

MARTIN MASLIN

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



We are delighted to offer this superb semi-detached Bungalow enjoying a quiet position on the Eastern side of the club house forming part of Roy's Drive development. Bluebirds an undoubtedly excellent plot in a superb front line position overlooking a green and enjoys a South-west facing rear garden. Built by WJC developments there usually impressive high quality finish the property is ideal for all ages, providing space and comfort perfect for today's modern lifestyle. The interior has been redesigned to include a fabulous Living and Dining Kitchen extending to 24'2" x 21'0" with a high vaulted ceiling and smart range of cabinets complete with centre island, built in appliances and space for free standing furniture. Further accommodation includes an Entrance Hall with a large walk-in cloaks cupboard, a stunning shower room and two double bedrooms including master with large walk in Dressing Room. The property benefits from underfloor heating powered by an air source heat pump complimented by cream uPVC framed windows LED lighting and smart oak interior doors. All in all a fabulous Bungalow providing superb accommodation in this unrivaled and unique location. Viewing highly recommended.

£245,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

FRONT DOOR

A smart composite front door with matching glass panel which leads directly into the living kitchen.

LIVING DINING KITCHEN

7.37m (24'2") x 6.40m (21'0")

A lovely open plan Living Dining Kitchen providing space for free standing furniture featuring a stunning apex feature double glazed front window. The Kitchen area is fitted with a smart range of cream shaker style cabinets with a matching centre island and complimentary laminate worktops in a marble finish. There's a one and a half bowl sink with a Caple brush chrome mixer tap and attractive brick bond style tile splash back. The centre island features built in draws with cupboards and a breakfast overhang ideal for entertaining friends.

KITCHEN

Built in appliances include a CDA ceramic hob with overhead extractor fan, double fan assisted oven and grill, an integrated split level fridge and freezer, dishwasher and built in washing machine. The smart ceramic tile floor flows effortlessly through the Kitchen with plenty of sockets and television point, recess lighting and a lovely high vaulted ceiling providing natural light. The tile floor continues through into the inner hallway.

REAR HALLWAY

3.12m (10'3") x 1.04m (3'5")

A large walk-in cloaks room / storage cupboard

PLANT ROOM

With underfloor heating controls and unvented solar indirect cylinder with pressurised system.

BEDROOM ONE

3.89m (12'9") x 3.71m (12'2")

Principle bedroom one with its own private dressing room. Good sized double Bedroom with a uPVC double glazed window overlooking the rear Garden.

WALK IN DRESSING ROOM

3.15m (10'4") x 1.93m (6'4")

BEDROOM TWO

3.28m (10'9") x 3.51m (11'6")

Good sized double bedroom with a uPVC double glazed side window and French double glazed doors giving views and access onto the rear garden. There is loft access with a pull down ladder to a huge available space to develop as a hobbies room as required.



LIVING DINING KITCHEN



KITCHEN



LIVING KITCHEN



LIVING KITCHEN

SHOWER ROOM

2.97m (9'9") x 2.51m (8'3")

Luxury shower room beautifully tiled with white sanitary wear and modern grey furniture. Featuring a back to the wall push button w.c semi-recess wash hand basin with a pillar style tap and an illuminated heated wall mirror. There's a large walk in modern glass panel shower with flipper door and bar handle shower unit. Shower Room has a lovely porcelin tile floor, chrome heated towel rail and frosted double glazed side window.

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.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

This premier bungalow is 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 The Chapters to demonstrate the quality and finish of a completed property.



BEDROOM ONE



WALK IN DRESSING ROOM



BEDROOM TWO



SHOWER ROOM



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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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk