



**1 Fern Mews Market Place, Tetney, DN36 5NN**  
**£150,000**

## Key Features:

- Semi Detached Mews Property
- Popular Village Of Tetney
- Two Double Bedrooms
- Reception Room
- Kitchen & Bathroom
- Off Road Parking
- Rear Courtyard Garden
- No Forward Chain



Tucked away in a quiet position situated just off the Market Place, this well-maintained mews property offers comfortable and practical living in the heart of Tetney.

The home features two double bedrooms, and a dual aspect lounge with feature fireplace. The kitchen and bathroom, while clean and functional, would benefit from updating - offering the perfect opportunity for the new owner to add their own style. Recent improvements include brand new carpets and flooring throughout, and re-decoration, giving the home a fresh and ready to move-into feel. Outside, there is off road parking and a private low maintenance courtyard garden.

Located within short walking distance of village amenities - an ideal home for first time buyers, downsizers, or investors...Offered for sale with No Forward Chain.



## ENTRANCE HALL

Accessed via a uPVC front entrance door. With understairs storage recess, and staircase leading up with front aspect window.

## LOUNGE

15'7" x 9'7" (4.77 x 2.93)

With traditional fireplace incorporating an electric fire. Windows to front, side and rear aspect.

## KITCHEN

11'11" x 7'0" (3.64 x 2.14)

Fitted with base storage units, worktops incorporating a stainless-steel sink, built-in oven and hob, plumbing for a washing machine and space for further appliances. Rear aspect window and entrance door.



## FIRST FLOOR LANDING

With access to the loft.

## BEDROOM 1

13'5" x 6'11" (4.10 x 2.13)

To front aspect.

## BEDROOM 2

11'3" x 8'5" (3.45 x 2.57)

A second double bedroom, with side and rear aspect windows.

## BATHROOM

7'10" x 5'5" (2.39 x 1.67)

Fitted with a pedestal basin, wc, and panelled bath with shower attachment.



## OUTSIDE

Accessed via a gravelled driveway off the Market Place, the front of the property is set open plan with allocated parking space. To the rear is an enclosed paved courtyard garden.

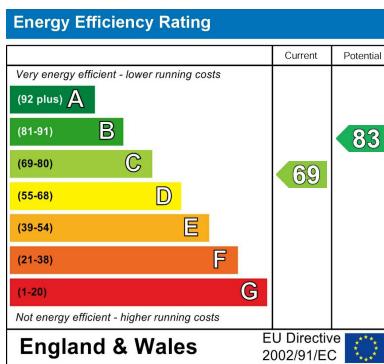
## TENURE

FREEHOLD

## COUNCIL TAX

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## 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