

MARTIN MASLIN

PRIMROSE HOUSE
BECK DRIVE
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5GD



Welcome to this brand new fabulous semi detached home set in a truly superb position overlooking Tetney golf course, boasting uninterrupted panoramic views. Thoughtfully designed combining contemporary style living, energy efficiency and comfort. Featuring a designer Kitchen and Bathrooms with premium appliances and stylish finishes. Accommodation includes an Entrance Hall, cloakroom with w.c, bay fronted Lounge, Dining Area, superb open plan Living Kitchen with centre island, three excellent size Bedrooms, principal with ensuite Shower Room and further Family Bathroom. Your dream home awaits with an exceptional finish including quality flooring, new carpets and beautiful landscaped gardens.

Offers over
£310,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE

ENTRANCE HALL

5.61m (18'5") x 1.90m (6'3")

With a composite front door and a staircase to the first floor.



ENTRANCE

CLOAKROOM

With a W.C, vanity unit and a handbasin.

LOUNGE

4.70m (15'5") into bay x 3.23m (10'7")

A good size living room featuring a deep bay window overlooking the front garden and golf course.

DINING AREA

3.23m (10'7") x 2.69m (8'10")

Open plan to the kitchen with full height windows onto the rear garden.

KITCHEN

4.19m (13'9") x 5.18m (17'0") max

The most impressive modern Kitchen with matching centre island and Catalina quartz worktops. Fitted with top end appliances, a Utility Area and bi-fold doors opening onto the rear garden.

LANDING

3.81m (12'6") x 1.85m (6'1")

With a storage cupboard.



ENTRANCE HALL

BEDROOM ONE

4.29m (14'1") x 4.19m (13'9")

A large double bedroom overlooking the rear garden with a double glazed window.

EN-SUITE SHOWER ROOM

2.29m (7'6") x 1.07m (3'6") max

A superb modern ensuite Shower Room with separate walk in shower.



CLOAKROOM

BEDROOM TWO

4.70m (15'5") into bay x 2.82m (9'3")

A lovely bedroom featuring a deep bay window overlooking the front garden and views on to the golf course.

BEDROOM THREE

3.35m (11'0") x 2.74m (9'0")

A good size double bedroom.

FAMILY BATHROOM

2.34m (7'8") x 2.46m (8'1") max

A luxuriously tiled Bathroom displaying indigo furniture with white suite comprising back to wall push button w.c, semi recess wash hand basin and panel bath with shower over.



DINING AREA

OUTSIDE

The gardens have been landscaped enjoying a good size rear garden with porcelain patio and fencing to the perimeter. At the front a set driveway provides off road parking with gravel for easy maintenance.

GENERAL INFORMATION

Mains water and electricity will be connected and drainage will be connected by way of a Biodigestive septic tank. Broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises underfloor heating and radiators connected to an air source heat pump and the property will have the benefit of uPVC framed double glazing and a security alarm system. The Local Authority is the East Lindsey District Council and the property Council Tax Band will be determined upon completion. The property will be Freehold subject to Solicitors verification. There will be a 10 year Builders Warranty - details TBA. The Planning Application can be found under the reference number N/178/00188/23. Please note all measurements are approximate.

VIEWING

By appointment through the Agents on Grimsby 311000. Suitable PPE must be worn on site.

AGENTS NOTE

Some photos displayed are of similar plots by the same builder. We advise all parties to visit the plots for an accurate idea of plot size etc.



KITCHEN



KITCHEN



LANDING



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM

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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