

MARTIN MASLIN

BLUEBIRDS, ROYS DRIVE
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5FS



We are delighted to offer this small collection of just FOUR premier semi-detached bungalows enjoying a quiet position on the eastern side of the clubhouse forming part of the Roys Drive development. Bluebirds is undoubtedly an excellent plot commanding a superb front line position overlooking green fields and a lovely rear garden with a south westerly aspect. Built by WJC developments to their usual impressive and high quality finish the property is ideal for all ages providing space and comfort perfect for today's modern lifestyle. Principal features will include a fabulous Living and Dining Kitchen extending to 24'8" x 23'1" with a high vaulted ceiling, a smart range of cabinets complete with centre island, built-in appliances and space for freestanding furniture. Further accommodation will include an Entrance Hall with cupboard, a modern Bathroom and three Bedrooms. The property will benefit from underfloor heating powered by an air source heat pump, cream uPVC framed windows, LED lighting and smart oak interior doors. A stunning bungalow providing superb accommodation and the opportunity to tailor make your dream home when reserved in the early stages. Viewing is highly recommended.

£255,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

LIVING KITCHEN

7.52m (24'8") x 7.04m (23'1") max into bay.

A fabulous open plan living kitchen with high vaulted ceiling and patio doors/windows enjoying lovely views onto the front. The kitchen will display a range of modern units with a choice of colours and designs complete with centre island and quality built-in appliances. The room will be ideal for entertaining with sitting and dining areas which will accommodate freestanding furniture. There will be two patio doors providing views and access onto the driveway and side garden.

REAR HALLWAY

7.52m (24'8") x 7.04m (23'1")

A centrally placed hallway with built-in cloaks cupboard.

BATHROOM

2.59m (8'6") x 2.13m (7'0")

A modern white bathroom suite will be fully tiled and comprise of a W.C, vanity unit, panel bath with a shower over and a panelled ceiling.

BEDROOM ONE

7.52m (24'8") x 3.96m (13'0")

Currently designed as the largest bedroom with side and rear double glazed windows and patio doors providing views and access onto the rear garden.

BEDROOM TWO

3.20m (10'6") x 3.05m (10'0")

BEDROOM THREE

3.20m (10'6") x 3.20m (10'6")

OUTSIDE

The property will occupy a lovely plot enjoying wonderful views overlooking the green. The rear gardens will enjoy a valuable south west facing aspect with additional parking to the front.

GENERAL INFORMATION

Water, electricity and drainage will be connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating will comprise of underfloor heating connected to an air source heat pump and the property will have uPVC framed double glazing. The Local Authority is the East Lindsey District Council and the Council Tax Band is TBA. The tenure is Freehold subject to Solicitor's verification. There will also be a ten year ABC building warranty. Planning details can be found on the East Lindsey District website - Reference TBC.



LIVING KITCHEN



LIVING KITCHEN



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VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

This premier bungalow will be situated on the eastern side of the clubhouse overlooking a lovely green. The village of Tetney offers an array of amenities such as the shop, village pub, golf course with clubhouse, school, village hall and a church whilst a regular bus route serves the area.

AGENTS NOTE

Internal photographs are of Plot 26 to demonstrate the quality and finish of a completed property.



BATHROOM



BEDROOM ONE



BEDROOM TWO

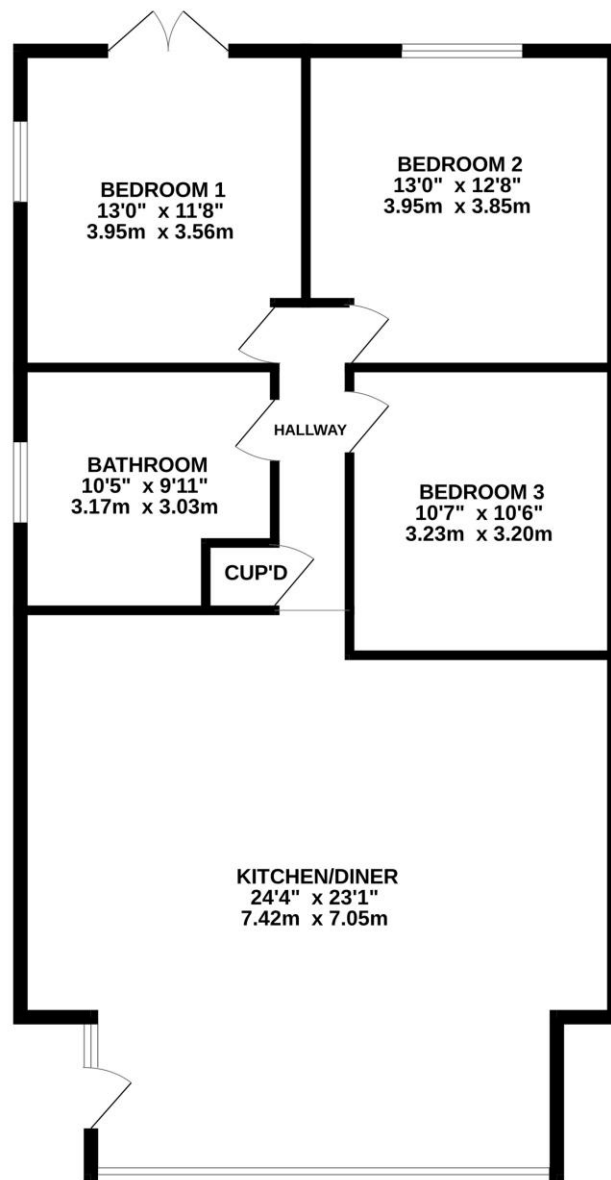


BEDROOM THREE



OUTSIDE

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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