

# MARTIN MASLIN

**THE FAIRVIEW  
BECK DRIVE  
TETNEY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5GD**



A fabulous opportunity to own one of these brand new bespoke properties 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 early stages of construction and are expected to be in high demand due to their unrivalled location in this sought-after village. The Fairview is a highly impressive four bedroom detached family home 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. Briefly comprising: a large Entrance Hall with a Cloakroom, good size Living Room and an open plan Dining and Living Kitchen with bifold doors and a separate Boot Room. Upstairs there will be a Landing serving four excellent double Bedrooms, including two ensuite Shower Rooms, and a Family Bathroom. The gardens will be seeded and landscaped featuring porcelain patio areas and a sett paved driveway will lead to an integral Garage with electric door. A unique opportunity not to be missed.

**£425,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### **ENTRANCE HALLWAY**

**5.64m (18'6") x 1.93m (6'4")**

A spacious hallway with staircase to the first floor.

### **CLOAKROOM**

**2.49m (8'2") x 0.94m (3'1")**

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

### **LOUNGE**

**5.54m (18'2") in bay x 3.30m (10'10")**

A superb living area with a deep bay window facing the front garden.

### **LIVING KITCHEN**

**6.50m (21'4") x 4.14m (13'7") max**

A superb open plan kitchen with living and dining areas and bifold doors opening onto the rear garden. Designed to a high quality finish with a central 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 with a generous pc sum allowance.

### **DINING/SNUG**

**4.29m (14'1") max x 2.18m (7'2")**

### **UTILITY ROOM/BOOT ROOM**

**3.30m (10'10") x 1.90m (6'3")**

With fitted worktops and sink.

### **LANDING**

**3.81m (12'6") x 2.21m (7'3")**

With a spelled balustrade and built-in storage cupboard.

### **BEDROOM ONE**

**4.88m (16'0") x 4.14m (13'7") max**

A good size bedroom with views onto the rear garden.

### **EN-SUITE SHOWER ROOM**

**3.45m (11'4") x 1.52m (5'0")**

### **BEDROOM TWO**

**4.22m (13'10") x 3.05m (10'0")**

Featuring roof lights overlooking the front aspect with a private ensuite shower room.

### **ENSUITE SHOWER ROOM**

**3.05m (10'0") x 1.30m (4'3")**

With a W.C, vanity washbasin and separate shower enclosure.

### **BEDROOM THREE**

**4.95m (16'3") into bay x 2.95m (9'8")**

A generous bedroom featuring a fabulous deep bay window overlooking the front elevation.

### **BEDROOM FOUR**

**3.28m (10'9") x 2.77m (9'1")**

An extended double bedroom with dual aspect views.



ENTRANCE HALLWAY



LOUNGE



LIVING KITCHEN



LANDING

## FAMILY BATHROOM

2.29m (7'6") x 2.59m (8'6") max

With a white suite comprising W.C, vanity washbasin and a panel bath with shower over.

## GARAGE

3.48m (11'5") x 3.05m (10'0")

A brick integral garage with power and light, electric folding door and courtesy side door.

## 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 leading in turn to the garage.

## 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 oil fired central heating boiler 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 £25,000 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



BEDROOM ONE



BEDROOM TWO



BEDROOM FOUR



FAMILY BATHROOM



OUTSIDE



GOLF COURSE VIEWS



OUTSIDE



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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