



75 Tetney Lane

Holton-le-Clay



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DN36 5AU

Traditional 4-bed detached house and detached 2-bed bungalow annexe

Mature plot of around 0.5 acre (STS) on the semi-rural village outskirts

Impressive gated entrance and long driveway with two spacious parking/turning areas

Spacious hall, gallery landing and large family bathroom with 4-pce suite and shower cubicle

3 versatile reception rooms, study, breakfast-kitchen and large utility with cloaks/WC

4 bedrooms including a Master double bedroom
with Ensuite shower room, WC and Walk-in Dressing Room

Large mature enclosed gardens and detached double garage with r/c door

Two gas central heating systems, uPVC double glazing to both buildings, alarm to main house

For sale with NO CHAIN and vacant possession on completion

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Believed to date back to the 1980s and constructed to a traditional design with front gable and two-storey front bay windows, this detached family house stands well positioned away from the road behind a long driveway with an impressive walled and gated entrance. The drive continues through inner gates to the far end of the extensive grounds and a spacious detached bungalow annexe with huge potential. There are large parking and turning areas together with a detached double garage beyond the main garden.

Located on the semi-rural outskirts of the village, the attractive setting and individual properties in this area afford some lovely mature views. The plot has an area of around half and acre in total (STS), with mature, well-stocked gardens, to the front and rear of the main house.





The **lounge** is a spacious and well-proportioned room with a wide walk-in bay window on the front elevation presenting a lovely view. On the rear elevation, there are double-glazed French doors with side windows overlooking the patio and garden.



This room has a feature tall Art Nouveau style fireplace with bevelled mirror and an inset gas fire on ceramic tiled hearth.



The **dining room** is positioned at the front of the house and has an oak-effect floor, serving hatch from the kitchen at the rear and a wide window overlooking the approach to the house. At the rear of the hall there is a good-size **study** with a large window on the side elevation facing the rear patio.



The country style **kitchen** is fitted with wooden units and a tall larder cupboard. Granite-effect work surfaces with tiled splashbacks and a one and a half bowl sink unit with ornamental mixer tap. There is a Leisure Rangemaster 110 electric range cooker with two large ovens, grill, four hot plates, warming plate and griddle with a complementary wide cooker hood with downlighters over. Feature brick wall.



Breakfast bar and recess for under-counter refrigerator. There is also space and fittings for a dishwasher. There is an integrated freezer and wide window with tiled sill on the side elevation. Ceramic-tiled floor extending into a rear **entrance lobby**.





The **garden room** is a spacious reception room which is bright and airy, enjoying views across the garden and with double-glazed French doors to the patio. This room has a ceramic-tiled floor.

The **utility room** is fitted with a range of white units with a double bowl sink. To one side is the Worcester gas-fired central heating boiler and space and fittings for a washing Machine and a Tumble dryer.



The staircase opens onto a spacious **gallery landing**. A wide window on the front elevation presents some lovely views across the main approach to the house.

The **master bedroom** is a spacious double room with a wide, bay window on the front elevation enjoying views as from the landing, with walk-in **dressing room** and an **ensuite bathroom**.



A smaller double **second bedroom** is positioned at the front of the house with a full-length range of wardrobes and a window on the front elevation.

Bedrooms 3 and 4 are single bedrooms each having a side window and bedroom 3 has a linen cupboard with radiator and shelves. This room also has the trap access into the roof void.



The **family bathroom** is exceptionally spacious and fitted with a light-coloured suite comprising a WC, a large pedestal wash hand basin and a raised bath. There are ceramic-tiled splashbacks extending to full height along the rear wall and continuing to a ceramic-tiled shower cubicle.



Annexe Bungalow

The bungalow annexe is located at the rear of the plot and accessed through a double-glazed front door into a **hallway** with oak-effect floor covering, and a rear double-glazed door out onto the garden.

The **kitchen** is fitted with a range of modern units in white with a stainless steel sink unit and space and fittings for a washing machine. There is a Candy electric oven set into a tall unit and a separate gas Candy four-ring hob with a stainless steel cooker hood over. A door leads from the kitchen into the L-shaped **dining lounge** – an extremely spacious reception room with window to both front and rear elevations and trap access to the roof void.

The **bathroom** which is fitted with a white suite comprising panelled bath with shower fittings, a pedestal wash hand basin and a WC.

The **main bedroom** is a superb size and has window to front, side and rear elevations, making this a bright and airy room. The front window presents a view down the driveway at the side of the house, while the rear window presents lovely wider views through a hedge across open fields beyond. The **second smaller bedroom** has wide views over fields at the rear.





Facing the road are tall, wrought-iron double gates. These open onto a long, block-paved winding driveway which widens before the house to form a parking and turning area. To each side of the drive there are lawned gardens with mature trees, shrubs, bushes and a border with a brick retaining wall. Access is via a remote controlled, motorized double door together with a pedestrian door and the garage has a strip light, power points, wall shelving and a separate consumer unit with fuses. There is a double-glazed window facing the bungalow annexe.



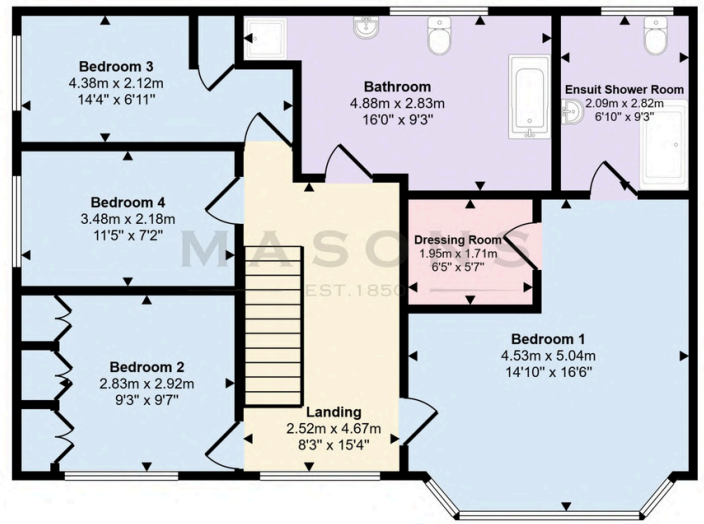
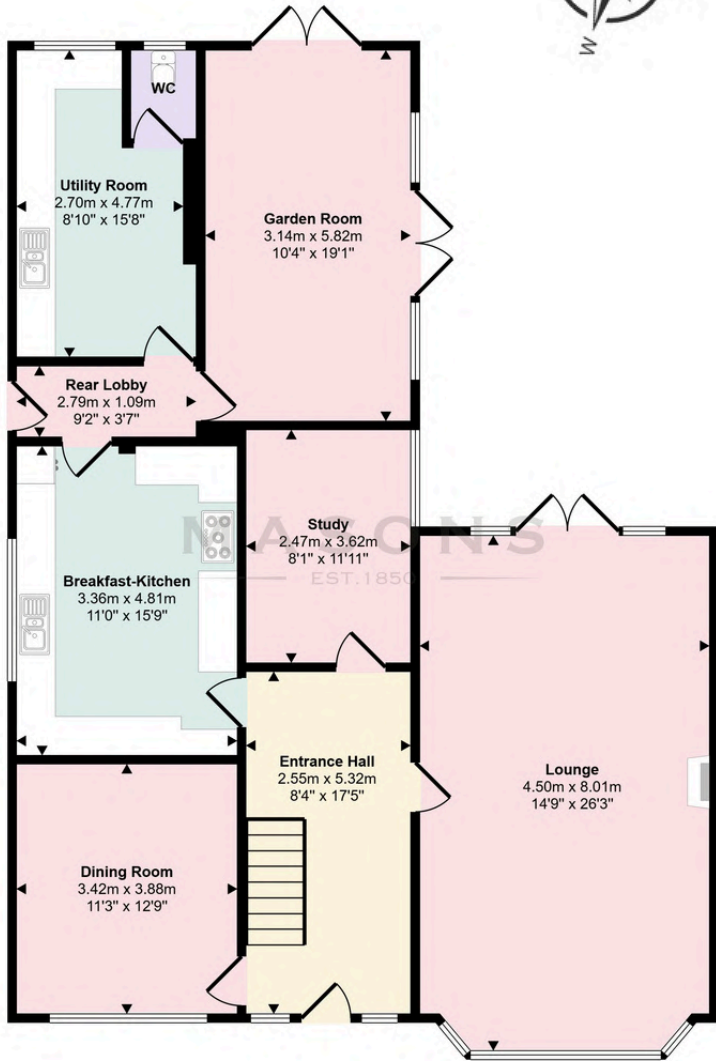
Immediately to the rear of the house there is a paved, sheltered patio with raised shrubberies and a pond, beyond which a large lawn stretches away with hedge to the side, patio seating and dining area and a pathway leading to the detached double garage.

There is a spacious parking forecourt around the garage and in front of the bungalow annexe with pathways on each side to a lawned annexe garden with hedges behind the bungalow and backing onto open fields.

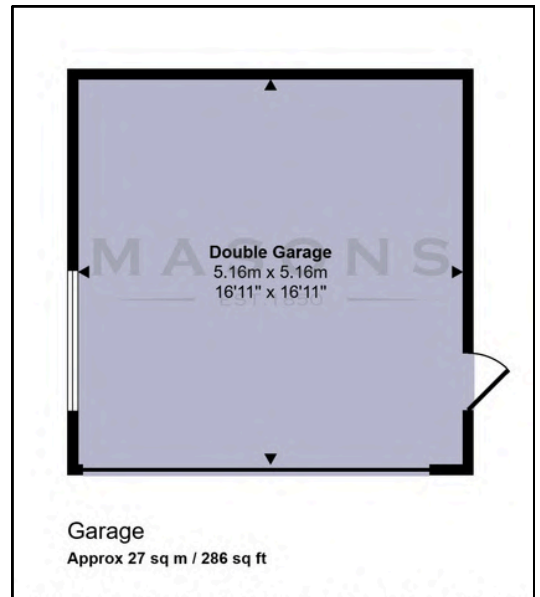
There are numerous outside lights and an outside water tap by the rear patio.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Holton-le-Clay

Well placed for nearby towns,
coast and Wolds countryside



A larger than average village with Grade 2* Listed church of St Peter, an infants school and junior school and nearby Tollbar Academy at New Waltham - the village also falls into the catchment area for Louth's academies and King Edward VI grammar school, There are village shops and takeaways, an events facility called The Hornets Nest and three public houses with highly rated food establishments.

There is a business park, GP surgery, children's daycare centre and beauty salon. The Holton-le-Clay cricket club provides football, cricket and entertainment activities.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Cleethorpes, Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through charming villages and farmland.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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1-20	G		

EPC Graphs - house to the left and bungalow annexe to the right

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///quick.nods.young

Directions

From Louth take the A16 road north and continue for several miles, passing Fotherby, Utterby and continuing past the turnings to North Thoresby on the right. After some distance, take the right turning immediately before The Jug and Bottle pub and restaurant into Holton-le-Clay. Follow the road for some distance and go past the garage with The Royal Oak Inn opposite and then look for the right turning into Church Lane. Take this turning and follow the road which becomes Tetney Lane, follow the long straight then go round the right bend where the house will be found after a short distance on the left side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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