floor.

BEDROOM TWO

14'9" X 12'11" (4.50M X 3.94M)

Double glazed window to the front elevation, central heating radiator and carpeted floor.

BEDROOM THREE

16'2" X 10'4" (4.93M X 3.15M)

Double glazed window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM FOUR

10'1" X 7'8" (3.07M X 2.34M)

Double glazed window to the rear elevation, central heating radiator and carpeted floor.

FAMILY BATHROOM

10'7" X 9'4" (3.23M X 2.84M)

A larger than average sized bathroom equipped with a free standing roll top bath having claw feet and bath/shower mixer tap. Shower cubicle with thermostatic shower, and wash stand with countertop basin. Tiled flooring, central heating radiator, and a double glazed window to the front elevation.

OUTSIDE

The property occupies a good size plot, the front with lawn and boasting a block paved in and out driveway providing ample off road parking. The enclosed rear garden is mainly laid to lawn with block paved patio areas. Summer house and timber shed included.

GARAGE

16'6" X 10'7" (5.03M X 3.23M)

Integral garage with up and over door, power and light. Double glazed window to the side elevation, loft storage space and courtesy side door into the property.

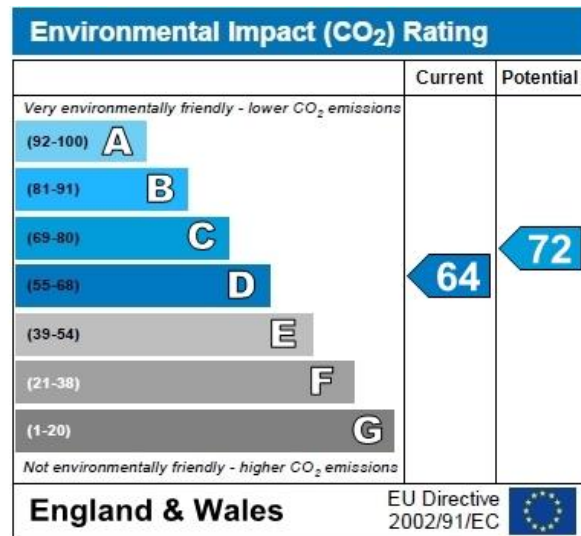
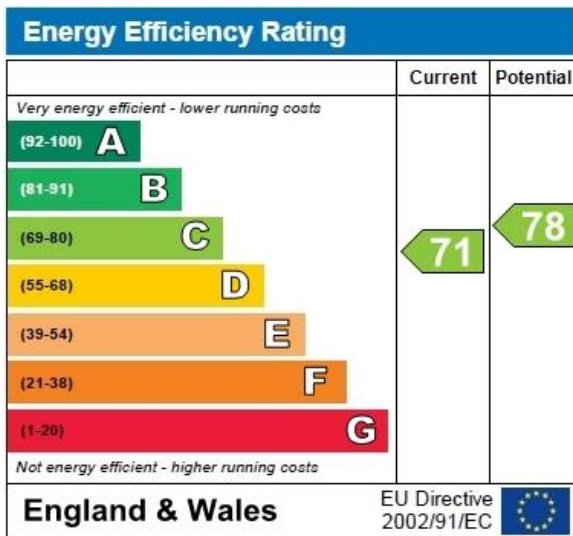




GROUND FLOOR



1ST FLOOR



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor. Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131 Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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