



**Brocklesby House Thoresby Road, Tetney, DN36 5JR**  
**£460,000**

## Key Features:

- Detached FIVE Bedroom Family Home
- Five Double Bedrooms, Two En Suites & Family Bathroom
- Super-Size Lounge with Log Burner
- Modern Open Plan Living/Dining Kitchen
- Utility Room & Downstairs Cloakroom
- Large Private Plot with Generous Garden
- Driveway Parking for Multiple Vehicles

A substantial FIVE bedroom detached property located to the edge of Tetney, offering generously proportioned accommodation, thoughtfully arranged to suit modern family living.

Presented to an excellent standard, the home features five double bedrooms, two of which enjoy en suite facilities, together with a family bathroom. The ground floor offers an exceptional balance of living space - A super-sized lounge, centred around a log burner, creates a warm and inviting principal reception room, while the modern open plan living, dining and kitchen area forms the heart of the home. The kitchen is stylishly designed with a central breakfast bar island, creating a versatile space for family life and entertaining alike. Further accommodation includes a downstairs cloakroom and a separate utility room providing additional practical space.

Occupying a large plot, the property enjoys a generously sized private garden and driveway parking for several vehicles, along with secure gated space for a caravan or motorhome. Electric car charger.

The property is located close to amenities and the village primary school, with easy access to the nearby towns of Louth and Grimsby, as well as Cleethorpes seafront.



#### ENTRANCE PORCH

9'5" x 3'9" (2.88 x 1.15)

Accessed via a composite front entrance door. With further internal door leading to:-

#### HALLWAY

23'11" x 7'3" (7.30 x 2.23)

Fitted with wood effect amtico style vinyl flooring which flows throughout the majority of the ground floor. Useful understairs cupboard housing the gas central heating boiler.

#### CLOAKROOM

6'1" x 3'5" (1.87 x 1.05)

Fitted with a vanity hand basin, WC, and heated towel rail.

#### LOUNGE

27'9" x 15'5" (8.48 x 4.70)

A very spacious room of dual aspect, with patio doors opening onto the garden, and feature fireplace incorporating a multi fuel stove.

#### KITCHEN

20'2" x 11'11" (6.16 x 3.65)

Fitted with a large range of modern gloss units, and contrasting worktops inset with a composite sink. Neff built-in oven, induction hob with extractor over, integrated fridge/freezer and beko dishwasher. Island providing further storage and a breakfast bar.

#### SITTING/DINING AREA

15'8" x 11'2" (4.80 x 3.41)

Open plan to the kitchen, forming an L-shape. With further patio doors opening onto the garden.

#### REAR LOBBY

8'11" x 2'9" (2.73 x 0.86)

With access to the rear garden.

#### UTILITY ROOM

8'10" x 8'9" (2.70 x 2.67)

Providing further storage units, with a stainless steel sink and space for laundry appliances.

#### FIRST FLOOR LANDING

With loft access via a drop-down ladder.

#### BEDROOM 1

13'8" x 11'7" (4.17 x 3.55)

To the front of the property with dual aspect windows.

#### EN SUITE

11'1" x 5'8" (3.39 x 1.74)

Fitted with a vanity wash basin, WC, illuminated wall mirror and heated towel rail. Shower area with rainfall shower and handheld attachment.

#### BEDROOM 2

11'7" x 11'3" (3.54 x 3.44)

To front aspect.

#### BEDROOM 3

13'7" x 8'11" (4.15 x 2.73)

To rear aspect.

#### BEDROOM 4

11'9" x 9'2" (3.59 x 2.81)

To rear aspect.

#### EN SUITE

5'9" x 3'9" (1.76 x 1.16)

Fitted with a shower enclosure, vanity wash basin, WC, and heated towel rail.

#### BEDROOM 5

11'7" x 9'4" (3.54 x 2.86)

To front aspect, with built-in wardrobes.

#### FAMILY BATHROOM

7'11" x 5'2" (2.43 x 1.59)

Fitted with a vanity wash basin, WC, heated towel rail, and bath with shower over.

#### OUTSIDE

The property is set well back from Thorseby Road and is accessed via a gated entrance driveway. There is parking space to the front of the property for multiple cars, plus a further gated area offers secure space suitable for a caravan/motorhome. The gardens are enclosed and mainly laid to lawn, extending to the front, side and rear, creating a private and versatile outdoor space. A storage area at the rear provides a concrete shed, and space for bins etc.

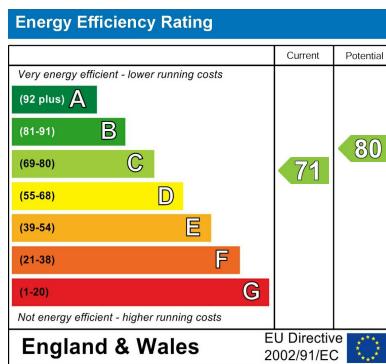
#### TENURE

FREEHOLD

#### COUNCIL TAX

E





#### 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

Although we have taken great care to ensure 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. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents 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 enquiries., in order to ensure that any necessary consents have been obtained. 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 purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore