Lakeside is a most stunning individual detached family residence set in large mature gardens with full sized all fenced tennis courts. Situated on the south western outskirts of this sought after market town of Crowle within a small historic hamlet known as Tetley. Built in cavity brickwork beneath a clay pantiled pitched main roof, the well-presented and extensive living accommodation features: a fine first floor main Lounge with galleried balustrading and staircase to the ground floor entrance hall and with a projecting first floor balcony which enjoys westerly views over the gardens, tennis court and beyond. The ground floor accommodation also includes several Reception Rooms including a present main Lounge and a large Dining Room with French doors leading out onto large and extensive paved patio area and there is a superbly fitted Kitchen with Victorian oak style fitted kitchen units and double opening doors lead through to a large and pleasant Conservatory. There is also a double Bedroom on the ground floor with En-suite showering facilities and at first floor level there are 3 further large Double Bedrooms, 2 of which have En-suite showering facilities and there is a luxury large family Bathroom. A second ground floor entrance hall provides access to the Utility, ground floor Cloakroom and a staircase leads off to first floor above the garage where there are 2 offices/studies which provided potential to create 2 further Bedrooms if required and would be a particular interest to create an Annexe for relatives or for teenagers.

The house is beautifully presented throughout and attractively appointed. The accommodation is extremely versatile.

The hamlet of Tetley is believed to date back to the reign of George I and is located on the edge of this popular and sought after market town of Crowle which lies on the A161 some 8 miles west of the neighbouring town of Scunthorpe. The hamlet is approached off Wharf Road close to North Axeholme Academy School situated via a tree lined private gated driveway which serves a small selection of quality residential homes. The town of Crowle provides a good range of general amenities and facilities including local shopping, schooling, public transport and a soon to be completed leisure facility offering; outdoor tennis and netball courts, four-lane 25 metre swimming pool, gym, 3G football pitch and fitness studio.

Junction 2 of the M180 motorway network is within 5 minutes driving distance which provides access to other parts of Yorkshire and Lincolnshire including the town of Doncaster which is within 14 miles distance and offers major rail links nationwide, alongside the smaller station of Ealand offering direct links to Sheffield. Robin Hood Airport, M18 and A1 are within easy reach and there are excellent recreational facilities available within the area including Hirst Priory Country Hall and Golf Club and Ealand Seven Lakes Leisure Park.

 Highly recommended and well worthy of an internal inspection, this superb family home features the following accommodation:

GROUND FLOOR– BENEFITTING FROM UNDER FLOOR HEATING
FINE MAIN CONSERVATORY
Measures Approx. 7.0 x 4.0 (23’ x 13’1)
With extensive medium oak style hermetically sealed double glazed windows with coloured leaded top lights, triple polycarbonate pitched roof, projecting front entrance door incorporating UPVC hermetically sealed double glazed medium oak style entrance doors, exposed brickwork to the walls, double opening medium oak style UPVC hermetically sealed double glazed French doors with adjoining side lights which lead both into the reception area and also into the breakfasting kitchen.

MAIN RECEPTION HALL
With cove moulding to the ceiling, handsome dog leg staircase with bottom quarter landing and with stained antique style pine balustrading with matching turned newel posts and leads onto matching galleried landing, large understairs cloak/storage cupboard with programmer for the central heating system, rear medium oak style UPVC hermetically sealed double glazed double opening French doors with adjoining side lights lead out onto a large paved patio and rear gardens.

CLOAKROOM
Fully tiled cloakroom features suite in white comprising low flush WC, matching wash hand basin with pop-up waste and mixer tap, fully tiled matching walls, ceramic tiled floor and medium oak style UPVC hermetically sealed double glazed window.

GUEST BEDROOM 4
Measures Approx. 4.0m x 3.7m (13’1” x 12’2”)
With a medium oak style UPVC hermetically sealed double glazed window, cove moulding to the ceiling, inset ceiling spotlighting and leading off:

FINE MAIN LOUNGE
Measures Approx. 5.9m x 4.7m (19’4” x 15’5”)
Enjoying a double aspect with medium oak style UPVC hermetically sealed double glazed windows to the front and sides, very handsome marble fireplace with matching projecting marble hearth and a coal effect electric fire, four double wall light points and double opening multi paned hardwood inner doors lead through to:

VERY LARGE DINING ROOM
Measures Approx. 5.9m x 4.4m (19’4” x 14’5”)
Enjoying a double aspect with rear medium oak style UPVC hermetically
sealed double glazed window and matching side medium oak style UPVC hermetically sealed French doors, cove moulding to the ceiling, four double wall light points and an old English brick built projecting chimney breast with an inset multi fuel stove set on a deep seated stone hearth.

EXTREMELY SPACIOUS AND BEAUTIFULLY FITTED BREAKFASTING/DINING KITCHEN
Measures Approx. 5.8m x 4.7m (19’ x 15’5”)
Featuring a fine range of matching high and low level kitchen furniture with Victorian distressed style oak and with extensive contrasting granite working top surfaces, inset twin rectangular shaped Franke stainless steel bowls with mixer tap block, incorporated within the kitchen furniture there being a two ring Dietrich gas hob and matching Dietrich ceramic hob set in a projecting chimney breast with inset timber beam and extractor unit and with a range of drawer cupboards beneath with adjoining matching columns, central peninsula unit with matching range of drawers and cupboards beneath, towel rail, handsome ceramic tiled flooring, rear medium oak style UPVC hermetically sealed double glazed window, cove moulding to the ceiling, inset ceiling spotlighting, built-in twin Dietrich electric ovens with adjoining built-in integrated fridge freezer, UPVC hermetically sealed double glazed medium oak French doors with adjoining side lights lead through into the conservatory.

INNER HALLWAY
With rear stable type medium oak style UPVC hermetically sealed double glazed entrance door, ceramic tiled floor, cove moulding to the ceiling, inset ceiling spotlighting, fine deep ground/first floor picture window with hermetically sealed double glazed leaded lights in medium oak and spiral staircase with wrought iron balustrading and leads off to the first floor, exposed brickwork to part of one wall with inset stone displays and leading through to:

UTILITY
With a range of fitted floor to ceiling cupboards with oak style door fronts, ceramic tiled flooring, fitted full length working top surface with inset stainless steel single drainer sink unit with mixer tap block, space for a dryer and a washing machine there being plumbing available, medium oak style UPVC hermetically sealed double glazed rear entrance door, part tiled walls and leading off:

CLOAKROOM
With half tiled walls in white with a navy/gold trim, ceramic tiled floor, suite in white comprising low flush WC with concealed cistern and push button flush, wash hand basin with pop-up waste and mixer tap, extractor.

RECEPTION HALL
With front medium oak style hermetically sealed double glazed entrance door with inset leaded light, adjoining side light, traditional timber staircase with antique pine balustrading with turn newel posts and matching balusters leads off to the first floor beneath which
there being a large understairs cloak/storage cupboard, cove moulding to the ceiling, fitted floor to ceiling shoe cupboard with inset shelving, rear medium oak style UPVC hermetically sealed double glazed window and personal door leading into the garage.

**GARAGE**
Large attached double garage with electronically operated twin matching roll up shutter doors, fluorescent strip light, light and power points, extensive range of floor to ceiling fitted cupboards with inset shelving, rear twin matching oak style hermetically sealed double glazed windows and matching windows to the side and incorporating boiler cupboard with twin oil fired central heating boilers with large Megaflow tank.

**FIRST FLOOR LANDING**
With collared ceiling, fitted double cupboard with inset shelving and leading off:

**OFFICE 1 / BEDROOM 5**
With a collared ceiling, rear medium oak style hermetically sealed double glazed window, front hermetically sealed double glazed roof light.

**OFFICE 2 / BEDROOM 6**
With access to the roof space, rear and side medium oak style hermetically sealed double glazed windows, hermetically sealed double glazed roof light and access to eaves area.

**SUPERB MAIN LOUNGE**
Measures Approx. (27'7"m x 21'4"m)
Enjoying a double aspect with medium oak style UPVC hermetically sealed double glazed broad windows, UPVC hermetically sealed double glazed matching mahogany style French doors with adjoining side lights lead out onto a superb balcony with brick pillars, decorative wrought iron work and with composite oak style decking and inset lighting to the floor, very broad old English brick built style Inglenook type fireplace with inset old timber beam, inset lighting to the fireplace opening, deep stone hearth and adjoining matching side projections ideal for television, two double wall light points, recessed wall displays with stone sills.

**LARGE L-SHAPED MAIN LANDING**
With cove moulding to the ceiling, exposed brickwork to one wall with inset stone displays, programmer for the domestic hot water and central heating, two built-in matching linen cupboards with latted shelving and a further built-in twin cupboard.

**GUEST BEDROOM 2**
Measures Approx. 2 5m x 4.5m (16'5" x 14'9")
With medium oak style UPVC hermetically sealed double glazed window, cove moulding to the ceiling, walk-in cupboard with rail and hanging space with single
shelf above, further walk-in wardrobe with inset rails and hanging spaces.

**EN-SUITE SHOWER ROOM**
Large walk-in en-suite shower room with fully tiled ceramic walls and ceramic tiled floor, contemporary style suite in white comprising low flush WC, large wash hand basin with pop-up waste and mixer tap, corner shower cubicle with double opening glazed door screens and with trim in aluminium styling, modern contemporary heater towel rail/radiator, rear medium oak style hermetically sealed double glazed window, inset ceiling spotlighting and extractor.

**MASTER BEDROOM 1**
Measures Approx. 1 4m x 3.9m (13'1" x 12'10")
Rear medium oak style hermetically sealed double glazed window, cove moulding to the ceiling, extensive range of fitted bedroom furniture of maple styling including double bedded recess with adjoining twin three tier chest of drawers, corner displays with inset glass shelving and lighting, full range of storage cupboards above, adjoining single wardrobes and opposite there being a dressing table top, high level television shelf and adjoining double wardrobe, further three tier chest of drawers, built-in deep double wardrobe with inset hanging space and shelf above and leading off:

**LARGE EN-SUITE SHOWER ROOM**
Features matching suite in white comprising low flush WC, broad fitted vanity wash hand basin with grey wood grain door front and pop-up waste mixer tap, adjoining vanity cupboard and drawers, large corner shower cubicle with glazed curved screens and aluminium trim, fully tiled walls, ceramic tiled floor, medium oak style hermetically sealed double glazed window to the side, extractor, white heated towel rail/radiator.

**DOUBLE BEDROOM 3**
Measures Approx. 4.7 x 3.4 (15'5" x 11'2")
With cove moulding to the ceiling, medium oak style hermetically sealed double glazed window, extensive full bank range of fitted wardrobe furniture of maple styling including twin double wardrobes with adjoining single wardrobe, central dressing table top with drawers and cupboards above and mirror behind, twin matching three tier chest of drawers.

**EXTREMELY LARGE FAMILY BATHROOM**
Being fully tiled and featuring a fine quality suite in white comprising low flush WC, twin matching vanity wash hand basins in white with mixer tap and range of vanity cupboards in beech, matching adjoining twin units, steps lead up to a Jacuzzi bath by Villeroy and Boch, large shower cubicle with glazed front screen with inset seats, tray in white and programmable jets, fully tiled ceramic
walls, ceramic tiled floor, medium oak style hermetically sealed double glazed window, inset ceiling spotlighting and extractor.

SERVICES
Mains electricity and water. Drainage is via septic tank.

CENTRAL HEATING
The property has the benefit of an oil fired radiator system of central heating and benefits from under floor heating to the ground floor.

GROUNDS
Lakeside stands in delightful mature gardens being approached via a coloured pebble driveway with block edging and matching blockwork to the entrance to the drive with sweeping curved brick boundary walling with two large pillars with coach light tops. There is ample space on the driveway for parking of a number of vehicles and adjoining the driveway is an Indian stone large paved patio/walkway and with a decorative front garden with stone chippings and with low level bushes and shrubs, pigeon coup and a border to the front boundary with coloured red chippings and with a number of inset bushes and shrubs.

The main garden is to the western side bounded to the front by brick walling with intermediate pillars and decorative wrought iron work and the gardens are extensively laid out to lawn and with a selection of shrubs and trees including Silver Birch and coniferous type to the borders. There is a large sweeping Indian paved stone patio area which leads from the French doors off the main reception area and with a first floor balcony above to the main lounge and there are French doors from the dining room which lead out onto the patio area.

The garden to the rear is also mainly laid out to lawn with block edging with deep borders again featuring a variety of flowering plants, shrubs and trees and there is a vegetable/kitchen garden and a large timber workshop/store and adjoining hidden plastic oil storage tank set on a concrete base.

There is an outside cold water service which serves the western side garden and rear garden and beyond close boarded timber fencing adjoining the west facing garden is a purpose built tarmacadam tennis court bounded by high level netting and with two Adidas basketball stands.
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