



18 Clyburn Close, Tetney, DN36 5GB

FOR SALE - £435,000

CanTERS

Chartered Surveyors

Favourably positioned on the outskirts of this much sought after and popular village an attractive bay fronted **SIX BEDROOM DETACHED HOUSE** with a south facing rear garden under construction by well-known local firm Bannister Developments to their usual high standards. The property has been extended from the original design (Type E) and is approximately 260 sq ft (24 sq m) larger on a net internal floor basis.

This fabulous family home offers flexible accommodation over three floors and briefly comprises; Entrance Hall with Cloakroom off, Lounge, an outstanding open plan Kitchen Dining Day Room with Utility Room off. To the first floor is a Master Bedroom with En-Suite Shower Room and three further Bedrooms together with a Family Bathroom. The second-floor accommodation has a landing and two further Bedrooms. The property benefits from notable features including Gas Central Heating being underfloor to the ground floor, cream fronted Upvc Double Glazed windows, security alarm, a good electrical specification and allowance for the kitchen and utility room.

Tetney is a thriving village offering an excellent choice of amenities including primary school, golf course, village hall and playing fields, pub and mini supermarket and is well placed for the centres of both Grimsby and the attractive market town of Louth with its good schools and sporting facilities.

Hallway	With Green fronted composite front door and Upvc double glazed side light.
Cloakroom	With suite comprising w.c. and vanity style wash hand basin. Window to side aspect.
Lounge	5.52m x 3.22m Found to the front of the property with a walk-in bay window and fireplace with class one flue and gas point.
Kitchen Dining Day Room	6.59m x 6.14m Undoubtedly the focus of this family home with two remote controlled Velux roof lights and bifolding doors which open onto to the feature patio.
Utility Room	3.44m x 2.03m With window to side aspect and a Upvc double glazed door leading out to the exterior. Space for both a washing machine and tumble dryer.

A staircase with hardwood newels and handrail leads from the hallway to the landing with airing cupboard off

Master Bedroom	4.30m x 3.24m With window to front aspect
En-Suite	With suite comprising; shower, w.c., wall mounted chrome towel rail and vanity style wash hand basin. Window to side aspect.
Bedroom 2	4.29m x 2.85m With window overlooking the rear garden.
Bedroom 3	3.99m x 2.85m With window to front aspect.
Bedroom 4	3.26m max x 2.92m With window overlooking the rear garden.
Family Bathroom	With suite comprising; panelled bath with shower over, w.c., wall mounted chrome towel rail and vanity style wash hand basin.

Stairs from the first-floor landing lead up to the second-floor accommodation

Landing	With Velux window.
Bedroom 5	5.55m x 3.22m With two Velux roof lights to the rear slope.
Bedroom 6	5.55m x 2.85m With two Velux roof lights to the rear slope
Single Integral Garage	With up and over sectional door, power point and light.

Warranty The property will benefit from a 10-year LABC warranty.

Allowances Please note separate allowances are allocated for the kitchen and utility. For further information please contact this office.

Specification A full specification can be obtained through via this office on request.

Additional Information The site will be serviced by adopted roads. The private foul pump station will be via a management company; therefore the purchaser will become a shareholder in a management company and subject to an annual fee. The specification is subject to variation without notice. If there are any items which are particularly important to you, please check with this office.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: To be confirmed
NB: This can be reviewed by the Local Authority.

EPC Rating: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



Rear Garden



Rear Garden



Rear Garden

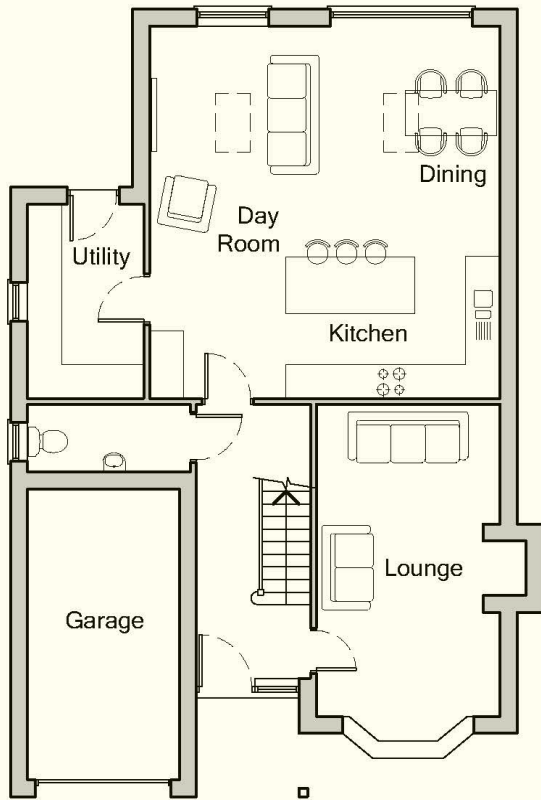
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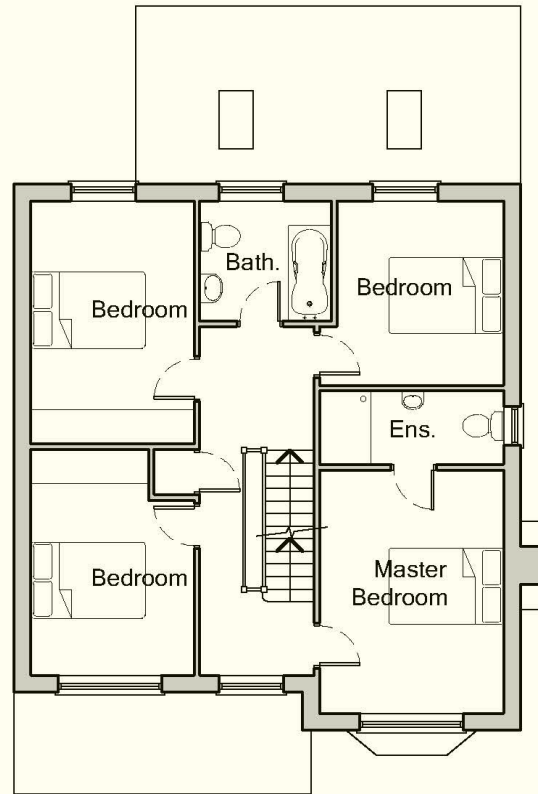
Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 21/08/2023

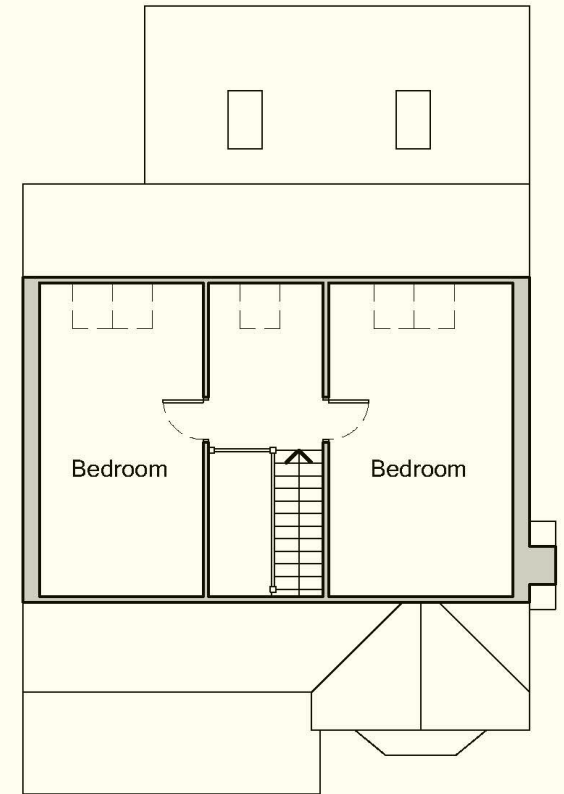
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Ground Floor



First Floor



Second Floor

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