

MARTIN MASLIN

24 ROYS DRIVE (THE PADDOCK)
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5FS



Situated on this large desirable plot, a detached four/five bedroom family home featuring a large covered overhang balcony enjoying wonderful views directly onto the golf course. Constructed by WJC Developments to their usual quality bespoke finish the property will feature many added extras creating a lovely home of understated elegance. Noteworthy features include two large Reception Rooms, a spacious bespoke Living Kitchen, four double Bedrooms each with ensuite Shower Rooms (including the principal bedroom with walk-on balcony). The property will benefit from underfloor heating, uPVC double glazing and bifold doors whilst the gardens will be landscaped and seeded with porcelain patio areas and a block paved driveway serving large detached double garaging with space for a room above if desired. There will also be a lifetime membership to the Tetney Golf Club (conditions apply). This is a unique opportunity to make an early viewing where we can arrange everything from kitchens, bathrooms, colours and designs to meet your requirements.

£575,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALLWAY

4.95m (16'3") x 4.72m (15'6")

With a composite front door opens directly into the Hallway. A magnificent space featuring a high vaulted ceiling with glass panelled overhead walkway.

CLOAKROOM

2.77m (9'1") x 1.07m (3'6")

With a W.C, vanity unit and wash hand basin and built in storage cupboard.

LIVING ROOM

7.39m (24'3") x 5.87m (19'3")

A spacious Lounge enjoying views with bi-fold doors opening onto a covered veranda.

SITTING ROOM/BEDROOM 5/STUDY

4.39m (14'5") x 3.51m (11'6")

A large flexible room which could be used as a second sitting room, or large study enjoying a dual aspect with double glazed front and side windows.

LIVING KITCHEN

7.14m (23'5") x 4.65m (15'3")

A superb open plan Living Kitchen with sitting and dining area and bi-fold doors opening onto the rear garden. Designed to a high quality finish with a range of Anthracite grey cabinets and a host of integrated appliances.

UTILITY ROOM

2.74m (9'0") x 2.39m (7'10")

GROUND FLOOR BEDROOM FOUR

4.42m (14'6") x 3.73m (12'3")

A large double bedroom with dual aspect windows.

ENSUITE SHOWER ROOM

2.44m (8'0") x 2.29m (7'6")

To be fitted with a shower enclosure, vanity unit and W.C.

FIRST FLOOR

LANDING

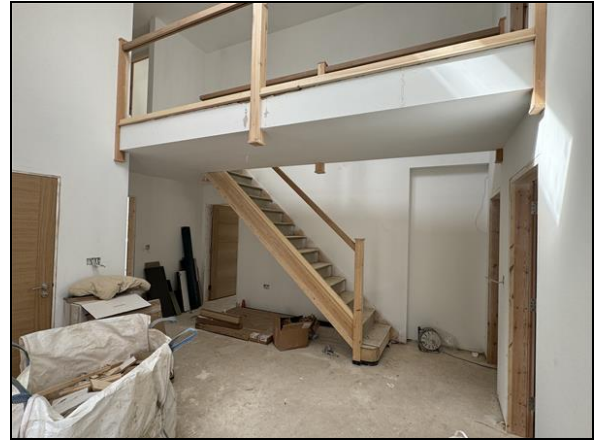
6.10m (20'0") in length

A spectacular landing with a glass panelled overhead walkway, connecting the bedrooms. There is an open aspect onto the Hallway.

PRINCIPAL BEDROOM SUITE ONE

6.12m (20'1") x 5.41m (17'9")

With its own private entrance featuring double and single wardrobe storage. The main bedroom is most impressive with built in bedhead and patio doors providing access to a walk on large part glazed balcony with a distinctive cedar clad apex overhang.



ENTRANCE HALLWAY



LIVING ROOM



SITTING ROOM/BEDROOM



LIVING KITCHEN

ENSUITE SHOWER BATHROOM

2.59m (8'6") x 2.54m (8'4")

With a large shower enclosure, vanity unit and W.C.

DRESSING ROOM

With a walk-in storage area.

BEDROOM TWO

6.15m (20'2") into bay x 4.44m (14'7")

A large double bedroom with Velux window and double glazed front window overlooking the garden and golf course.

ENSUITE SHOWER ROOM

2.57m (8'5") x 1.37m (4'6")

With a W.C, vanity unit and shower enclosure.

BEDROOM THREE

3.81m (12'6") x 3.66m (12'0")

A good size double bedroom with two Velux windows and Shower Room.

ENSUITE SHOWER ROOM

2.44m (8'0") x 1.37m (4'6")

With W.C, vanity unit and shower enclosure.

DETACHED DOUBLE GARAGE

6.58m (21'7") x 5.56m (18'3")

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

OUTSIDE

Approached by a generous and attractive Sorrento Sett driveway leading in turn to the garage. The large front garden will be seeded and enjoy privacy courtesy of the hedges to the front. The large rear garden will also be seeded and feature porcelain patio areas with fencing to the perimeters ensuring privacy for the new owners.

GENERAL INFORMATION

Mains water and electricity and drainage will be connected. Central heating comprises underfloor heating and radiators serviced by an air source heat pump and the property will have the benefit of uPVC framed double glazing in a smart cream finish. It will have a security alarm system. The Local Authority is East Lindsey District Council and the Council Tax Band is TBA. the property will be Freehold subject to Solicitors verification. The property will have a 10 year warranty by Tim Clark MRICS Chartered Surveyors.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



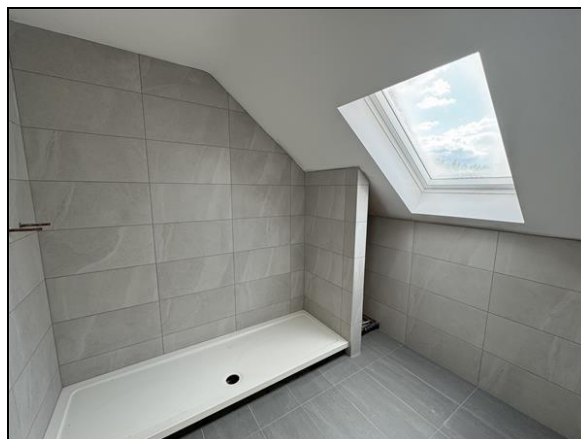
LIVING KITCHEN



GROUND FLOOR BEDROOM FOUR



PRINCIPAL BEDROOM SUITE



ENSUITE SHOWER BATHROOM



BEDROOM TWO



DETACHED DOUBLE GARAGE



OUTSIDE



CGI IMAGES

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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