



**Dresden Town Road, Tetney, Lincolnshire, DN36 5JD**  
**£205,000**

## Key Features:

- Semi Detached Dormer Bungalow
- Highly Regarded Location of Tetney
- Spacious Rear Lounge and Conservatory
- Three Double Bedrooms
- Modern Bathroom
- Ample Off Road Parking & Garage
- Generous Rear Garden
- Open Field Views to the Rear

Situated in the highly regarded village of Tetney, this three bedroom semi detached bungalow offers spacious and versatile living, within a well-established residential setting.

The accommodation comprises an entrance hall, spacious rear lounge, conservatory and kitchen. There are two bedrooms on the ground floor together with a modern bathroom, while upstairs the dormer level provides a further double bedroom, offering useful additional space.

Outside, the property benefits from ample driveway parking, a garage, and a generous lawned rear garden enjoying open views across fields, offering a pleasant and private outlook.



### ENTRANCE HALL

With a built-in storage/airing cupboard, and staircase leading to the first floor.

### LOUNGE

16'8" x 10'5" (5.10 x 3.18)

Measured at widest point.

A rear aspect lounge with sliding doors opening into the conservatory.

### CONSERVATORY

14'0" x 9'8" (4.27 x 2.95)

Additional living space overlooking the rear garden.

### KITCHEN

11'5" x 10'6" (3.48 x 3.22)

Fitted with a range of shaker style units, work tops incorporating a stainless-steel sink, built-in electric oven and hob with extractor over, plumbing for a washing machine/dishwasher, and space for further appliances. Side entrance door.

### BATHROOM

8'0" x 5'1" (2.44 x 1.55)

Fully tiled, with a pedestal basin, WC, bath with electric shower over, crittall style screen, and heated towel rail.

### BEDROOM 2

11'9" x 10'4" (3.59 x 3.15)

To front aspect.

### BEDROOM 3

10'0" x 8'4" (3.05 x 2.56)

With a side aspect window.

### FIRST FLOOR LANDING

With access to the loft

### BEDROOM 1

12'5" x 10'4" (3.79 x 3.17)

To rear aspect, with built-in wardrobes.

### GARAGE

17'0" x 8'3" (5.19 x 2.52)

Housing the gas central heating boiler (Vaillant Combination Boiler installed 2025). Up and over front door, and pedestrian side door.

EV charger to external wall.

### COUNCIL TAX BAND

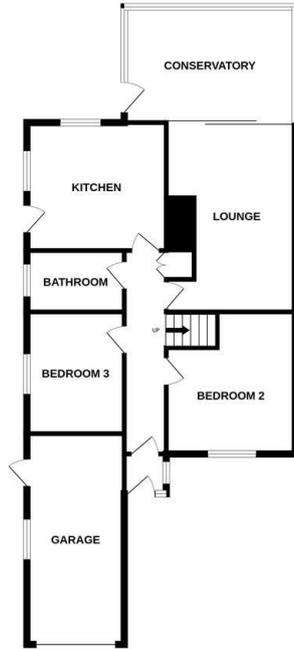
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### TENURE

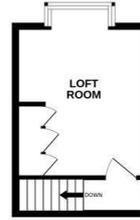
FREEHOLD



GROUND FLOOR  
863 sq ft. (80.2 sq.m.) approx.

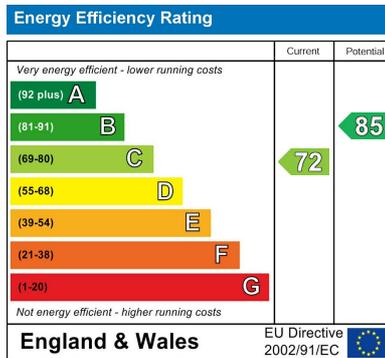


1ST FLOOR  
172 sq ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 can be given for their operability or efficiency can be given.  
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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.

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