

MARTIN MASLIN

THE FAIRWAY
BECK DRIVE
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5GD



A stunning brand new detached home set in a truly enviable position overlooking the pristine golf course and boasting uninterrupted panoramic views. Thoughtfully designed for modern living, this exquisite residence offers a perfect balance of contemporary style, energy efficiency and elegant comfort. Built to a high specification, the property includes a spacious Entrance Hallway with porcelain tiled flooring, a Cloakroom modern and stylish, an elegant Lounge with deep bay and a superb Living Kitchen forming the heart of the home fitted with modern shaker style cabinets, quality Neff appliances and Catalina quartz worktops, there is a Dining Area with bi-fold doors onto the garden and a separate Utility Room. There are four generous Bedrooms including two with ensembles, three luxurious Bathrooms featuring high end fittings, and private parking with Garage. The property benefits from a large rear garden landscaped, featuring a porcelain patio area, there is a set generous driveway with integral Garage featuring an electric door. A unique opportunity not to be missed.

£415,000

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 fabulous open plan Living Kitchen designed for entertaining, featuring porcelain tiled floors, modern shaker style cabinets with Catalina quartz worktops and high end Neff appliances. Within the Kitchen there is space for freestanding furniture and bi-fold doors opening onto the garden.

DINING/SNUG

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

This is a useful tiled area, with space for small Dining.

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 large and spacious Bedroom with views onto the rear garden.

EN-SUITE SHOWER ROOM

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

A large fabulous en-suite Shower Room fully equipped with high end appliances and large walk in shower.

BEDROOM TWO

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

Overlooking the front aspect with a private ensuite shower room and a double glazed front window.

ENSUITE SHOWER ROOM

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

With a beautifully fitted en-suite Shower Room, fully tiled with modern sage green vanity unit. Featuring a large walk in shower and tiled floor.

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.



ENTRANCE HALLWAY



ENTRANCE HALLWAY



LOUNGE



LIVING KITCHEN

BEDROOM FOUR

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

An extended double bedroom with a rear window.

FAMILY BATHROOM

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

A luxurious Bathroom fully tiled with a white modern suite and indigo blue furniture. Comprising push button W.C, offset 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 enjoys a large rear garden, featuring a porcelain patio with seeded lawn and fencing to the perimeter. An attractive low maintenance front garden with serento set paved generous driveway and black ice gravelled open plan front aspect.

GENERAL INFORMATION

Every detail of this home has been designed with comfort and efficiency in mind. 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 is provided by an air source heat pump ensuring low carbon heating and hot water system the property will have the benefit from superior insulation and uPVC framed double glazing for all year round comfort and reduced energy costs, a 9 solar panel system with 10k battery storage has been added for reduced energy costs. The property benefits from uPVC framed 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.

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.

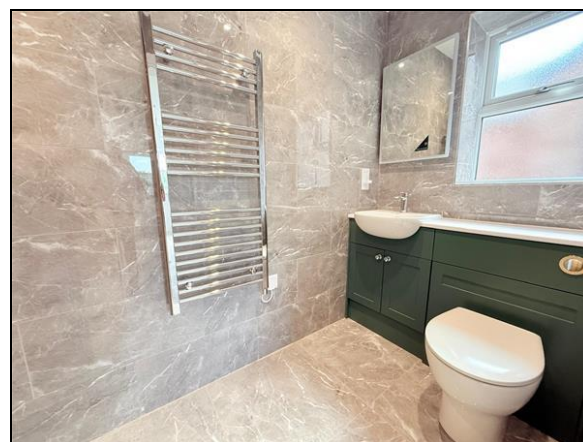
*Upgrades available with separate negotiations



DINING/SNUG



UTILITY ROOM/BOOT ROOM



EN-SUITE SHOWER ROOM



ENSUITE SHOWER ROOM



FAMILY BATHROOM



OUTSIDE



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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