

# MARTIN MASLIN

20 ROYS DRIVE  
TETNEY GOLF CLUB  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5FS



Occupying a prime position overlooking the golf course, this brand new detached home is currently under construction by WJC Developments. Individually designed the property will offer spacious and flexible accommodation and will be finished to an exceptionally high standard. Offering purchasers the opportunity to choose Kitchen and Bathrooms designs, the property features four Bedrooms, three Bathrooms and two Reception Rooms. The accommodation will include:- an Entrance Porch with coat space, opening into an Entrance Hall with staircase to the first floor, a large bay fronted Living Room, a spacious open plan Living Kitchen with Dining Area, a Utility Room, a ground floor Bedroom and Bathroom with separate shower. To the first floor there will be three further Bedrooms including a superb Master Bedroom Suite complete with a large walk in Dressing Room and an en-suite Shower Room, additionally there will be another Bathroom with separate shower. Outside a large integral garage will be accessed via a new driveway and the property will benefit from an additional parking bay to the front. There will be a good size rear garden which will be seeded with a porcelain patio and fencing to the perimeter.

**£395,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### ENTRANCE PORCH

A large entrance porch with coat area opening into the Entrance Hall.

### ENTRANCE HALL

5.89m (19'4") x 2.24m (7'4")

A large hall from where the staircase leads to the first floor. There will be roof lights installed.

### LIVING ROOM

5.54m (18'2") x 4.14m (13'7")

extending to 5.00m (16'5") into bay.

### LIVING KITCHEN

4.27m (14'0") x 8.38m (27'6") maximum

The kitchen has a generous budget with over 40 different finishes available to choose from by Huws Grey and will include a good range of built-in appliances.

### DINING AREA

4.25m (13' 11") x 3.53m (11' 7")

narrowing to 3.53m (11'7").

Forming part of the open plan Kitchen with French doors opening onto the garden.

### UTILITY ROOM

4.65m (15'3") x 2.03m (6'8")

To be fitted with worktops and a sink. It has a door leading into the integral garage.

### BEDROOM TWO

4.14m (13' 7") x 4.00m (13' 1")

A generous ground floor bedroom.

### BATHROOM

3.10m (10'2") x 2.92m (9'7")

To be fitted with a suite comprising a w.c, a vanity unit with wash basin, a panel bath and a separate shower cubicle.

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

6.53m (21' 5") max x 4.76m (15' 7")

There will be roof lights installed.

### DRESSING ROOM

4.42m (14' 6") x 3.54m (11' 7")

### EN-SUITE SHOWER ROOM

3.53m (11' 7") x 2.00m (6' 7")

To be fitted with a suite comprising a w.c, a vanity unit with wash basin and a separate shower cubicle. There will be a mirror, towel rail and roof lights installed.

### BEDROOM THREE

5.34m (17' 6") x 3.21m (10' 6")

There will be roof lights installed.



ENTRANCE HALL



LIVING ROOM



LIVING KITCHEN



DINING AREA

### BEDROOM FOUR

4.23m (13' 11") x 3.20m (10' 6")

There will be roof lights installed.

### BATHROOM

To be fitted with a suite comprising a w.c, a vanity unit with wash basin, a panel bath and a separate shower cubicle. There will be roof lights installed.

### GARAGE

5.11m (16'9") x 4.62m (15'2")

A large integral garage with power and light, door to Utility Room and an electric garage door.

### OUTSIDE

The property will enjoy a good size 'L' shaped rear garden which will be seeded and will feature a porcelain patio. The property will be approached by a new long driveway and will feature an additional parking space sweeping round the front of the property.

### GENERAL INFORMATION

Mains water, electricity and drainage will be connected and broadband speeds and availability can be assessed via the Ofcom's checker website. Underfloor heating will be supplied by an air source heat pump and the property will benefit from uPVC double glazing and a security alarm system. The Council Tax band for the property will be assessed on completion and the property falls under the jurisdiction of East Lindsey District Council. The property will have the advantage of a 10 year build warranty by Tim Clark MRICS Chartered Surveyors and is Freehold - subject to Solicitor's verification.



UTILITY ROOM



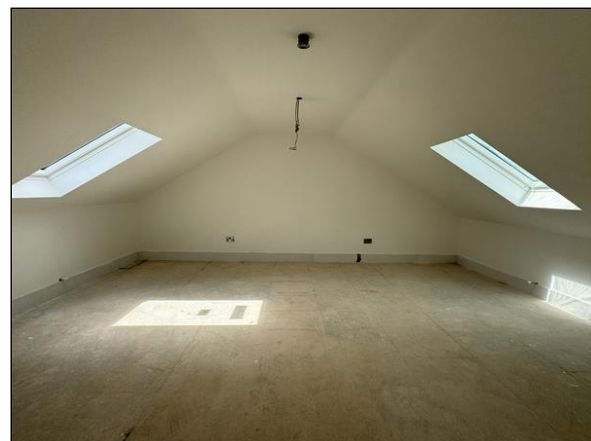
BEDROOM TWO



BATHROOM



LANDING



MASTER BEDROOM SUITE



MASTER BEDROOM



EN-SUITE SHOWER ROOM



BEDROOM THREE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The

Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you

are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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