

ARGYLE

ESTATE AGENTS



5 Chapel Road, Tetney DN36 5JQ
£450,000

Key Features:

- FIVE Bedroom Detached Property
- Spacious & Versatile Family Accommodation
- Large Plot With Generous Rear Garden
- Extensive Off Road Parking, Garage
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility Room, Cloakroom/WC
- Five Double Bedrooms, Two Bathrooms
- GCH System, Timber Framed Double Glazing
- Catchment Area Of Highly Regarded Schools Including King Edward VI Grammar School

AN EXCEPTIONAL FAMILY HOME occupying a large plot in the heart of Tetney village, set in well established and secluded gardens with extensive off road parking. Boasting highly versatile accommodation throughout the property, with well proportioned rooms, most of which are dual aspect! Featuring an impressively spacious Reception Hallway, Three Reception Rooms to include a bay fronted principal Lounge, a second Sitting Room plus an additional Family Room of flexible use. Further to this a well appointed Open Plan Kitchen/Dining Room, a Utility Room, and Rear Entrance Lobby incorporating a Cloakroom/WC. The first floor hosts Five Double Bedrooms including a Large Master Bedroom along with a Jack & Jill Bathroom, plus a Family Bathroom.



RECEPTION HALLWAY

5.38 X 4.99 (17'8" X 16'4")

Accessed via a porch, an impressive entrance to the property with wood effect Karndean flooring, radiator, and staircase with spindle balustrade rising to the first floor.

LOUNGE

6.93 X 4.05 (22'9" X 13'3")

With a bay window to front aspect, chimney breast with feature fireplace, radiator and carpeted floor.

SECOND SITTING ROOM

5.40 X 3.33 (17'9" X 10'11")

Dual aspect having a window to the front and double doors to the rear garden. Chimney breast with decorative fireplace incorporating a gas fire. Radiator and carpeted floor.

FAMILY ROOM

4.85 X 3.02 (15'11" X 9'11")

An additional living room currently used as a cinema room. With dual aspect windows, radiator and carpeted floor.

DINING ROOM

3.81 X 2.61 (12'6" X 8'7")

With double doors to the rear patio, radiator, and continued Karndean flooring. Open plan to:-

KITCHEN

5.20 X 4.01 (17'1" X 13'2")

A well appointed kitchen fitted with cream base units and contrasting work surfaces incorporating a stainless steel sink/drain. Range cooker set into a mock chimney breast with extractor. Integrated fridge/freezer and dishwasher. Central island incorporating further storage and a breakfast bar. Tile effect Karndean flooring, radiator and window to rear aspect.

UTILITY ROOM

2.42 X 2.35 (7'11" X 7'9")

With further storage units, plumbing for a washing machine and housing the gas central heating boiler. Walk-in storage cupboard, window to rear aspect, and continued Karndean flooring.

REAR ENTRANCE LOBBY/CLOAKROOM

2.59 X 2.54 (8'6" X 8'4")

With window to rear aspect and access to the garden. Radiator, and part tiled/part Karndean flooring. Cloakroom fitted with a wc and hand basin.

FIRST FLOOR LANDING

With window to rear aspect, walk-in storage cupboard, radiator, loft access and carpeted floor.

MASTER BEDROOM

5.61 X 4.01 (18'5" X 13'2")

With dual aspect windows, radiator and carpeted floor.

BEDROOM 2

4.01 X 3.95 (13'2" X 13'0")

With dual aspect windows, radiator and carpeted floor.

JACK & JILL BATHROOM

2.94 X 1.94 (9'8" X 6'4")

Serving the Master Bedroom and Bedroom Two, a fully tiled bathroom fitted with a pedestal basin, wc, and a panelled bath with electric power shower over. Towel radiator, and an opaque window to side aspect.

BEDROOM 3

5.39 X 2.61 (17'8" X 8'7")

With dual aspect windows, and featuring a large range of newly fitted wardrobes. Radiator and carpeted floor.

BEDROOM 4

4.11 X 3.59 (13'6" X 11'9")

With window to front aspect, built-in wardrobes, radiator and carpeted floor.

BEDROOM 5

3.92 X 3.57 (12'10" X 11'9")

With window to front aspect, built-in wardrobes, radiator and carpeted floor.

FAMILY BATHROOM

2.44 X 1.92 (8'0" X 6'4")

Fitted with a pedestal basin, wc, and panelled bath with bath/shower mixer. Storage/airing cupboard. Towel radiator, laminate flooring, and an opaque window to rear aspect.

OUTSIDE

The property features superb outdoor space, set in well established and private gardens. Approached by a block paved driveway, the front provides extensive parking for multiple vehicles with gravelled area ideal for large vehicles, a caravan/ motor home etc. The rear garden is mainly laid to lawn with a block paved patio.

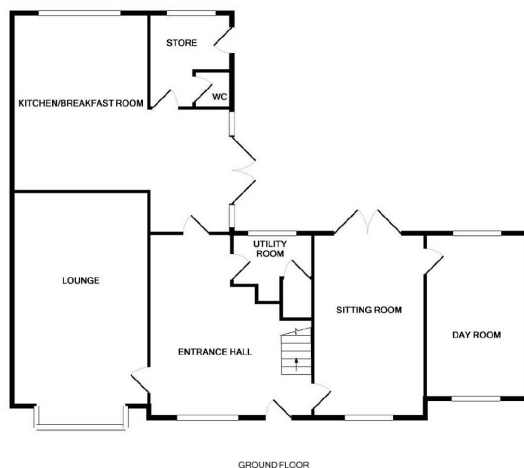
GARAGE

A detached garage accessed via the side of the property.

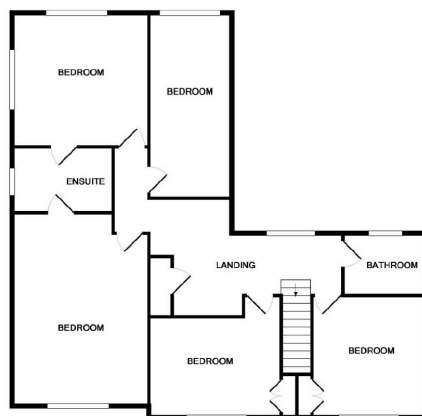
TENURE

Freehold



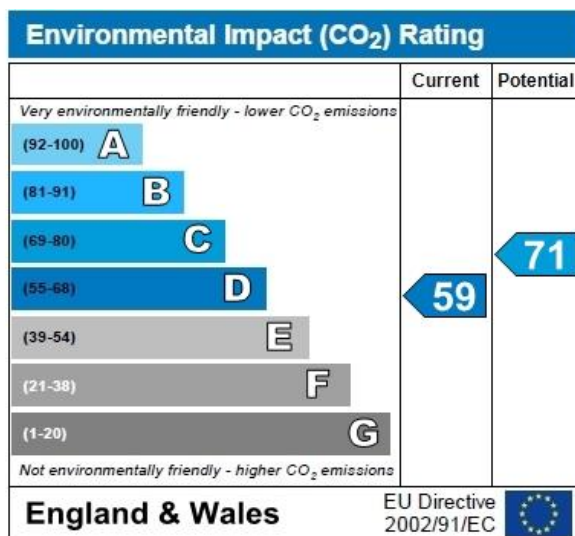
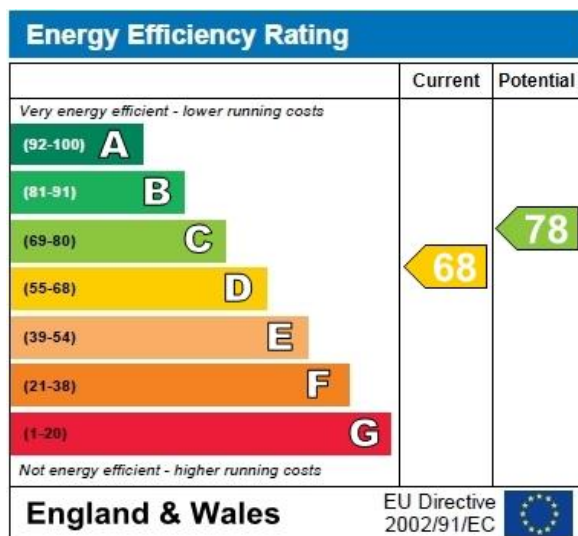


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is made with respect to their condition or efficiency.



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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