



Market Place, Tetney, DN36 5NN

TO LET - £650 pcm (Deposit £750)

CanTERS
Chartered Surveyors

Tetney is a popular village, being conveniently located for easy access into Grimsby, Cleethorpes, Louth, the Lincolnshire Wolds and the other surrounding villages. The property is situated on the eastern side of Market Place and is close to local amenities, including Tetney Primary School, Tetney Golf Club and The Plough Inn public house, as well as a variety of shops, service providers and public areas.

This **THREE BEDROOMED SEMI-DETACHED HOUSE** offers a rare chance to rent premises within Tetney, with the property additionally comprising two reception rooms, a kitchen and bathroom. The property benefits from uPVC double glazing and gas-fired central heating throughout, in addition to a mains-powered smoke alarm system and intruder alarm.

Entrance Lobby	Small reception area providing access to the Lounge and Staircase
Lounge	3.50m x 4.35m (max). Reception room, providing views to the front aspect. Neutral décor, including carpet flooring and painted plaster walls, with a brick-effect feature fireplace, incorporating an electric fire with marble surround and a papered ceiling with chandelier-style pendant light.
Dining Room	5.15m x 2.73m. Reception room, accessed via the Lounge and providing views to the rear aspect. Neutral décor, including carpet flooring and painted plaster walls, with a brick-effect feature wall, incorporating an electric fire and a painted plaster ceiling with a chandelier-style pendant light. Understairs storage cupboard
Kitchen	2.37m x 3.57m. Fitted kitchen incorporating a range of integrated appliances, including four-ring gas hob, electric oven and stainless steel sink with drainer, plus space for two under-counter white goods and an upright fridge/freezer. Neutral décor, including tiled flooring and white tiles splash-back, with painted plaster ceiling with pendant light.
Staircase / Landing	Carpet covered staircase, leading to a split-level landing, providing access to all first floor rooms with storage cupboard.
Bedroom 1	3.63m x 3.65m. Master bedroom, providing views to the front aspect. Neutral décor, including carpet flooring with a painted plaster wall, with a brick-effect feature wall and a painted plaster ceiling with a pendant light.
Bedroom 2	3.53m (max) x 3.65m. Double bedroom, providing views to the front aspect. Neutral décor, including carpet flooring with painted plaster walls and ceiling, with pendant light.
Bedroom 3	3.63m x 2.73m. Double bedroom, providing views to the rear aspect. Neutral décor, including carpet flooring with painted plaster walls and ceiling, with pendant light.
Bathroom	3.53m x 2.73m. Family bathroom incorporating with suite, comprising a panelled bath, WC, hand basin and built in shower cubicle. Neutral décor, including timber-effect laminate flooring, painted plaster walls with mosaic-tile splashback and a painted plaster ceiling with triple spotlighting. Large double-height store cupboard, housing an Ideal Logic+ combi boiler.
Outside	Gravelled forecourt & concreted rear yard. Currently the rear yard is not fenced off which will allow temporary access/use of a lawned area & rear access. However this lawned area & the access are not included in the tenancy.
Tenancy Details	Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy (AST) agreement, for a minimum term of 6 months, paying £650 per calendar month. A deposit of £750 will be paid and held in a government approved deposit protection scheme.
Council Tax Band:	'B'

NB: This can be reviewed by the Local Authority.

EPC Rating: D (55)

FURTHER INFORMATION AND TO VEIW:

Viewing by appointment only, contact Andrew Chisholm andrew@canters.co.uk 01472 356143.

CanTERS
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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 05/08/2021

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ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

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ADDITIONAL PHOTOS & PLANS



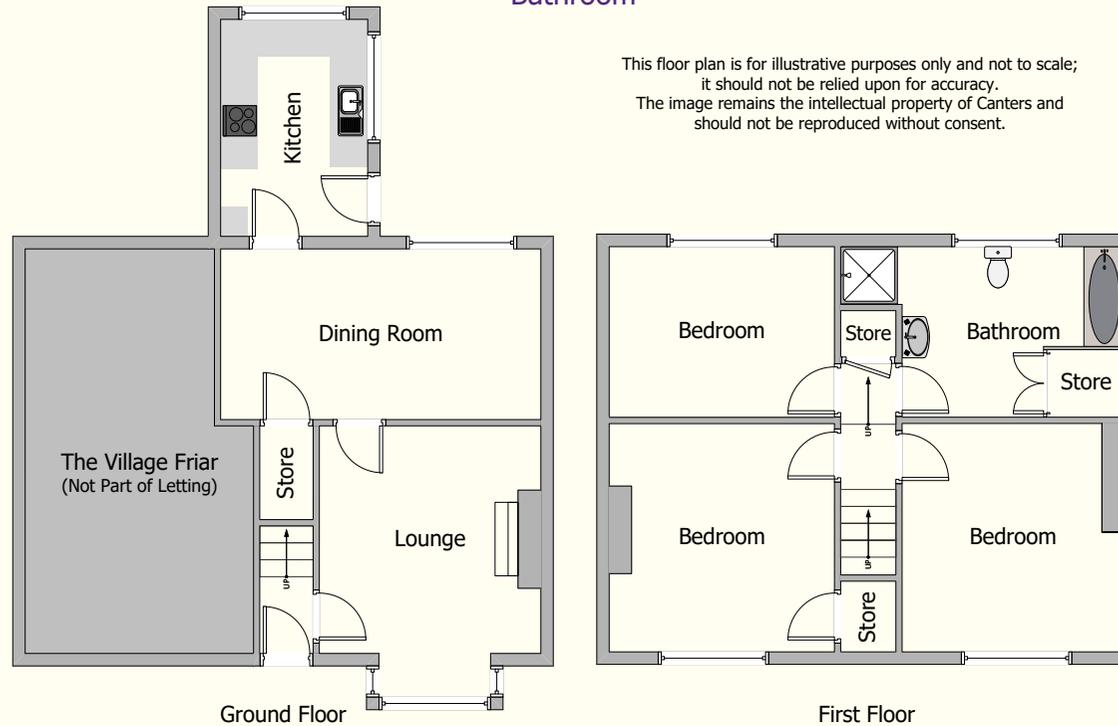
Bathroom



Bathroom



Rear Access



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