



4 Roy's Drive, Tetney, DN36 5FS
£196,000

Key Features:

- Two Bedroom Mid Link Bungalow
- Adjacent To Tetney Golf Club
- Immaculately Presented & Versatile
- Modern Open Plan Living/Dining Kitchen
- Two Double Bedrooms & Shower Room
- Driveway Parking
- Private Low Maintenance Garden

Built in 2020 this deceptively spacious mid link bungalow is superbly positioned alongside Tetney Golf Club, offering flexible accommodation within a highly desirable village setting, and an ideal lifestyle for First time buyers, families, retirees and walkers alike. Immaculately presented throughout, the property features a modern open plan living/dining kitchen forming the heart of the home, providing a bright and sociable space suited to contemporary living. There are two generous, equal sized double bedrooms, with one benefiting from built-in wardrobes. Providing great flexibility, the second bedroom is currently arranged as a comfortable sitting room with French doors opening directly onto the rear garden. An upgraded luxury shower room, and a separate utility room adds to the home's practicality. Externally, the property benefits from ample off road parking having a double width driveway to the front, along with a private garden at the rear. Located in the popular village of Tetney, the bungalow is well placed for local amenities, countryside walks, and the adjacent golf course, making it an attractive option for a variety of buyers, including downsizers and those seeking single-storey living.



LIVING/DINING KITCHEN

19'1" x 16'0" (5.84 x 4.88)

Fitted with a range of grey gloss units, contrasting worktops, composite sink, integrated oven, induction hob, and dishwasher. Space for a fridge/freezer. Wood effect laminate flooring. Front aspect windows. Inner hallway leading to:-

UTILITY

7'9" x 3'9" (2.37 x 1.16)

Providing useful storage space, and plumbing for a washing machine. Heated Towel Rail. Loft access.

BEDROOM 1

14'6" x 12'2" (4.42 x 3.71)

To rear aspect, with built-in wardrobes.

BEDROOM 2/ LOUNGE

14'6" x 12'2" (4.42 x 3.71)

A versatile room, with French doors opening onto the rear garden.

SHOWER ROOM

9'8" x 6'0" (2.95 x 1.85)

Fitted with a large walk-in shower, vanity unit, WC, heated towel rail, and illuminated wall mirror.

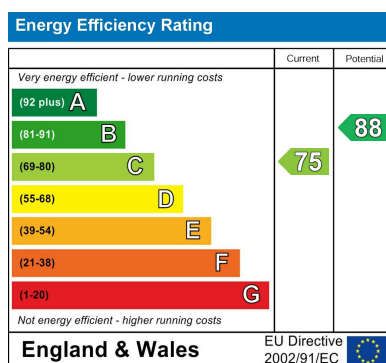
OUTSIDE

Heating - Ground Level Heat Source Pump in garden

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