

ARGYLE

ESTATE AGENTS



Tintagel Cottage Holton Road, Tetney DN36 5LR
Offers over £350,000

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

OPEN DAY 3rd November

10am - 2pm

No Appointment Needed

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



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.

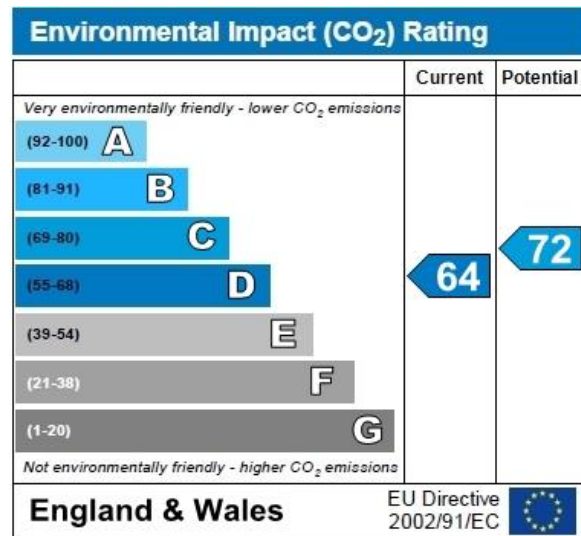
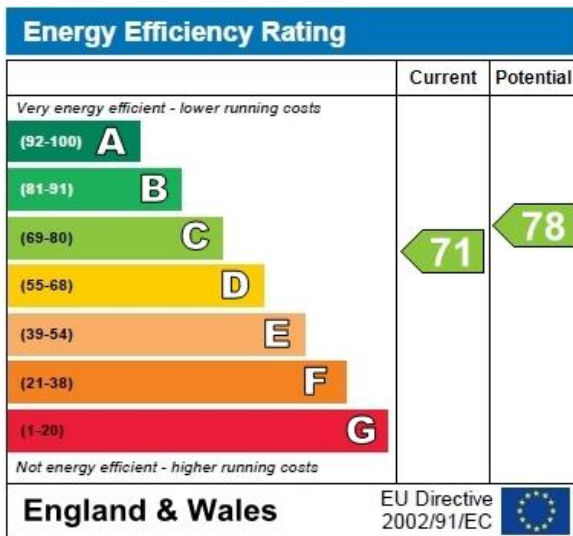




GROUND FLOOR



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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

