



Robin, Humberston Road, Tetney, DN36 5NJ

FOR SALE - £295,000

Canters

Chartered Surveyors

Set well back from the road behind a mature hedge and with views over fields to the rear, being attractively located on the edge of this popular thriving village with its excellent choice of amenities, including Primary school, golf course, Village Hall, playing field, public house and convenience store and well placed for the centres of both Grimsby and the market town of Louth is this four bedroom linked detached house built by well known local builders, Mager Homes, to their usual high standards.

Built to an excellent specification, the well planned and spacious accommodation benefits from uPVC double glazed windows and gas central heating, being underfloor to the ground floor.

Hall	With composite entrance door, storage cupboard, under stairs cupboard and inset spotlights to the ceiling
Cloakroom	With suite comprising low-flush WC and vanity style wash handbasin. Inset spotlights.
Living Room	5.52m x 3.56m with inset spotlights. A window overlooks the rear garden and two uPVC double glazed doors open out to the patio.
Dining Room	3.53m + bay window x 3.7m with inset spotlights and a large walk-in bay window to the front aspect.
Kitchen	3.99m x 2.92m. Well fitted with a range of grey Shaker style wall cupboards and base units with contrasting marble effect worktops and matching upstands. Inset sink unit with mixer tap over, built-in dishwasher, separate fridge and freezer. Integrated appliances also include oven and a separate combination microwave grill, 4 ring induction hob with a stainless steel extractor over. Windows overlook the rear garden and a uPVC double glazed door leads to the rear.
Utility Room	Fitted with identical units to the kitchen with space for both a washing machine and tumble dryer. A door provides access to the integral garage.
A return staircase from the hallway leads to the landing and 4 bedrooms.	
Master Bedroom	5.56m x 3.56m with inset spotlights to the ceiling and two windows to the rear aspect.
En-Suite	Fitted with a double walk-in shower with digital shower over, vanity style wash handbasin and concealed cistern WC with mixer tap over. LED mirror and part tiled walls.
Bedroom 2	5.52m x 3.08m with inset spotlights to the ceiling and dual aspect windows.
Bedroom 3	3.74m x 3.58m with inset spotlights to the ceiling and a large walk-in bay window.
Bedroom 4	3.58m max x 2.79m max L-shaped with inset spotlights to the ceiling and a window to the front aspect.
Family Bathroom	Well fitted with a free-standing bath and a separate walk-in shower with a digital shower over, low-flush WC and a vanity style wash handbasin.
Outside	The extensive block paved driveway leads to the integral garage with electric up-and-over door, lighting and electrical point. A personnel door from the rear of the garage provides access to the rear garden. To the front, the garden will be open-plan and to the rear the garden is fenced with a feature patio.
Specification	See separate sheet.
Council Tax Band:	To be confirmed

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Please note that the plans are for guidance purposes only

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 27/02/2021

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ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen



Master Bedroom



Master En-suite



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Family Bathroom



Front Garden



Rear View



Rear Garden

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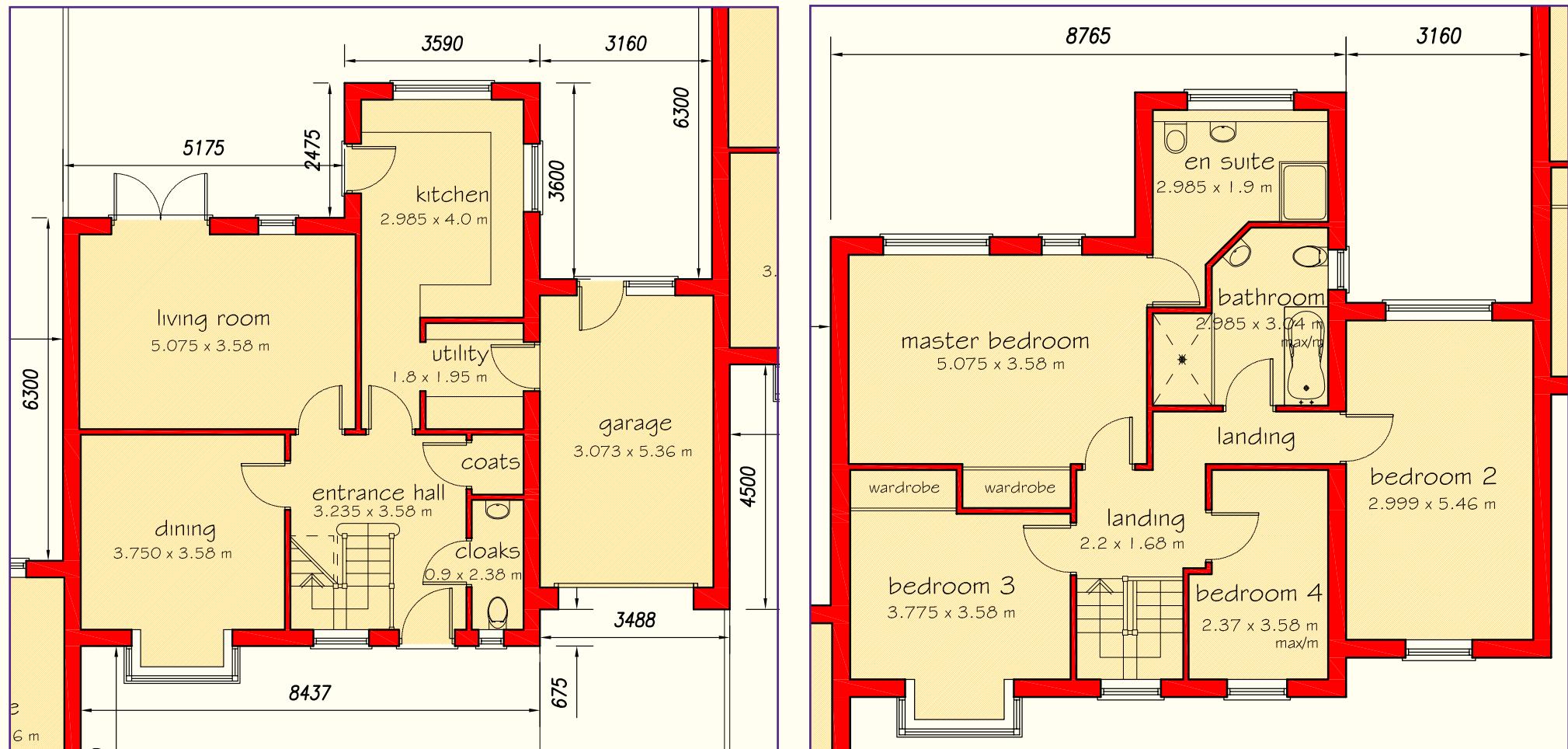
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