



Lindridge House, Church Lane, Tetney, DN36 5JX

A spacious and well presented four bedroom family home situated on a generous plot within a quiet leafy street in the popular village of Tetney. The property has undergone a scheme of refurbishment to include brand new boiler, complete redecoration and all new floorings throughout.

The well planned accommodation comprises hall, lounge, dining room, kitchen, utility, study and cloaks WC while to the first floor are four generous double bedrooms and family bathroom.

Set well back from the road in mature grounds with driveway and double garage, the rear garden benefitting a superb southerly aspect.













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 continue to the end of the road and turn right onto the A1031. Travel a short distance and take the left turn into Church Lane, after passing the church the property will be shortly on the right side.

The Property

A modern family home comprising brick-faced cavity walls with a pitched timber roof construction and interlocking concrete tiles. The property is situated on a generous plot having large gardens and benefits from fully double-glazed uPVC windows with matching fascias, soffits and guttering. Adjacent is the double garage of complementary design, situated to the rear of the plot. The property has benefitted from a recent refurbishment to include a brand new gas-fired boiler being an Ideal Logic Max Combi C30 with wireless thermostat and having the benefit of the 10 year manufacturer's guarantee. The property has also been fully redecorated internally in neutral magnolia and white and benefits from having all new floor coverings throughout.

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 via a solid timber door with windows to the side, having the benefit of a fully covered canopy to the front of the property spanning the full width of the house. Bright hallway with staircase leading to first floor. Central heating controls to wall, alarm control panel and carpeted floorings.

Lounge

A very spacious reception room having a large bow window to front, feature timber fireplace to side and attractive coving to ceiling with carpeted floors. Door to:

Dining Room

Situated at the rear overlooking the garden, having carpeted floor.

Kitchen

A large kitchen with a range of base and wall units finished in a matt green finish. Timber handles, wood-effect rolltop laminated work surfaces, single bowl stainless steel sink and tiling to all splashbacks. Hotpoint free-standing dishwasher and a CDA four ring electric hob. To one side is the high-level double electric Hotpoint

oven. Large extractor fan to wall and oak-effect vinyl cushion flooring. Spotlights to ceiling.

Utility Room

With a range of base and wall units, gas-fired Ideal Logic boiler to wall, space and plumbing for washing machine and a timber door into rear garden with window to side with a timber-framed canopy providing cover to the exterior.

Study / 5th Bedroom

A useful room which could be utilised for a variety of purposes, window to side and carpeted floor.

Cloaks Room

Having a vanity unit with cupboard and wash basin above, window to side and coat hooks and hanging rail with oak-effect vinyl cushion flooring. Door into:

WC

With frosted glass window to side and low-level WC. Electric consumer unit to wall and oak-effect vinyl cushion flooring.

First Floor Landing

Spacious gallery landing with window to front, loft hatch providing access to the roof space, smoke alarms to ceiling and carpeted floors, with timber banister and inset white painted panels.

Bedroom 1

A very large and generous double bedroom overlooking the front. Carpeted floors.

Bedroom 2

A further double bedroom overlooking rear garden. Carpeted flooring.

Bedroom 3

Another double bedroom also overlooking the rear garden with carpeted floors.

Bedroom 4

A final very generous single or could easily be used as a double bedroom, also overlooking the rear garden and having carpeted flooring.

Family Bathroom

With a five-piece suite consisting of panelled bath, wash hand basin, low-level WC and bidet. Tiling to all wet areas and having frosted glass windows to two aspects. Also having a fitted shower unit with hinged glass door, thermostatic unit with hand held attachment, fully tiled enclosure. Large cupboard to side fitted with shelving, ideal for laundry and also housing the alarm system control unit. Oak-effect vinyl cushion flooring and shaver point to side with extractor fan to ceiling.

Double Garage

Having a metal up and over door with further side uPVC pedestrian entrance door, partly glazed, and window to side. Lights and power provided.

Front Garden

Accessed via double wrought iron gates with brick front perimeter wall, leading to the extensive concrete drive leading to the garage at the rear, providing parking for multiple vehicles. To the side is a large lawn area with further brick boundary wall to side. Borders planted with a large array of mature bushes and trees, external lighting provided next to front door.

Rear Garden

Very large, extensive garden having a superb southerly aspect catching the sun for the majority of the day, predominantly laid to lawn and having a mixture of brick boundary and fenced perimeters. Concrete patio area to side, having lighting and water tap with path leading to the rear of the garden. Borders having a large array of plants, bushes and shrubs. Further patio area to rear stepping down into a further lawn which extends to the rear of the garage. Overall, a very spacious and private family garden.

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.

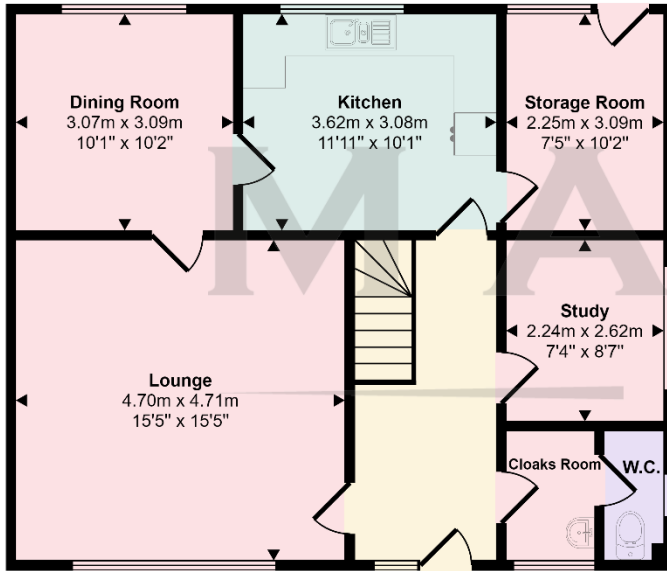
General Information

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, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

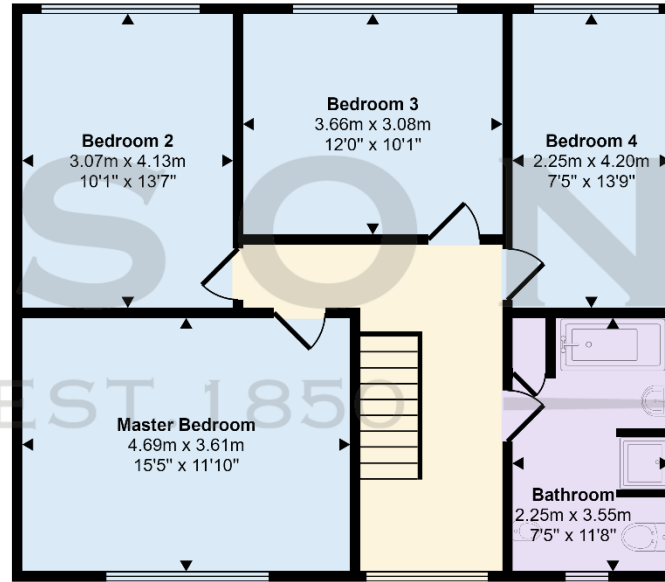
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

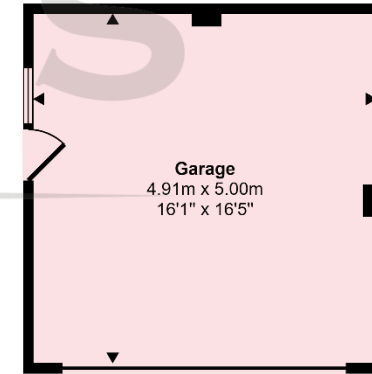
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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