

# MARTIN MASLIN

**OAKLANDS HOUSE  
BECK DRIVE  
TETNEY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5GD**



A fabulous opportunity to own one of these brand new executive semi detached houses, 'Phase Two', enjoying a front line position overlooking the third green on Tetney Golf Course. This fine collection of individual houses built by WJC Developments are in the middle stages of construction and are expected to be in high demand due to their unrivalled location in this sought-after village. Oaklands House is a highly impressive bay-fronted three bedroom semi-detached family home finished to a superlative standard including two reception rooms, a superb Living Kitchen, three generous Bedrooms including Master with ensuite and a luxury Family Bathroom. enjoying a central position set back on a private road overlooking the golf course. The well planned accommodation will be built to an exceptionally high finish with generous pc sum allowances for luxury kitchens and bathrooms including tiling. The house will benefit from underfloor heating, uPVC double glazing and a burglar alarm system. The gardens will be seeded and landscaped and a sett paved driveway will provide plenty of off-road parking. A unique opportunity not to be missed.

**£329,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

### ENTRANCE HALL

**5.51m (18'1") x 1.90m (6'3")**

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

### CLOAKROOM

**2.44m (8'0") x 0.84m (2'9")**

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

### LOUNGE

**4.70m (15'5") into bay x 3.17m (10'5")**

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

### DINING AREA

**3.17m (10'5") x 2.69m (8'10")**

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

### LIVING KITCHEN

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

A fabulous open plan kitchen with sitting and dining areas and bifold doors opening onto the rear garden. Designed to a high quality finish with worktops incorporating a centre island/breakfast bar and a host of quality appliances. A choice of kitchen colours and designs are available to discerning purchasers in the early stages.

### LANDING

**3.73m (12'3") x 1.83m (6'0")**

With a storage cupboard.

### BEDROOM ONE

**4.27m (14'0") x 4.09m (13'5")**

A large double bedroom overlooking the rear garden with a double glazed window incorporating an ensuite Shower Room.

### EN-SUITE SHOWER ROOM

**2.29m (7'6") x 1.24m (4'1")**

### BEDROOM TWO

**4.78m (15'8")max into bay x 2.79m (9'2")**

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

### BEDROOM THREE

**3.28m (10'9") x 2.67m (8'9")**

A good size double bedroom.

### FAMILY BATHROOM

**2.34m (7'8") x 2.54m (8'4") max**

An 'L' shaped, fully tiled modern bathroom with a panel bath and shower over, W.C. and built in vanity unit with washbasin.

### OUTSIDE

The property will enjoy its own landscaped gardens overlooking the golf course. The gardens will be seeded with a porcelain patio and there will be a sett driveway providing plenty of off-road parking.



MAY 2024



ENTRANCE HALL



LOUNGE



DINING AREA

## 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.

## EXTRA INFORMATION

\*The Allowances for the Kitchen & Bathrooms is £18,000 Retail inc VAT

\*A choice of work tops with optional upgrades at a cost.

\*Flooring is included in the kitchen only.

\*Bathrooms will be floor to ceiling tiling with a £30 square meter allowance.

\*Upgrades available with separate negotiations

\*All gardens seeded/landscaped

## 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.



LIVING KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE





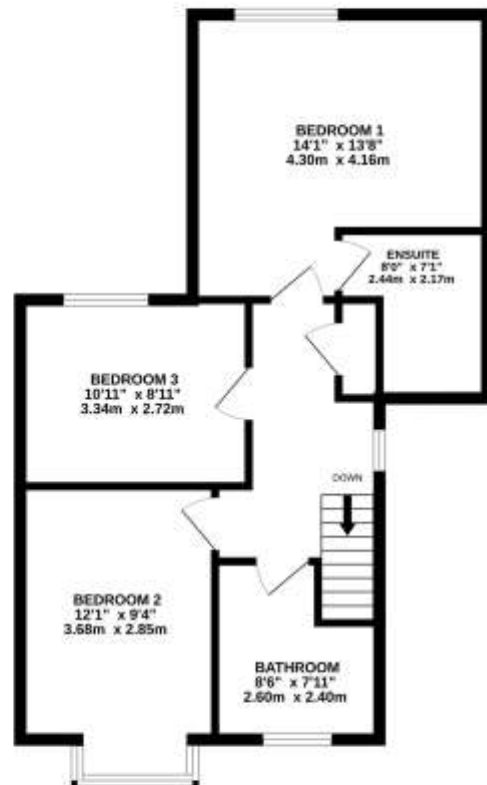
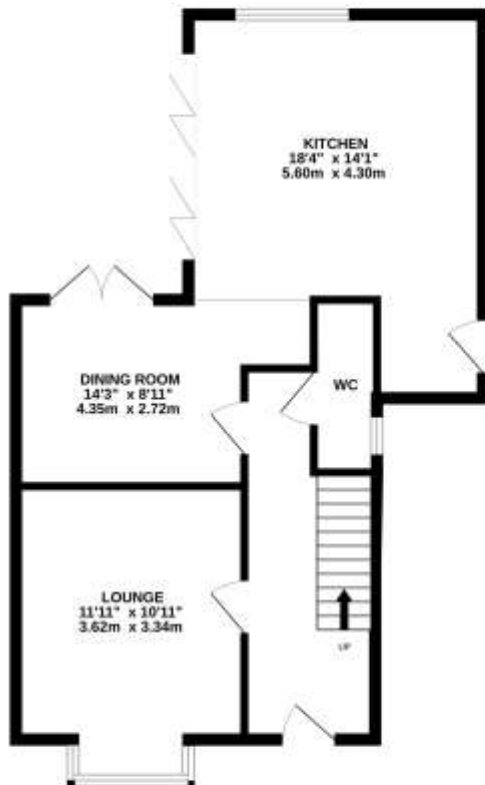
OUTSIDE



OUTSIDE

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

We do 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 its responsibility is taken for any error, omission or misstatement. 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.

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.

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.

**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.

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



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