



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



Tetney Lane

Grimsby  
DN36 5AU

Offers in the Region Of £425,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Situated on sought-after Tetney Lane in Holton Le Clay, this impressive extended detached residence offers spacious and beautifully presented family living throughout. The property boasts superbly appointed accommodation, highlighted by a stunning fitted kitchen-diner finished to an exceptional standard, perfect for modern family life and entertaining. A generous lounge provides a welcoming and comfortable space, while a separate utility room and ground floor WC add practicality and convenience. To the first floor are four well-proportioned double bedrooms, offering excellent versatility for growing families or those working from home. The stylish family bathroom and contemporary en-suite have both been finished to a high specification, complementing the quality seen throughout the property. Externally, the home stands within large gardens to both the front and rear, providing plenty of outdoor space for relaxation and recreation. A substantial driveway offers ample off-road parking for multiple vehicles. The double garage has been partially converted to create a large additional room, ideal for a home office, gym, playroom or studio, whilst still retaining useful storage space. A superb opportunity to acquire a spacious, high-quality family home in a highly regarded village location.

### Entrance Hall

Entering through the porch reveals a welcoming space for the hall with coving to the ceiling, a radiator and laminate flooring. There is also a built in cupboard.

### WC

2' 10" x 6' 0" (0.87m x 1.83m)

The WC has an opaque window to the side elevation, a heated towel rail, tiled floor, WC and a basin.

### Lounge

15' 10" x 20' 1" (4.83m x 6.13m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and laminate flooring. There is also a multi fuel burner within a feature brick surround.

### Kitchen/Diner

The kitchen-diner has a window to the side elevation, French doors with a window either side to the rear, coving to the ceiling, three radiators and a tiled floor. There is also a superb fitted kitchen with a breakfast bar, sink drainer, an induction hob with extractor over and an electric oven and combi microwave oven. There is also space for a dining table and chairs.

### Utility room

7' 1" x 9' 4" (2.17m x 2.84m)

The utility room has dual aspect windows to the rear and side elevation, door to the rear, a radiator and a tiled floor. There are also fitted units with a sink and drainer, plumbing for a washing machine and space for a tumble dryer.

### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling, a radiator and a laminate flooring.

### Bedroom One

12' 1" x 10' 0" (3.68m x 3.04m to wardrobe)

Bedroom one has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

### En-suite

4' 2" x 5' 9" (1.28m x 1.75m)

The en-suite has an opaque window to the side elevation, fully tiled walls and flooring with under floor heating and a heated towel rail. There is also a modern suite with a WC, basin and a shower cubicle with a mains shower.

### Bedroom Two

17' 9" x 9' 11" (5.41m x 3.03m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Three

9' 11" x 9' 10" (3.01m x 3.00m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Bedroom Four

12' 9" x 8' 0" (3.89m x 2.43m)

Bedroom four has dual aspect windows to the rear and side elevation, coving to the ceiling, a radiator and a carpeted floor.

### Family Bathroom

8' 2" x 5' 10" (2.49m x 1.77m)

With an opaque window to the side elevation, fully tiled walls and flooring and a heated towel rail. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower over.

### Double Garage

The double garage has a door to the front section which is ideal for storage. The rear section has windows to the side and rear with a door to the side and has plenty of electric sockets along with insulated walls and ceiling. This has also been plastered out in preparation to be anything from a music room, man cave or even a place to work from home.



### Outside

With a gated driveway revealing ample space for off road parking along with an area with a lawn. The rear garden has a further lawn with established shrubs and a block paved patio area ideal for alfresco dining. There is also a timber summer house which has electrical sockets installed.

### 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 D: 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 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.

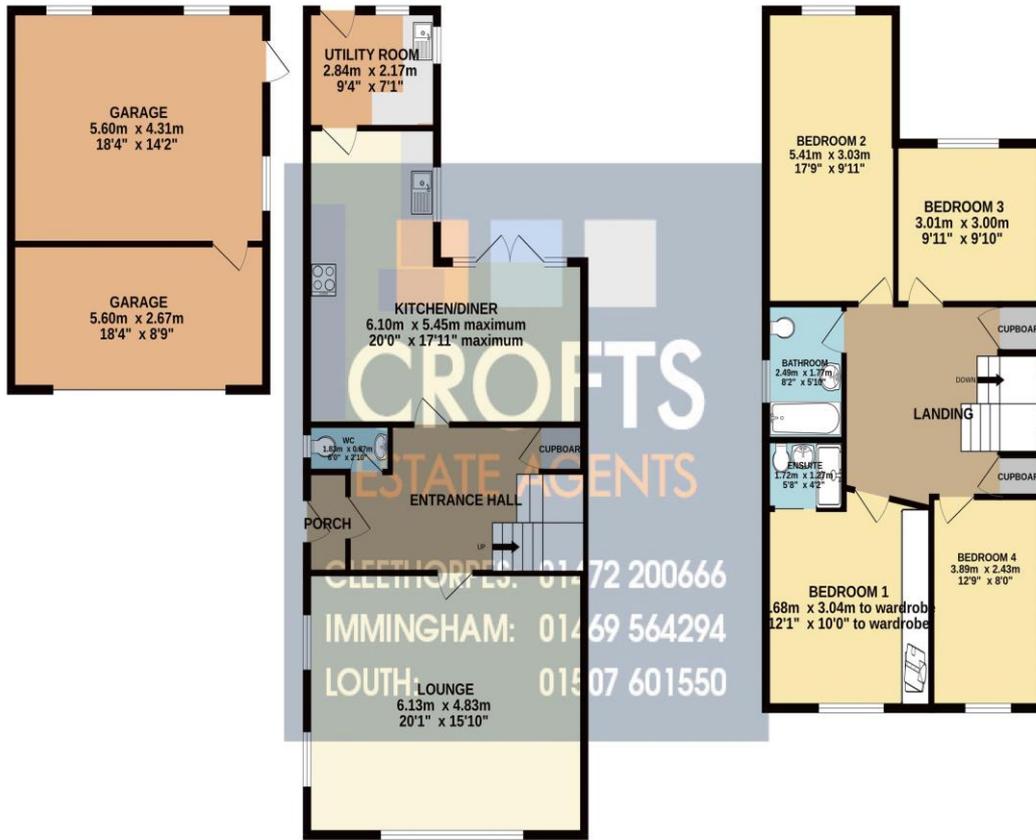
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
116.5 sq.m. (1254 sq.ft.) approx.

1ST FLOOR  
70.3 sq.m. (756 sq.ft.) approx.



TOTAL FLOOR AREA: 186.8 sq.m. (2010 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.  
Made with Metropix v2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.