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



Thoresby Road
Tetney
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£175,000

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Property Introduction

BLOCK BOOKING FOR VIEWINGS THURSDAY 26TH 3-4PM, PLEASE CALL 01472 200666 TO CONFIRM Located in the sought-after village of Tetney, this individual and spacious detached cottage offers a fantastic opportunity for buyers looking to create a home tailored to their own tastes. Set on a generous plot of approximately 0.20 acres and extending to around 223 sq. metres, the property provides well-proportioned and versatile accommodation throughout. Upon entering, a welcoming hallway leads to a range of reception spaces, including a comfortable lounge, separate dining room and an additional reception room ideal for use as a home office, snug or playroom—perfect for modern family living. To the rear, a bright and airy garden room with vaulted ceiling and exposed timber features enjoys views over the garden and offers excellent potential to be transformed into a stunning open-plan living space. The centrally positioned kitchen presents an opportunity for upgrading and redesign to suit individual requirements. The first floor hosts four bedrooms, including a particularly spacious principal bedroom, along with a family bathroom. The layout also lends itself to reconfiguration if desired. Externally, the property is surrounded by mature, well-established gardens, providing a high degree of privacy and plenty of outdoor space to enjoy. There is also ample off-road parking and a detached garage. While the property would benefit from a scheme of modernisation, it has been priced to reflect this and offers superb potential for improvement. Offered to the market with

no forward chain, this is an excellent opportunity to acquire a characterful home in a desirable village setting.

Entrance Hall

Lounge

22' 0" x 14' 1" (6.70m x 4.29m)

Utility room/Sun Room

12' 6" x 15' 5" (3.82m x 4.69m max)

Kitchen

12' 6" x 7' 7" (3.82m x 2.32m)

Dining Room

20' 1" x 16' 2" (6.13m x 4.93m)

Study

10' 11" x 11' 0" (3.33m x 3.35m)

Sitting Room

14' 5" x 10' 5" (4.39m x 3.17m)

WC

Shower Room

12' 6" x 5' 5" (3.82m x 1.65m)

First Floor Landing**Bedroom One**

15' 1" x 11' 7" (4.61m x 3.52m)

Bedroom Two

11' 11" x 10' 5" (3.62m x 3.17m)

Bedroom Three

10' 6" x 15' 2" (3.20m x 4.63m)

Bedroom Four/Dressing Room 9' 2" x 6' 9" (2.80m x 2.06m)

Garage

15' 2" x 8' 0" (4.62m x 2.45m)

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

Band C: To confirm council tax banding for this property please view the website 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 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

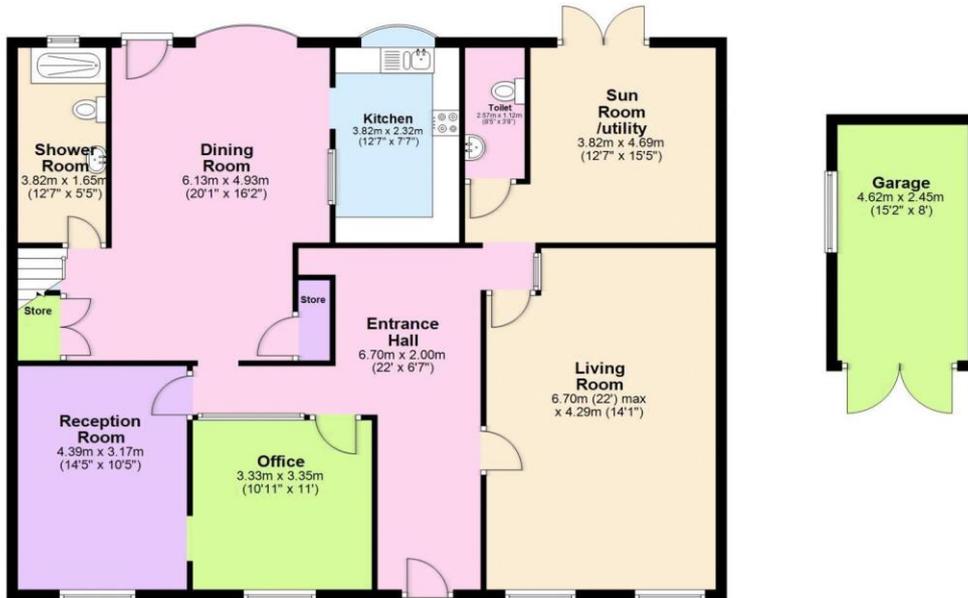
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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

Approx. 140.3 sq. metres (1509.6 sq. feet)



First Floor

Approx. 79.0 sq. metres (850.7 sq. feet)



Total area: approx. 219.3 sq. metres (2360.4 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		