

MARTIN MASLIN

THE CHAPTERS
ROYS DRIVE
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5FS



Situated within walking distance of the Tetney Golf Course and clubhouse, a premier semi-detached bungalow commanding a superb front line position overlooking green fields with a south westerly facing rear garden. Built by WJC developments to their usual impressive high quality finish. Principal features include a fabulous Living and Dining Kitchen extending to 24'8" x 23'1" with a high vaulted ceiling featuring a smart range of cabinets complete with centre island, quartz tops, built-in appliances and space for freestanding furniture. Further accommodation includes an Entrance Hall with cupboard, a modern Bathroom and three Bedrooms. The property benefits from underfloor heating powered by an air source heat pump, cream uPVC framed windows, LED lighting and smart oak interior doors. A stunning bungalow providing superb accommodation. Viewing is highly recommended.

£265,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

LIVING KITCHEN

7.52m (24'8") x 7.04m (23'1") max into bay.

A fabulous open plan living kitchen with a distinctive high vaulted ceiling enjoying pleasant views on to the front. The heart of the home, this expansive kitchen is a culinary enthusiasts dream featuring modern appliances, centre island and Sorrento quartz worktops adding that touch of luxury. The open plan layout ensures you're never far from the action whether you're preparing a meal or hosting a dinner party.

REAR HALLWAY

7.52m (24'8") x 7.04m (23'1")

A centrally placed hallway with built-in cloaks cupboard.

BATHROOM

2.95m (9'8") x 2.59m (8'6")

A luxury bathroom, fully tiled and equipped with contemporary fixtures in a sleek modern design. Featuring a white suite comprising: W.C, vanity washbasin and a panel bath with shower over.

BEDROOM ONE

3.96m (13'0") x 3.58m (11'9")

With a double glazed window and patio doors providing views and access onto the rear garden.

BEDROOM TWO

3.96m (13'0") x 3.86m (12'8")

BEDROOM THREE

3.20m (10'6") x 3.20m (10'6")

OUTSIDE

The bungalow occupies a lovely plot enjoying wonderful views overlooking the green. The rear gardens are seeded and enjoy a valuable south west facing aspect with additional parking to the front.

GENERAL INFORMATION

Water, electricity and drainage will be connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating will comprise of underfloor heating connected to an air source heat pump and the property will have uPVC framed double glazing. The Local Authority is the East Lindsey District Council and the Council Tax Band is TBA. The tenure is Freehold subject to Solicitor's verification. There will be a 10 year ABC build warranty. Planning details can be found on the East Lindsey District website - Reference TBC.

VIEWING

By appointment through the Agents on Grimsby 311000.

GARAGE

This premier bungalow is situated on the eastern side of the clubhouse overlooking a lovely green. The village of Tetney offers an array of amenities such as the shop, village pub, golf course with clubhouse, school, village hall and a church whilst a regular bus route serves the area.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



BATHROOM



BATHROOM



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



OUTSIDE



OUTSIDE



FRONT VIEW



GOLF COURSE VIEW



CLUBHOUSE



CLUBHOUSE



CLUBHOUSE

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.



23087



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk