



Rone, School Lane, Tetney  
DN36 5JJ

**M A S O N S**

EST. 1850



*A superb opportunity to acquire a three bedroom bungalow completely renovated by the current vendors to exacting standards throughout with no stone left unturned, creating a truly special home which is ready to move into. The property briefly comprises hallway, large lounge with bow window, stunning open plan kitchen/diner with patio doors to the garden, three good size bedrooms, modern four-piece bathroom and a store/utility room with remote roller electric door.*

*This immaculately presented contemporary home is positioned on a quiet lane just a short walk to a good range of amenities in the very popular village of Tetney which is ideally located between Grimsby and Louth, making this an excellent purchase for the discerning buyer.*

































**The Property**

Believed to date back to the early 1960's, having brick-faced cavity walls with a pitched timber roof construction covered in concrete interlocking tiles. The property has just had a comprehensive renovation carried out by the current vendors to a very high standard including a new kitchen, new bathroom, new central heating system and electrics, complete redecoration, new floorings, new uPVC windows and doors finished in anthracite grey (white to rear) with matching uPVC fascias, soffits and guttering. Externally, the garden has been completely remodelled, having a newly laid Indian sandstone patio with timber garden shed and pergola, with the rest of the garden set to lawn with a newly fenced perimeter.

**Directions**

Travelling from Louth on the A16 continue past the village of North Thoresby and take the second right hand turning towards Tetney, into Station Road. Continue on this road into the village and after negotiating a right and left bend after the convenience store take the first right turning onto School Lane. Rone will then be the first property on your right.

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Entrance Hall**

Accessed by a part-glazed composite Anthracite grey front door leading into the L-shaped hallway, having large storage cupboard to one side. Smoke alarm, loft access hatch and coving to ceiling. Solid timber floorings and solid oak doors to main principal rooms.

**Kitchen/Diner**

A spacious and open plan room ideal for family living and entertaining having a newly fitted contemporary kitchen finished with Midnight Blue shaker-style doors and bronze handles. A good range of base and wall units having cupboards and pull-out drawer units including deep pan drawers with soft close feature. Integrated wine rack to one side, grey marble-effect square-edged worktops with attractive metro brick pattern splash-back tiling above. Worktop extending to one side to create a good sized breakfast bar area. Inset black glass and stainless steel one and a half bowl sink unit with mono mixer tap. Integrated Cooke and Lewis single electric fan oven with Bosch gas hob above and contemporary black glass extractor over. Integrated Indesit fridge/freezer with 50/50 split, inset chrome spotlights to ceiling. Window to the side with the room extending into the dining area having space for large dining table, double patio doors opening onto the garden and having large pale grey tiles to flooring.

**Lounge**

An excellently proportioned lounge having a large bow window to the front creating a light and airy space. Solid oak part glazed doors leading into the hallway. Attractive feature fireplace with tiled hearth and timber mantel piece, currently an open space but could be fitted with a wood-burning stove or similar if required. Solid timber flooring and twin lights to ceiling.

**Bedroom 1**

A spacious double bedroom situated to the rear of the property with large window overlooking the garden. Attractively decorated with coving to ceiling and having grey carpeted flooring.

**Bedroom 2**

Another double bedroom situated at the front of the property. Large window overlooking the front driveway, neutrally decorated with coving to ceiling and having solid timber flooring.

**Bedroom 3**

A large single bedroom currently used as a dressing room and having potential for home office working space, situated at the rear of the bungalow with window overlooking the garden. Neutrally decorated and having solid timber flooring.



**Bathroom**

A very smart and contemporary bathroom with four-piece suite consisting of large walk-in corner shower with thermostatic mixer unit and rainfall showerhead above with a further hand shower attachment and extractor to ceiling. Low-level WC and part free-standing roll-top bath having taps with shower head attachment. Large wash hand basin with vanity storage drawers below and large mirrored storage cupboard above. Frosted glass window to the rear having attractive two-toned patterned tiling to walls in light grey and grey tiled flooring. Useful fitted storage cupboard to one side with gloss grey doors, large chrome heated towel rail and inset spotlights to ceiling.

**Utility/Store**

At the front of the property and having remote electric roller door finished in an anthracite grey. Grey concrete painted floor with fixed units to the side, having a single-bowl stainless steel sink with pull-out mixer tap and storage cupboards. Frosted glass window to the side and also housing the Ideal Atlantic 24 gas-fired combination central heating boiler. To one side are the gas and electric meters and newly installed electric consumer unit.

**Rear Garden**

A smart, private and sunny west-facing garden having been recently landscaped with a large lawned area, side perimeters made up of high-level hedging and fence. Gated access to the side of the property with space for wheelie bin storage. Large patio area with Indian sandstone creating an ideal space for barbecue and al fresco dining, catching the sun for the majority of the day. Useful garden shed, 10' x 6' to one corner with timber-framed pergola. Outside lighting provided around the perimeter of the property, together with an electric power point.

**Front Garden**

A wide entrance leading into the front garden and driveway laid to concrete and gravel and providing parking for multiple vehicles. Attractive pillared front wall and mainly hedged side boundaries. Outside tap and electric power point to the side with paths leading around both sides of the property. Up and down lighters provided around the perimeter.

**Location**

Tetney is a popular village which has a variety of amenities, including a school, shops, popular golf course and a public house. The village is approximately 6 miles from the main shopping

and business areas of Grimsby and 9 miles from the market town of Louth with excellent road links and public transport facilities. The village is well positioned with both the Lincolnshire coastline and the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, close by.

**Viewing**

Strictly by prior appointment through the selling agent.

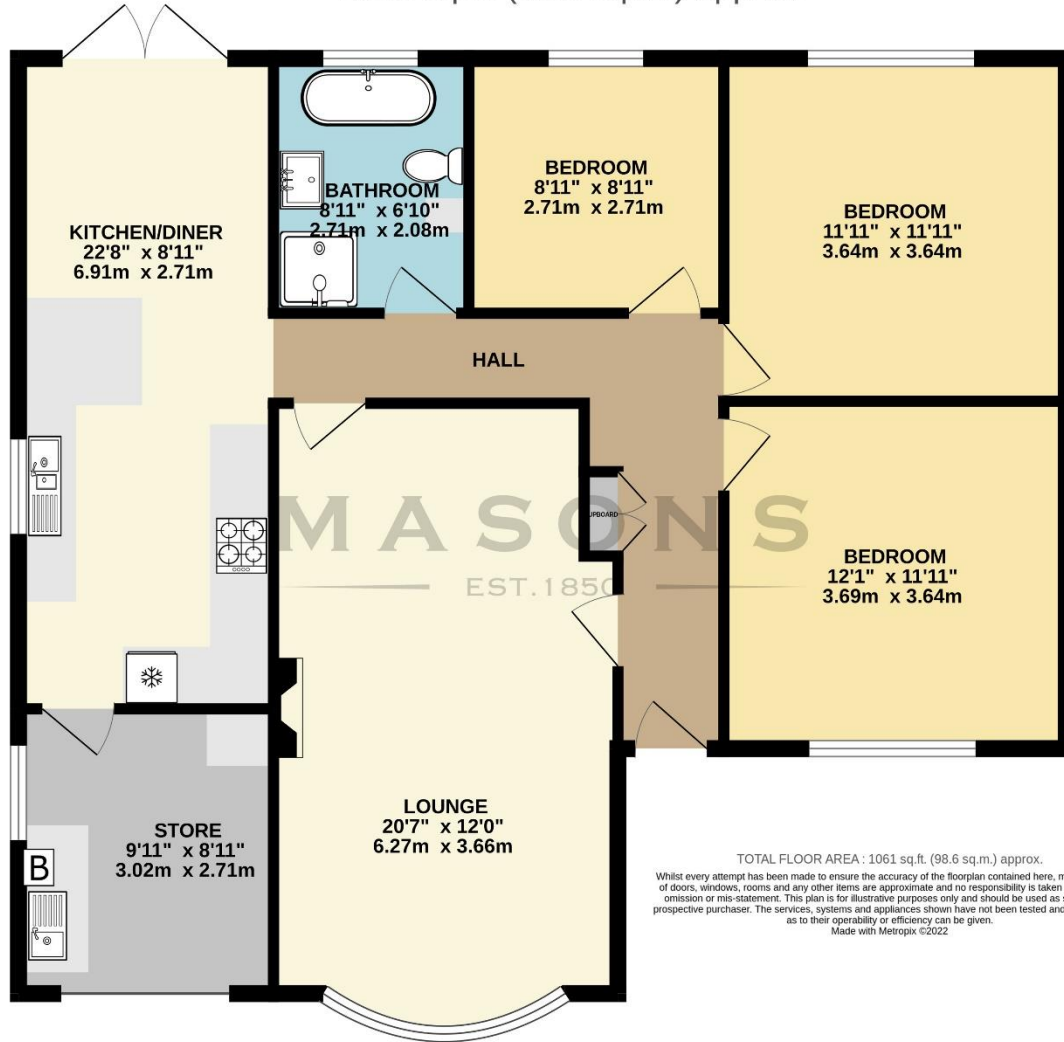
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The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

NB. In accordance with the Estate Agents Act of 1979, we would advise that this property is being marketed for sellers who are connected with and are an employee of Masons LLP.

# Floor Plans and EPC Graph

GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		



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