

3 Thoresby Lane
Tetney DN36 5FT

M A S O N S
EST. 1850

3 Thoresby Lane, Tetney, Lincolnshire DN36 5FT

01507 350500

An immaculately presented detached family house completed in 2020 with a 10-year warranty and positioned in a sought-after rural village, adjacent to the Tetney Golf Course. Superb, versatile accommodation on 3-floors featuring a magnificent bright fitted dining/living kitchen some 11.47m in width with double and wide bi-folding French doors onto the established, sunny patio and rear garden. Up to 6 bedrooms or many potential, alternative layouts as the present owners have clearly demonstrated. A beautifully designed and efficient home with a contemporary interior décor scheme.



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Directions

From Louth travel north on the A16 for nearly 8 miles and then take the right turning by the New Granby Inn into North Thoresby. Follow the road through and out of North Thoresby and continue for some distance through the countryside until the eventual conclusion at the junction with the A1031. Turn left here and follow the road to Tetney. Upon arriving at the village outskirts, look for the left turning into Thoresby Lane before reaching the sharp right bend. The house is then a short way along on the left side.

The Property

Constructed by award winning local builders, Eastbay Construction Ltd., the house was completed in 2020 and has brick-faced principal external walls under a pitched concrete tiled roof with a two-storey gable to the front and rear elevations. There is a 10-year builder's guarantee from the date of completion.

The main roof is stepped down to form a lower tiled roof with pitched roof tiled dormer over an integrated garage and heating is by an efficient gas-fired central heating system with digital room controllers for underfloor heating to the ground and first floors while the second floor has conventional room radiators regulated by a wall thermostat. A glance at the EPC graph will illustrate just how efficient and economical this spacious property is to run.

NB Applicants should note that a planning application for 6 dwellings to the south has been approved and can be viewed on the ELDC planning portal, by searching for Application N/178/00188/23.

The present owners have created a stunning, bright and contemporary interior with subtle light tones to the décor, quality bathroom, shower room and cloakroom suites and an exceptional fitted living and dining kitchen with a sleek range of Shaker style units

in gloss white. The utility room adjacent is fitted with complementary units and has a stable type door to outside. Currently, the house also demonstrates the versatility and space of this property utilising the upper floor rooms as bedrooms, sewing room, gymnasium, golf practice/media room and study. Alternatively, the two upper floors can provide up to six double bedrooms if preferred and the occasional bedroom 7 or store has first-fix plumbing to create a bath/shower room if needed.

By car, the house is approached through a remote-control motorised hardwood sliding gate and there is a complementary pedestrian gate. The garage also has a remote control motorised sectional door for ease of access. The house is superbly orientated for the sun in the sheltered rear garden and enjoys an enviable position directly adjacent to the Tetney golf course.

The house specification includes a high efficiency gas-fired combination boiler and high levels of insulation including high performance flooring, wall and roof insulation to reduce sound. The contemporary windows are also high energy performance units. The present owners have fitted a combination of louvre blinds and motorised app-controlled, dusk to dawn - conventional and vision blinds in the living/dining-kitchen. Internal doors are of engineered oak with brushed aluminium furniture and the property has brushed aluminium electrical sockets and switches. There is a generous provision of power points, TV and telephone points with BT and Virgin Media cabling to a master entry point. A more detailed account of the accommodation follows, after the schedule of photographs.

Location

Tetney is a popular and sought-after country village approximately 8 miles to the south of Grimsby and 12 miles from the market town of Louth. The Kirmington

airport is approximately 19 miles away. There are local village facilities including the Plough Inn, a fish and chip shop, village shop, golf course and village hall. The church was built in 1363 and is dedicated to St Peter and St Paul.

There are tourist attractions in Cleethorpes, around 6 miles away and the area has many leisure and sporting pursuits including equestrian activities and centres. There is large indoor shopping centre at Freshney Place in Grimsby, while Louth stands on the fringe of the Lincolnshire Wolds area of outstanding natural beauty, and has numerous independent shops, many cafes and bars together with 3 markets each week.



St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

*Schedule of Photographs
THE INTERIOR*

01507 350500



































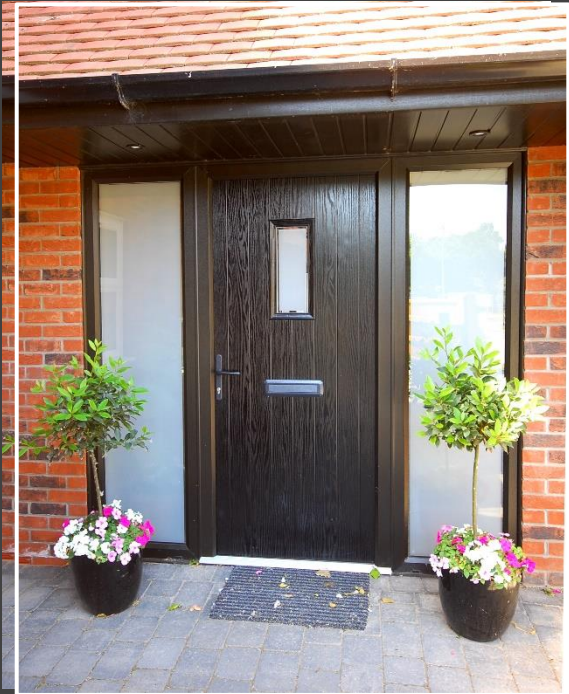




Schedule of Photographs
OUTSIDE

01507 350500











Accommodation

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

Ground Floor

Main Front Entrance

With wide, tiled **Canopy Porch** having LED downlighters and a composite front door with double-glazed, frosted centre pane and double-glazed side panels, also having frosted panes, to the entrance hall. The front door is finished in black externally and in white internally.

Entrance Hall

An attractive reception area with diagonally laid limed oak-effect Karndean flooring which extends throughout the entire living/dining kitchen and utility room. Feature oak and wrought iron balustrade to the staircase leading to above. Digital underfloor heating control and eight ceiling LED downlighters.

Cloakroom/WC

With an impressive wall - decorated in sparkling wallpaper to one side and having a patterned ceramic-tiled floor, splashback to a modern suspended white low-level WC with concealed cistern and chrome dual-flush control, together with a suspended square design bracket wash hand basin with single lever mixer tap and white ceramic tile splashback. Deep tiled sill to the window on the side elevation and ceiling mounted extractor fan.

Study

Built-in range of units in matt white comprising cloaks cupboard, storage compartments and a wall mounted shoe store. Window to each side elevation with vertical louvre blinds. Four LED downlighters and digital underfloor heating control.

Lounge

A beautifully proportioned room with large walk-in, square bay window on the front elevation fitted with white plantation shutters. Recessed fireplace with quarry-tiled hearth and limed oak heavy beam over with sockets above for a wall mounted TV; positioned inside the fireplace is an ornamental electric stove, though there is an externally built flue for solid fuel appliances if preferred. Digital central heating control.

Living/Dining Kitchen

An exceptional living area with a tremendous feeling of space extending the full width of the building. The living area extends into a projecting rear wing and has two tall, double-glazed side windows from floor level and bi-folding, wide double-glazed French doors onto the rear patio and garden.

There is a built-in media unit to the side of the seating area with a recess and sockets for a large flat screen TV and cabinets above and below. There are six ceiling downlighters in the living area which is open to the central dining area which has a suspended drinks cabinet with drop-down door complementing

the media unit adjacent. Six further ceiling downlighters, digital central heating control for the living/dining kitchen and rear French doors onto the patio and garden.

The dining area is then open in turn to the fitted kitchen which has an extensive range of square panelled gloss white, soft-close units in Shaker style with sparkling quartz work surfaces and upstands.

The units comprise an extensive range of base cupboards and wide drawer units, an island unit with further drawers and cupboards beneath, together with a shaped dining bar and tall units to one side with a central Neff wi-fi controlled conventional oven with slide and hide door and grill, together with a microwave combination oven and grill above; larder cupboard units to each side. Blanco one and a half bowl sink unit with a quality Quooker tap dispensing cold and boiling hot water (no kettle required in this kitchen!).

Integrated appliances comprising a faced mid-level Neff freezer and refrigerator and a double bin unit. Centrally positioned to one side is the quality white enamelled electric Aga range cooker with three ovens, pan store, hot plate and dual zone induction hob, glass splashback above and a shaped canopy in white and limed oak over, having a cooker hood inset with LED downlighters. The island unit has a contrasting oak work surface and breakfast-bar. LED downlighters and twin ornamental pendant lights over the island. Corner points for wall mounted TV, rear and two side windows and white wall shelf unit.

Utility Room

Fitted with a range of units complementing those of the kitchen with white square-panel, high-gloss facings in Shaker style and roll-edge textured work surfaces/upstands. There is a white single drainer sink unit with chrome mixer tap and tall units open onto a centre section with plumbing to stack a washing machine and dryer above, tall cupboard to the left and shelved cupboard to the right. Four LED downlighters, side composite woodgrain-effect, stable type door with centre double-glazed pane to outside and window adjacent. Ceiling mounted clothes dolly and wide base units with soft-close drawers.

First Floor

Spacious and Impressive Landing

An impressive feature of this house with oak and wrought iron balustrade extending from the staircase to form a gallery above and then continuing along the side of the staircase which leads to the second floor. Large window to the front elevation, six LED downlighters, two mains smoke alarms, digital controller for the underfloor heating and door to a recessed linen cupboard with slatted shelves and the manifolds for the first-floor heating.

Master Bedroom (rear)

A particularly spacious room with rear window overlooking the garden, six downlighters, digital heating controls and connecting door to the:

En Suite Dressing Room

Enjoying the same sparkling wallpaper to one side as the cloakroom below and fitted with a range of furniture in white comprising dressing table with an illuminated Hollywood style mirror over, open-fronted clothes hanging areas and storage compartments plus banks of three and five drawers. Four LED downlighters and display shelving.

En Suite Shower Room

With a marble-effect splash-boarded, screened walk-in shower with easy floor-level access, drench head, ceiling extractor fan and wall mounted thermostatic shower controls together with two LED downlighters. White suite comprising a Roca twin suspended vanity wash hand basin with drawers in white beneath, decorative ceramic tile splashback and a wide LED-framed wall mirror above; Villeroy and Boch low-level WC with concealed cistern in tiled enclosure and chrome dual-flush buttons. Limed oak-effect ceramic floor tiles and skirtings, rear window with ceramic-tiled sill and frosted panes, chrome ladder style radiator/towel rail and four LED downlighters with sensor switch for concealed lighting beneath the suspended vanity unit.

Bedroom 2 (front)

An interesting cottage style bedroom positioned over the garage beneath, with a deep, part-sloping ceiling and dormer window inset having louvre blind. Four LED downlighters to the centre ceiling, digital control

for the underfloor heating and this room is accessed via a square opening from the:

Ensuite Dressing Room

With window to each side elevation, high part-sloping ceiling and three LED downlighters.

Bedroom 3 (rear)

A spacious double bedroom with window on the rear elevation overlooking the main garden and golf course to the side. Four ceiling downlighters and digital controller for the underfloor heating.

Bedroom 4 (front)

Presently used as a spacious study, this room could otherwise be a further double bedroom. It has four LED downlighters, digital control for the heating and a wide front window overlooking the entrance to the property.

Bathroom

White suite comprising a double ended, floor standing bath with retractable shower handset and modern chrome tap fittings set in an oak-effect surround complementing the oak style ceramic tile flooring. Vanity unit with white base cupboard beneath the shaped wash hand basin with pillar tap; Villeroy and Boch suspended WC with concealed cistern and chrome dual-flush button. The vanity unit has a sparkling roll-edge top and oak-effect ceramic tile splashback. Four LED downlighters, frosted side

window, chrome ladder style radiator/towel rail. The bathroom has a walk-in splash-boarded, marble-effect shower with easy access floor level approach, a drench head, ceiling extractor fan, wall mounted thermostatic controls for the mixer unit and two LED downlighters.

Second Floor Landing

With oak and wrought iron balustrade extending along the side to form a gallery over and Velux double-glazed skylight window to the front roof slope. Three ceiling downlighters and mains smoke alarm.

Bedroom 5

Presently used as a gymnasium, this room has a deep part-sloping ceiling, a Velux double-glazed skylight window to the rear roof slope and front and rear hatch access points to the under eaves storage space. The Velux window has an integrated black out blind. Ceiling LED downlighters, radiator and digital thermostat control for the second-floor heating. Radiator and sockets for a wall mounted TV.

Bedroom 6

A further good size double bedroom but currently used as the golf practice room and media room. There are two Velux double-glazed windows to the rear roof slope, each having integrated black out blinds; six LED downlighters and radiator. Front and rear hatch to under eaves storage space.

Store Room/Occasional Single Bedroom 7

Centrally positioned to the rear of the house there is a Velux double-glazed window to the rear roof slope and three ceiling LED downlighters. (NB First Fix plumbing is in place to convert this room into a bath/shower room if needed).

Integral Garage

Approached through a remote control motorised sectional door from the block paved driveway, the garage is a good size and houses the Ideal gas-fired central heating boiler to the rear corner with digital programmer and adjacent is the insulated hot water cylinder and expansion vessel for the pressurised domestic hot water system. Stainless steel enclosed sink unit with dog shower, LED strip lights, power points and metal cased consumer unit with MCBs. Double-glazed window to the side elevation with frosted panes and pedestrian door on the rear elevation.

Outside

The house occupies a good size plot with a remotely controlled sliding motorised hardwood gate allowing drive-in access onto a spacious block-paved parking area whilst also giving access to the garage. Lawned garden adjacent. The driveway continues to form a block-paved approach to the main front entrance. The front and rear boundaries have post-and-rail traditional fencing with hedges. A block paved pathway around the front of the building leads to a screen ledged, braced and framed door set into screen fencing and opening into the rear garden. Behind the garage a complementary door is set into

tall screen fencing and this leads into the main garden via a sandstone flagged and block lined pathway with gravel beds and a patio ideal for a hot tub.

The excellent main garden enjoys the sun through the day, with a sandstone flagged patio across the rear elevation and extending out into the main lawned area with space for seating and alfresco dining. Painted Potting Shed at the side and ornamental trees and shrubs. External up/downlighter wall lights, sensor floodlight over the garage door, outside tap to the rear of the garage and by the main garden patio.

Viewing:

Strictly by appointment through the agent.

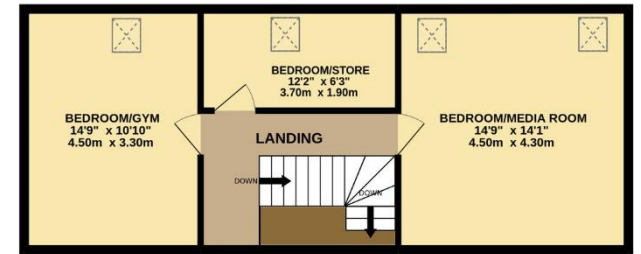
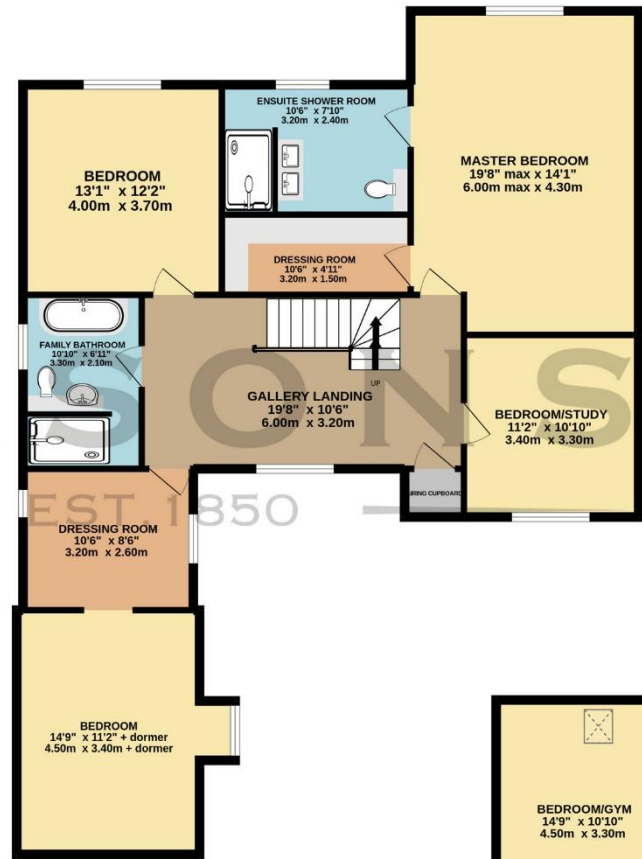
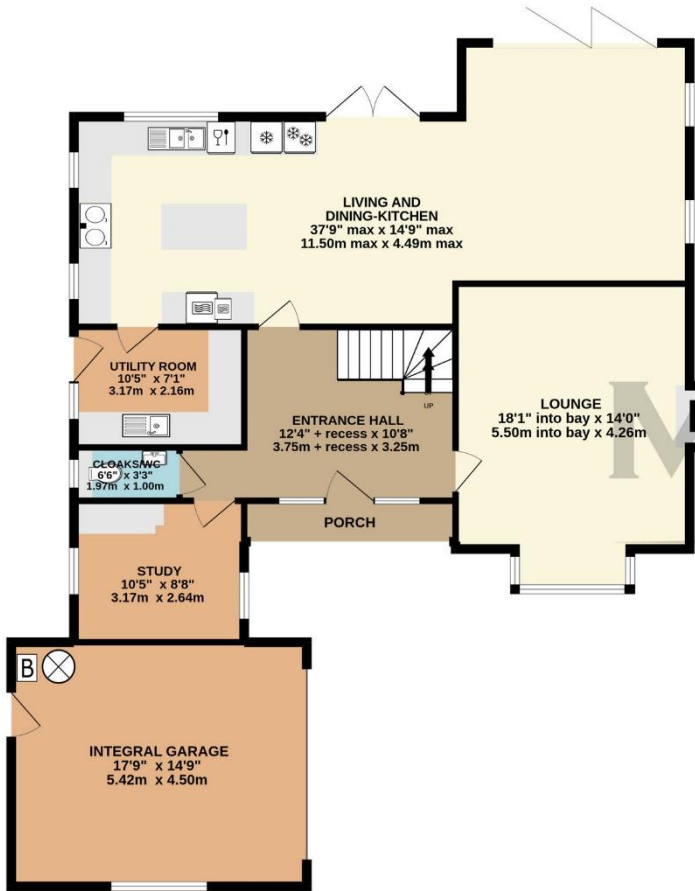
General Information

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, electricity and water. Drainage is to a private shared system for the homes on the lane and there is a shared maintenance charge which currently stands at £65 per month. NB: no utility searches have been carried out to confirm services. The property is in Council Tax band F.



GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.

1ST FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 3211 sq.ft. (298.3 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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Floorplans And EPC Graph

NB – a PDF of the full EPC can be emailed on request

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

2ND FLOOR
546sq.ft (50.8 sq.m.) approx

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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