



Osbourne Bungalow Thoresby Road, Tetney, DN36 5JT
£235,000

Key Features:

- Two Bedroom Detached Bungalow
- Desirable Village of Tetney
- Recently Refurbished & Extended
- Smart Modern Interior
- Spacious Dining Kitchen
- Generous Private Wrap Around Gardens
- Ample Driveway Parking
- No Forward Chain

Situated within the highly regarded village of Tetney, this traditional two bedroom detached bungalow has been recently extended and refurbished throughout to offer well planned accommodation, complemented by generous private wrap-around gardens and ample off road parking.

The property has undergone a comprehensive programme of refurbishment including a brand new fitted kitchen and shower room, new floorings, redecoration, and new uPVC double glazed windows and doors.

The front aspect lounge provides a comfortable living space, while the extended dining kitchen is finished with a range of contemporary white gloss units incorporating a built-in oven and induction hob, with space for additional appliances. There is ample room for a dining table, and French doors open directly onto the rear patio, creating an ideal space for everyday dining and entertaining.

The accommodation is completed by two bedrooms, and a stylish shower room fitted with a large shower enclosure, vanity unit and WC. A useful fitted storage cupboard provides space and plumbing for a washing machine.

Outside, the bungalow enjoys private wraparound gardens, providing excellent outdoor space with a patio adjoining the kitchen. To the front, a spacious gravelled driveway offers ample off road parking, with ideal space for a motorhome or caravan.



DINING KITCHEN
13'5" x 10'5" (4.11 x 3.18)

SHOWER ROOM
9'5" x 6'11" (2.88 x 2.13)

LOUNGE
13'1" x 11'3" (4.00 x 3.44)

BEDROOM 1
11'1" x 8'11" (3.40 x 2.73)

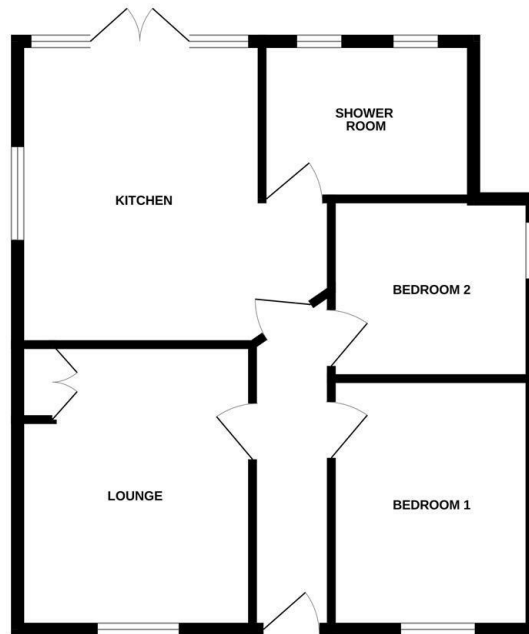
BEDROOM 2
8'11" x 7'11" (2.72 x 2.43)

TENURE
FREEHOLD

COUNCIL TAX
B



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 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 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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