



Copper Beech

Tetney

M A S O N S

— SINCE 1850 —

Copper Beech

Church Lane, Tetney, DN36 5JX



Beautifully renovated & extended bungalow

Three generous bedrooms

Stunning open-plan kitchen/living/dining area

Spacious lounge with multi-fuel stove

Ample driveway & garage

South-east facing rear garden

Open countryside views

Sought-after Church Lane location

A superb opportunity to acquire this beautifully presented three-bedroom link-detached bungalow, occupying a highly desirable position on Church Lane in Tetney. Extended and renovated to an exceptional standard by the current owners, the property offers spacious accommodation comprising a lounge with bow window, three generous bedrooms, a family bathroom, and an impressive open-plan kitchen, living and dining area to the rear. A generous gravel driveway provides ample parking and access to the garage, while the south-easterly facing rear garden enjoys stunning views across open countryside.

The property further benefits from gas central heating and uPVC double glazing, helping to keep running costs efficient.

MOVEWITHMASONS.CO.UK

01507 350500



A glazed timber entrance door opens into a spacious hallway with built-in storage, attractive panelled doors to the principal rooms, wood-effect tiled flooring and decorative wall panelling.

Positioned at the front of the property, the lounge features a large walk-in bow window overlooking the front garden, an additional side window, and an attractive fireplace with timber mantel and multi-fuel stove.

To the rear is the superb recently fitted kitchen, offering a range of Shaker-style wall and base units with wood-effect laminate worktops, tiled splashbacks, and space for a large fridge freezer. A Rangemaster electric cooker is available by separate negotiation. A matching central island with one-and-a-half bowl sink completes the space, opening into the living and dining area with tiled flooring throughout, large floor-to-ceiling windows, and patio doors leading to the rear garden.





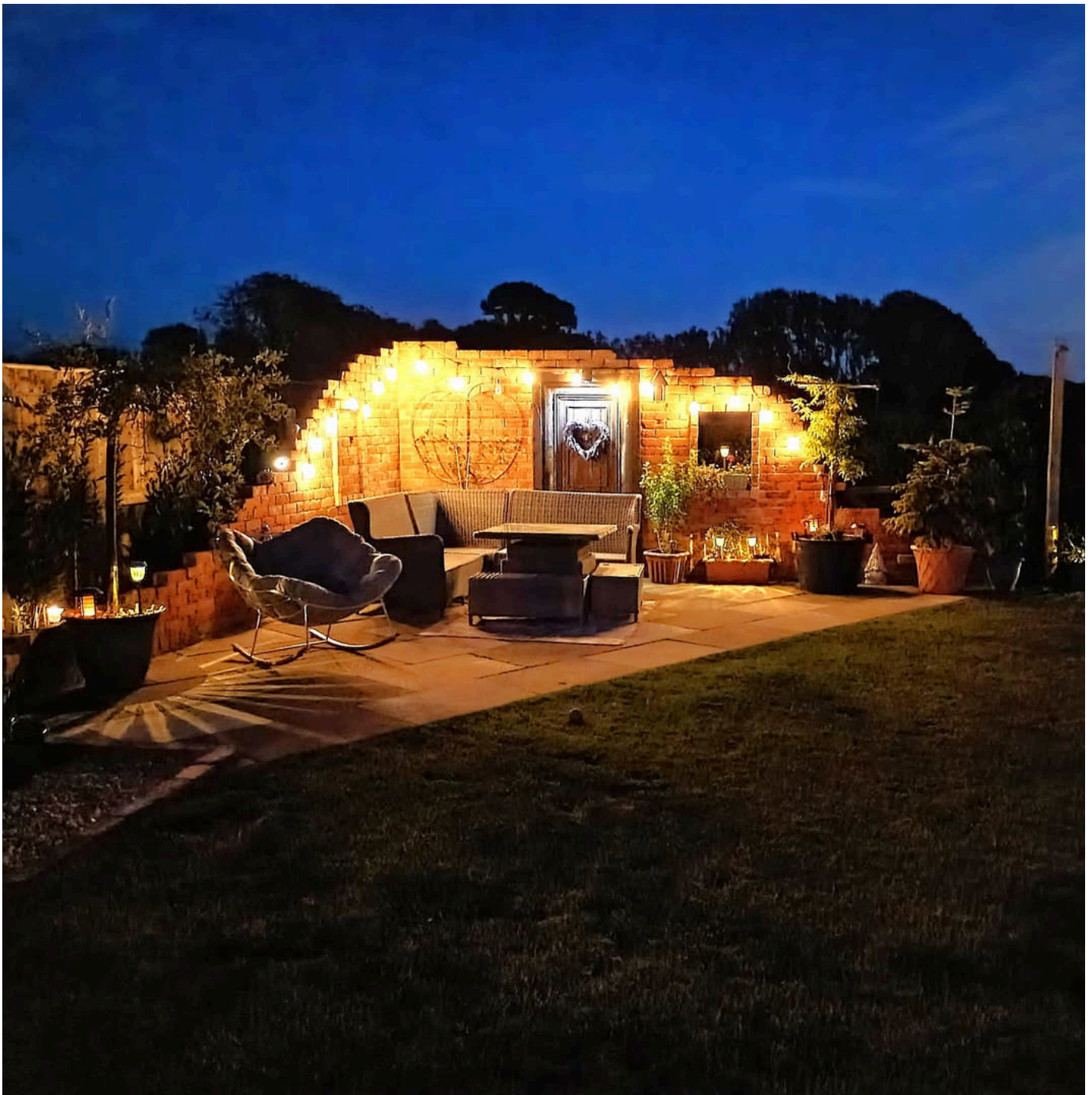


The principal bedroom overlooks the rear garden through floor-to-ceiling windows and is an excellent-sized double, featuring a fireplace and carpeted flooring. Bedroom two is another generous double overlooking the front, with Period décor, wall panelling, wood-effect flooring and a large window. Bedroom three is a small double or generous single, currently fitted with built-in wardrobes, making an ideal dressing room or study, with carpeted flooring and a side window.



The family bathroom is beautifully appointed with Period-style WC, wash hand basin and panelled bath, complemented by half-height wall panelling, built-in mirrored cupboards, a frosted window, tiled floor and a large airing cupboard with potential to create a separate shower if desired.





Outside

To the front is an extensive gravel driveway providing parking for several vehicles, enclosed by fencing and front hedging. A lawned side garden with mature trees and an ornamental pond leads to gated rear access and also benefits from an electric vehicle charger. The garage features an up-and-over door, light and power, plus a rear pedestrian door and window, measuring approximately 2.46m by 4.7m.



Rear Garden

The spacious rear garden enjoys a sunny south-easterly aspect with open views across the surrounding countryside. A large patio is complemented by gravelled seating areas to either side of the property, enclosed by fenced and hedged boundaries, with the remainder laid to lawn. Mature shrubs border the garden, while a timber shed occupies one corner and a superb walled patio at the far end benefits from external power points.

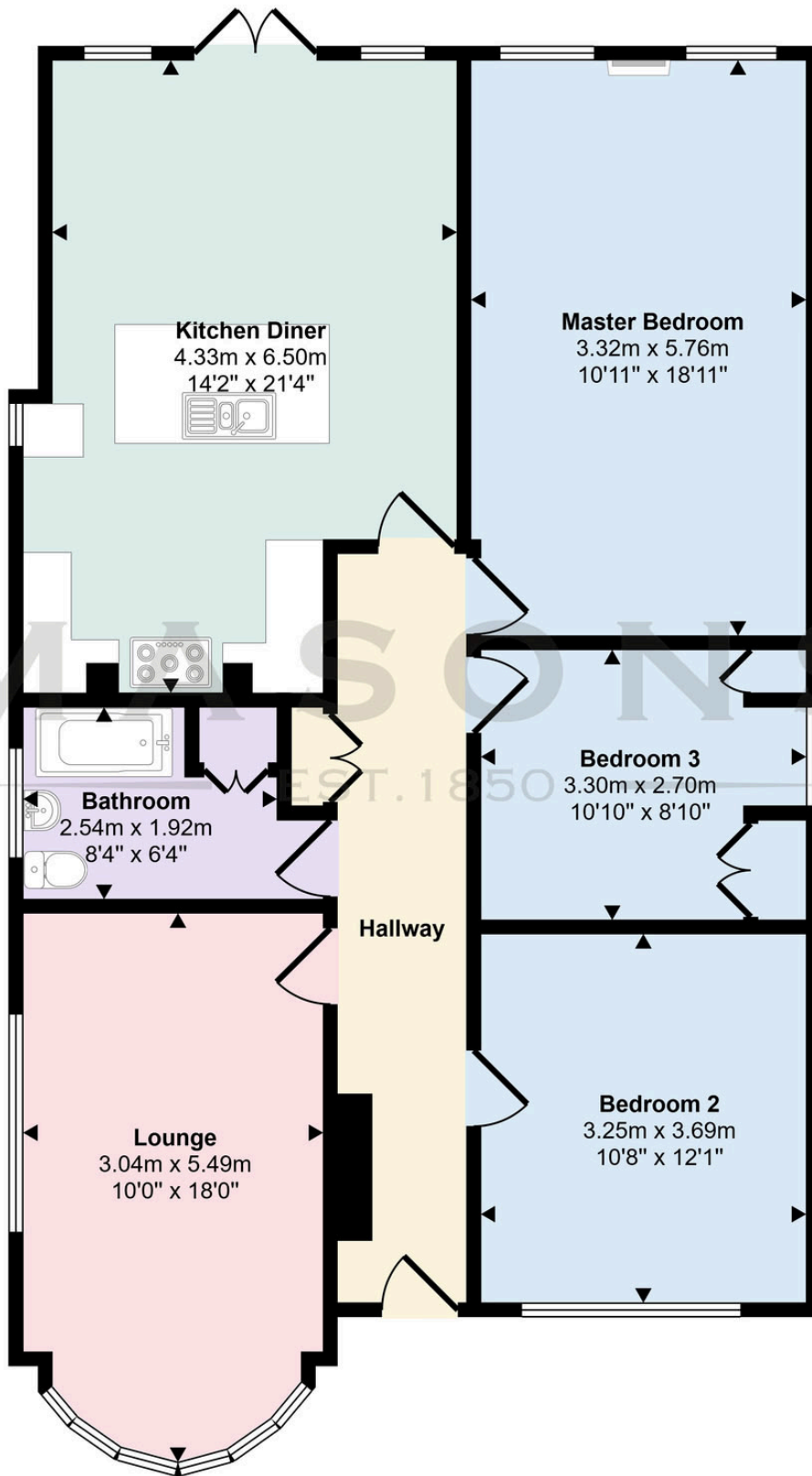








Approx Gross Internal Area
103 sq m / 1108 sq ft



Floorplan

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 real items.

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

Tetney

Rural peace
and a
friendly community

Tetney is a popular and sought-after country village approximately 8 miles to the south of Grimsby and 12 miles from the market town of Louth. The Kirmington local village facilities including the Plough Inn, a fish and chip shop, village shop, golf course and village hall. The church was built in 1363 and is dedicated to St Peter and St Paul.

There are tourist attractions in Cleethorpes, around 6 miles away and the area has many leisure and sporting pursuits including equestrian activities and centres. There is large indoor shopping centre at Freshney Place in Grimsby, while Louth stands on the fringe of the Lincolnshire Wolds area of outstanding natural beauty, and has numerous independent shops, many cafes and bars together with 3 markets each week.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).



The Lincolnshire Wolds and The Coast

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 its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

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 Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

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: ///tycoons.camcorder.blizzard

Directions

From the centre of Tetney village on Humberstone Road, travel south and bear left at the junction, turning left onto Church Lane. Travel for some distance, past the church and towards the end of the road, where the property will be found on the right-hand 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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.