



**Holmdene, Station Road, Tetney, Lincolnshire, DN36 5HY**  
**£350,000**

## Key Features:

- Three Bedroom Detached Bungalow (Part Timber Construction)
- Generous Plot Approx. 0.5 Acres
- Private Established Lawned Gardens
- Huge Potential For Redevelopment/Extension
- Three Double Bedrooms
- Open Plan Kitchen Diner
- Rear Aspect Lounge
- Spacious Conservatory
- Family Bathroom & Additional WC
- Ample Driveway Parking

Located in the ever popular village of Tetney, this detached three bedroom bungalow sits on a substantial plot approaching 0.5 acres, a rare find with exceptional scope for extension or redevelopment (STPP). The property features expansive lawned gardens, all superbly maintained, perfect for gardening enthusiasts and those seeking space, privacy and potential - ideal for families, developers, or anyone looking to put their stamp on a forever home.

Internally, the accommodation offers an open plan kitchen diner, rear lounge with multi-fuel stove, a large conservatory, three double bedrooms, a family bathroom and additional WC.

Positioned to the edge of the village close to Tetney Golf Club, within a reputable school catchment area, and offers easy access to the A16.



### REAR PORCH/UTILITY

12'4" x 4'9" (3.76 x 1.45)

Rear entrance to the property, with plumbing for a washing machine, and housing the floor mounted combination boiler. Access to rear entrance hall.

### KITCHEN DINER

17'4" x 12'6" (5.32 x 3.82)

Fitted with a range of traditional style units and contrasting worktops incorporating a resin sink. Built-in electric oven and hob with extractor over, and recess for a larder fridge/freezer. Front and side aspect windows.

### LOUNGE

12'4" x 11'6" (3.78 x 3.52)

To rear aspect with stone fireplace incorporating a multi fuel stove. Bi-fold doors opening into the conservatory.

### CONSERVATORY

19'9" x 14'4" (6.02 x 4.39)

A spacious and versatile conservatory extension overlooking the rear garden.

### BATHROOM

8'5" x 7'11" (2.59 x 2.43)

Fitted with a panelled bath, shower enclosure, pedestal basin and WC.

### INNER HALLWAY

With access to the loft room via a drop down ladder.

### BEDROOM 1

14'7" x 10'4" (4.45 x 3.17)

To front aspect.

### BEDROOM 2

13'6" x 11'3" (4.13 x 3.43)

To rear aspect.

### BEDROOM 3

12'4" x 10'9" (3.76 x 3.29)

To front aspect.

### WC

7'0" x 2'7" (2.14 x 0.81)

Fitted with a wc and pedestal basin.

### OUTSIDE

Set back via a long gravelled driveway, the property stands in superbly maintained and extensive lawned gardens, framed by mature trees, and established beds/borders. Includes various outbuildings.

### TENURE

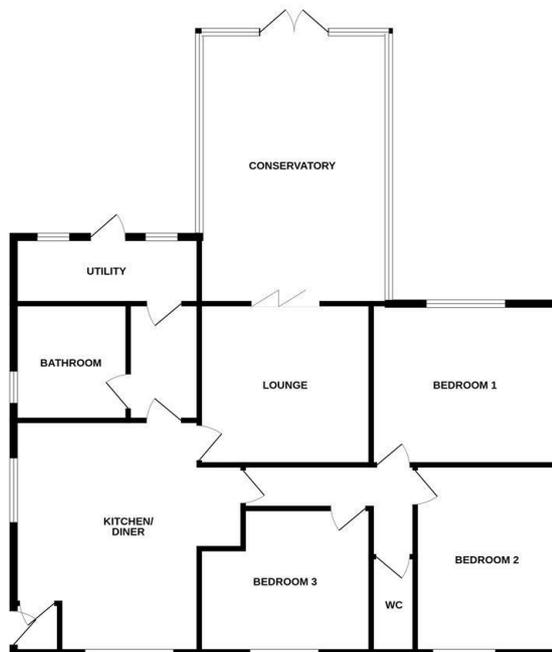
FREEHOLD

### COUNCILL TAX BAND

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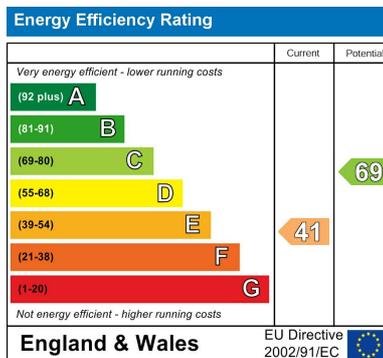


GROUND FLOOR  
1349 sq.ft. (125.3 sq.m.) approx.



TOTAL FLOOR AREA - 1349 sq ft. (125.3 sq.m.) 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 misstatement. 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 quantity or efficiency can be given. Made with Metropix (2020)



## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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