

# MARTIN MASLIN

23 ROYS DRIVE  
TETNEY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5FS



Situated on this large desirable plot, a detached four/five bedroom family home featuring a large covered overhang balcony enjoying wonderful views directly onto the golf course. Constructed by WJC Developments to their usual quality bespoke finish the property will feature many added extras creating a lovely home of understated elegance. Noteworthy features include two large Reception Rooms, a spacious bespoke Living Kitchen, four double Bedrooms each with ensuite Shower Rooms (including the principal bedroom with walk-on balcony). The property will benefit from underfloor heating, uPVC double glazing and bifold doors whilst the gardens will be landscaped and turfed with porcelain patio areas and a block paved driveway serving large detached double garaging with an office space above. There will also be a lifetime membership to the Tetney Golf Club (conditions apply). This is a unique opportunity to make an early viewing where we can arrange everything from kitchens, bathrooms, colours and designs to meet your requirements. Reserve your dream home now without having to sell your own - contact the Agents for more information.

**£550,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

### ENTRANCE HALLWAY

3.78m (12'5") x 2.36m (7'9")

With a composite front door.

### CLOAKROOM

2.77m (9'1") x 1.07m (3'6")

With a W.C, vanity unit and handbasin.

### LIVING KITCHEN

7.49m (24'7") x 4.50m (14'9")

A fabulous open plan Living Kitchen with sitting and dining areas and bifold doors opening onto the rear garden. Designed to a high quality finish with quartz worktops incorporating a centre island and a host of quality Neff appliances. A choice of kitchen colours and designs are available.

### LIVING ROOM

7.47m (24'6") x 5.94m (19'6")

A superb and spacious room with a double glazed side window and bifold doors with masonry piers to the projecting balcony area over.

### UTILITY ROOM

2.74m (9'0") x 2.39m (7'10")

### BEDROOM 5/STUDY

4.39m (14'5") x 3.96m (13'0")

A large flexible room with double glazed front and side windows.

### BEDROOM TWO

4.39m (14'5") x 3.96m (13'0")

With double glazed side and rear windows.

### ENSUITE SHOWER ROOM

2.90m (9'6") x 2.36m (7'9")

To be fitted with a shower enclosure, vanity unit and W.C.

### FIRST FLOOR

#### LANDING

4.93m (16'2") x 3.78m (12'5")

With storage and roof lights.

### BEDROOM ONE

5.94m (19'6") x 5.41m (17'9")

With two roof lights and bifold doors providing access to a walk-on large part glazed balcony with distinctive apex overhang.

### ENSUITE SHOWER ROOM

2.64m (8'8") x 2.59m (8'6")

With a shower enclosure, vanity unit and W.C.

### DRESSING ROOM

With a walk-in storage area.

### BEDROOM THREE

5.41m (17'9") x 4.39m (14'5")

A large bedroom with a roof light and ensuite Shower Room.



ENTRANCE HALLWAY



LIVING KITCHEN



LIVING ROOM



BEDROOM 5/STUDY

### ENSUITE SHOWER ROOM

2.57m (8'5") x 1.37m (4'6")

With a W.C, vanity unit and shower enclosure.

### BEDROOM FOUR

3.78m (12'5") x 3.66m (12'0")

A good size double bedroom with roof light and Shower Room.

### ENSUITE SHOWER ROOM

2.44m (8'0") x 1.37m (4'6")

With W.C, vanity unit and shower enclosure.

### DETACHED DOUBLE GARAGE

6.93m (22'9") x 5.94m (19'6")

A double brick garage with power and light, courtesy door and electric folding door. There will be a room above the garage suitable for work from home use.

### OUTSIDE

A spacious block paved driveway accessed via twin piers from the private road leading in turn to the garage at the rear. The gardens will be landscaped with porcelain patios, the gardens will be turfed and fencing will ensure privacy for the owners. The property will face directly onto the golf course forming part of Roys Drive.

### GENERAL INFORMATION

Mains water and electricity will be connected and drainage will be connected to a biodigestive septic tank. Central heating comprises underfloor heating and radiators serviced by an air source heat pump and the property will have the benefit of uPVC framed double glazing. It will have a security alarm system. The Local Authority is East Lindsey District Council and the Council Tax Band is TBA. the property will be Freehold subject to Solicitors verification. There will be a builders warranty - details TBC.

### VIEWING

By appointment through the Agents on Grimsby 311000.



LANDING



BEDROOM ONE



DETACHED DOUBLE GARAGE



CGI IMAGES



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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