

# MARTIN MASLIN

PLOT 6 BADGER CLOSE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4HQ



Found in this desirable area of Humberston, a fabulous brand new house set within this select development of just FIVE properties known as Badger Close, lying just off Forest Way. Currently under construction by renowned local builders Adda Design to exacting standards. This is a rare opportunity to reserve a plot and design your own dream kitchen and bathroom with generous pc sum allowances included. The accommodation has been designed for today's modern lifestyle featuring a superb Living Kitchen open plan to the Sun Lounge with high vaulted ceiling and bifold doors, a large Reception Hall with an oak and glass staircase rising to the galleried Landing, a generous Lounge, Study/fourth Bedroom, Cloakroom/W.C. and Utility Room. Upstairs there are three excellent size Bedrooms including the principal with an ensuite Shower Room and a large Family Bathroom. Outside the front garden will be grassed with post rail fencing whilst the rear gardens will be landscaped with porcelain patio areas, block paved driveway and attached Garage with electric roller door. No. 6 will enjoy a west facing rear garden. Early viewing is highly recommended to appreciate all on offer.

£410,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## GROUND FLOOR

### RECEPTION HALL

**4.11m (13'6") x 3.48m (11'5")**

With a stunning oak and glass staircase rising to the first floor galleried landing.

### CLOAKROOM

With a W.C. and a handbasin.

### LOUNGE

**5.23m (17'2") into bay x 3.58m (11'9")**

A good size room with a deep uPVC bay window and central fireplace with provision for a fire including an option to install a woodburning stove (allowance of £1,000).

### STUDY

**3.53m (11'7") x 2.95m (9'8")**

A useful study/fourth bedroom with a double glazed window.

### LIVING KITCHEN

**7.24m (23'9") x 3.96m (13'0")**

A superb open plan living kitchen with an allowance of £15,000 to design your dream kitchen with a choice of colours and designs, centre island, worktops and choice of appliances.

### SUN LOUNGE

**3.84m (12'7") x 3.66m (12'0")**

Featuring a high vaulted ceiling with roof lights and bifold doors opening onto the garden.

### UTILITY ROOM

Situated off the Kitchen with a range of units, sink and a double glazed side window.

## FIRST FLOOR

### LANDING

**3.84m (12'7") x 3.15m (10'4")**

A lovely open plan feature landing with an oak and glass balustrade.

### PRINCIPAL BEDROOM ONE

**5.26m (17'3") max x 4.27m (14'0") max**

A lovely 'L' shaped spacious bedroom with a private ensuite Shower Room, a radiator and a double glazed front window.

### ENSUITE SHOWER ROOM

### BEDROOM TWO

**5.08m (16'8") max x 4.01m (13'2")**

With a part sloping ceiling, a radiator and a double glazed front window.

### BEDROOM THREE

**5.05m (16'7") x 3.00m (9'10")**

With a radiator and a double glazed rear window.

## BATHROOM

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

A family bathroom to be fitted with cabinets and a white suite including a bath, W.C, washbasin and a shower cubicle.

## GARAGE

**5.41m (17'9") x 2.74m (9'0")**

A single attached garage at the side of the property with electric roller front door and a uPVC courtesy rear door.

## AGENTS NOTE

PLEASE NOTE ALL MEASUREMENTS ARE APPROXIMATE AND SCALED FROM ARCHITECT PLANS AND PROVIDED IN GOOD FAITH.

## OUTSIDE

The house will stand in good size rectangular gardens which will be seeded to the front and rear. The driveway will be block paved with additional parking spaces and there will be a porcelain patio area to the rear. The rear garden will have close boarded fencing defining the boundaries.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage will be connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating will comprise underfloor heating at ground floor level and radiators upstairs connected to the gas combination central heating boiler. The property will have the benefit of white uPVC framed double glazing and a security alarm system. The Local Authority is the North East Lincolnshire Council - Council Tax Band TBA. There will be an Architect Survey provided by Sutherland Consulting with a 10 year warranty upon completion. The tenure is Freehold subject to Solicitors verification. Details of the planning application can be found under the reference number DM/0159/22/FUL.

## ALLOWANCES

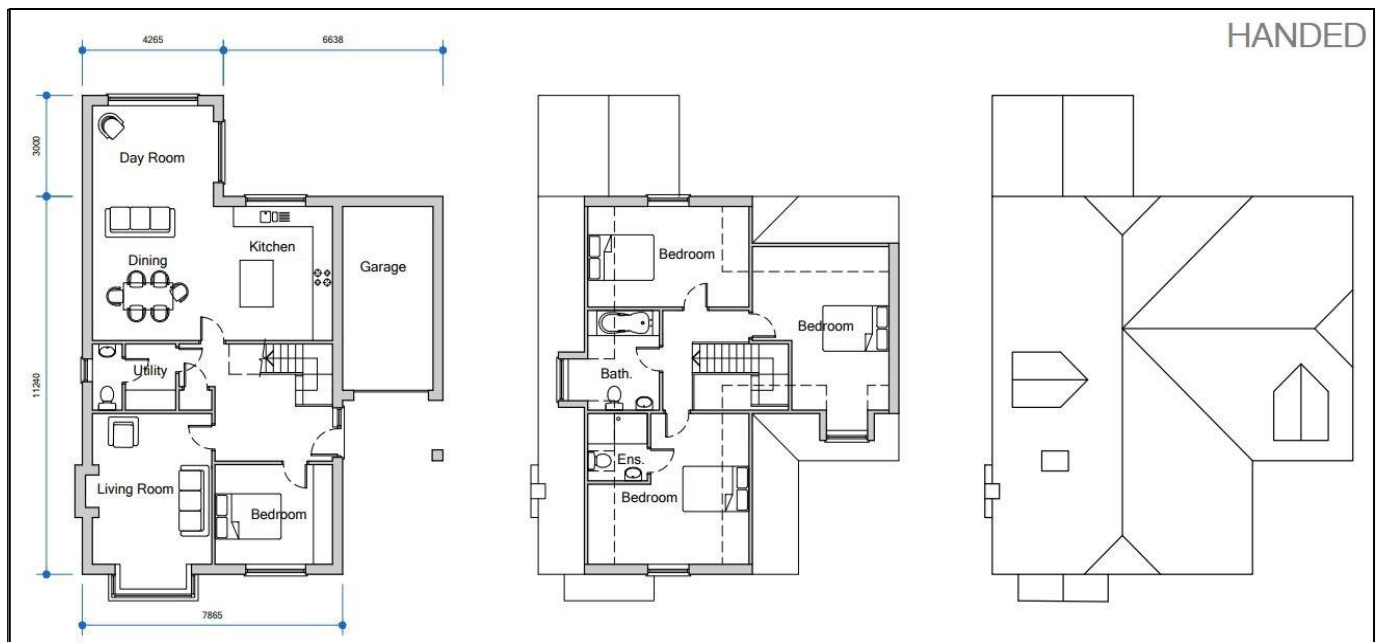
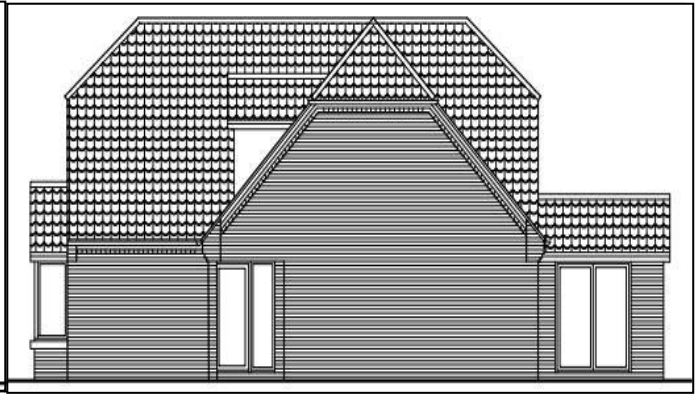
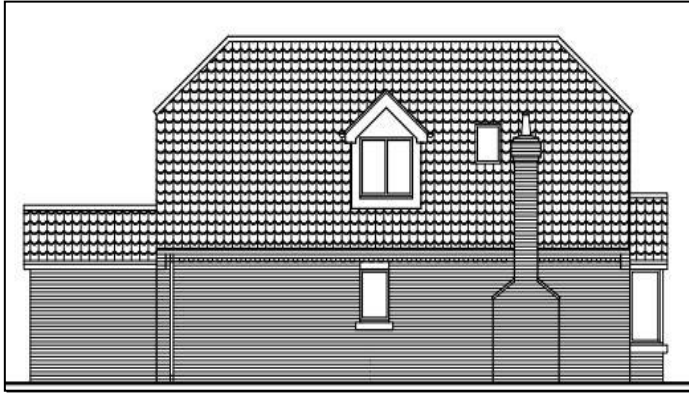
The following allowances will be included in the purchase price: Kitchen - £15,000 for a choice of colours and designs, appliances, worktops to be spent on an agreed supplier/merchant. Installation costs will be met by the developer. Fireplace - £1,000. Floor tiling - £4,000 for the Kitchen, Dining, Utility and Living areas. Wall tiling - £47psqm for the bathroom and ensuite. Bathroom suite - £2,500. Ensuite - £1,300. Cloakroom suite - £700.

## VIEWING

By appointment through the Agents on Grimsby 311000 - suitable footwear must be worn. The site and early stages of construction can be seen from the road but is securely fenced. A video walkthrough tour can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Badger Close is a select development lying off Forest Way just off Carrington Drive. Shopping facilities are within easy reach and the resort of Cleethorpes is only a short drive away.







**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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