



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## The Lanes

Tetney  
DN36 5LX

£459,000

Crofts estate agents are delighted to offer for sale this extensive and extended detached property located within a quiet village location. Located within the ever popular family village of Tetney, this property is sure to be popular and comes with viewing highly advised. The village does boast a variety of local amenities and excellent school catchments. Internal viewing will reveal the entrance hall, lounge, sitting room, family room, small conservatory, kitchen-diner, utility and a bathroom all to the ground floor. To the first floor there are FIVE bedrooms, a shower room and en-suite. Externally there are generous gardens to the the front and rear, an abundance of off road parking and a double garage.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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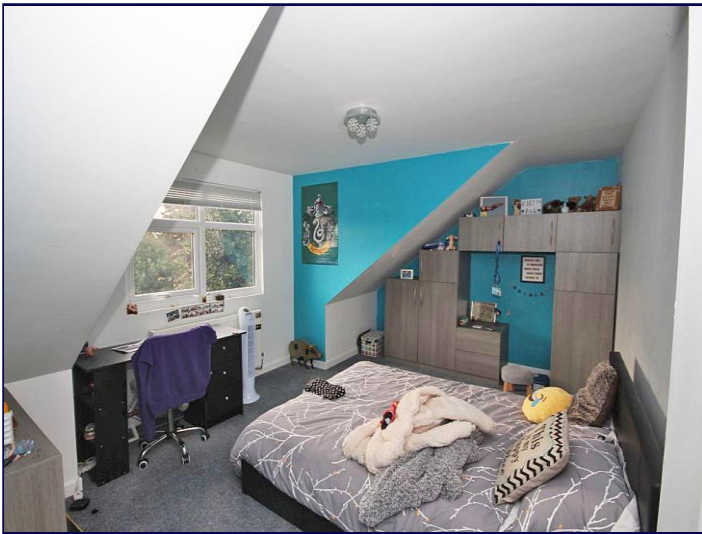
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#### Entrance Hall

Entering through the entrance porch reveals a radiator and laminate flooring with partial underfloor heating.

#### Lounge

20' 4" x 17' 6" (6.19m x 5.33m)

The lounge has dual aspect windows to the front and side elevation, an open fire and laminate flooring.

#### Sitting Room

10' 8" x 11' 11" (3.25m x 3.63m)

The sitting room has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### Family Room

16' 7" x 15' 0" (5.05m x 4.56m)

The family room has a window to the side elevation, a radiator and tiled flooring. This was the kitchen before the extension.

#### Small Conservatory

5' 9" x 13' 1" (1.75m x 4.00m)

With dual aspect windows, a door to the rear, a sink and drainer and fitted units. This was used as a utility before the extension.

#### Dining Room

12' 5" x 13' 0" (3.78m x 3.97m)

The dining room has French doors to the rear elevation, under floor heating and a tiled floor.

#### Kitchen

14' 10" x 13' 9" (4.53m x 4.20m)

The kitchen which is open plan off the dining room has bi-folding doors, a window to the side, under floor heating and a tiled floor. There is also a superb fitted kitchen with plenty of storage, Silestone counter tops, an Island with a table and an inset sink. Integral appliances include a dish washer, tall fridge, electric oven, integrated microwave and an induction hob with a large extractor above.

#### Utility room

7' 2" x 9' 7" (2.18m x 2.93m)

The utility room has a window and door to the side elevation, a tiled floor and plumbing for a washing machine. There is also a large built in cupboard.

#### Family Bathroom

12' 8" x 6' 11" (3.86m x 2.11m)

The family bathroom has an opaque window to the rear elevation, a radiator and tiled flooring. There is also a WC, basin, bath and a walk in cubicle with a mains operated shower. There is also built in storage.

### First Floor Landing

The first floor landing has a carpeted floor.

### Bedroom One

17' 3" x 13' 10" (5.26m x 4.22m)

Bedroom one has French doors on to the front terrace area, a window to the side, a radiator and a carpeted floor. There is also a walk in wardrobe.

### En-suite

6' 8" x 6' 11" (2.03m x 2.12m)

The en-suite has a sky light window, a heated towel rail and a tiled floor. There is also a WC, basin and a walk in shower with a mains operated power shower.

### Bedroom Two

11' 8" x 14' 10" (3.55m x 4.52m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

12' 1" x 15' 0" (3.68m x 4.58m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Four

8' 8" x 13' 1" (2.64m x 4.00m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Five

6' 8" x 19' 4" (2.02m x 5.90m)

Bedroom five has a window to the front elevation, a radiator and a carpeted floor.

### Family Shower Room

5' 7" x 8' 1" (1.70m x 2.46m)

With an opaque window to the rear elevation, a heated towel rail, laminate flooring and a white suite with a WC, basin and walk in shower with a mains shower.

### Double Garage

18' 1" x 14' 9" (5.50m x 4.50m)

With an electric roller door and electrics. There is also a door to the utility room.

### Outside

The front has a long driveway providing ample off road parking spaces and access to the garage. There is also a large area with a lawn, established shrubs and access to the rear from both sides. The rear garden is a great size with a lawn, established shrubs and a decked area. To one side there is a space to grown fruit and vegetables and the other side is concrete.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

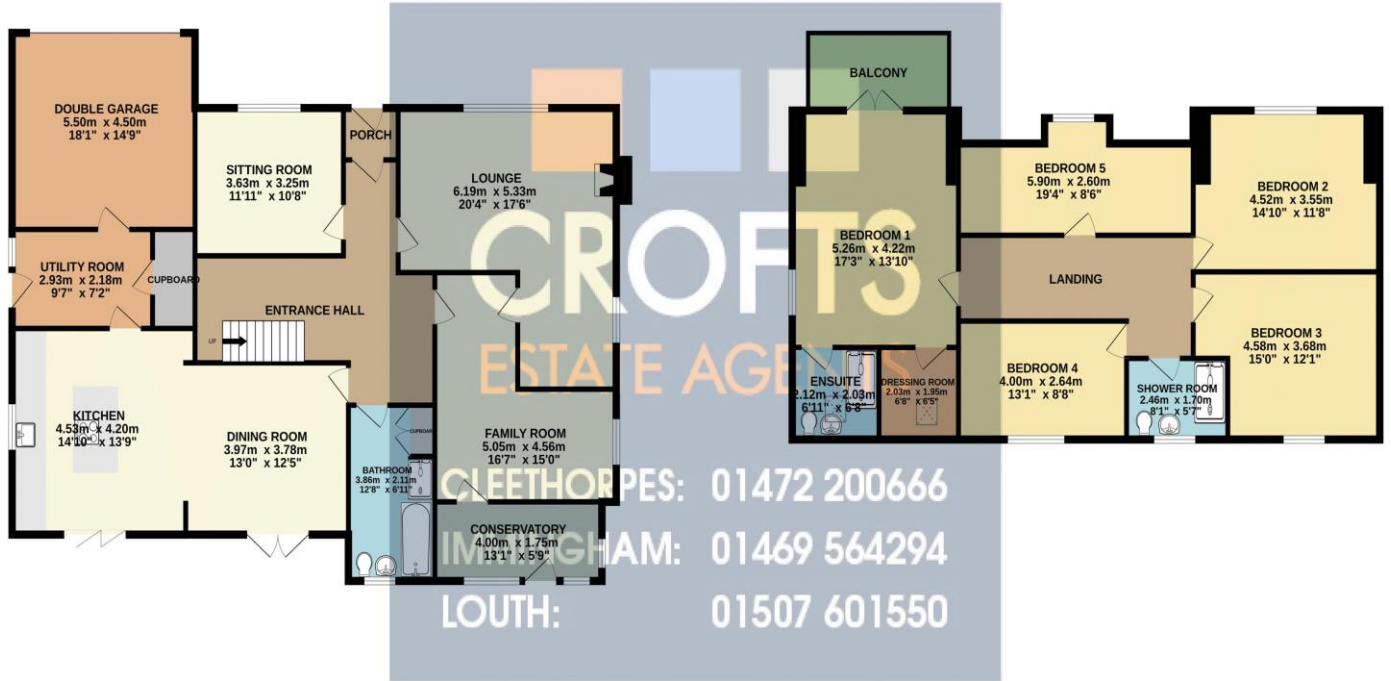
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
151.5 sq.m. (1631 sq.ft.) approx.

1ST FLOOR  
98.6 sq.m. (1062 sq.ft.) approx.



TOTAL FLOOR AREA: 250.2 sq.m. (2693 sq.ft.) 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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