



Plot 13, 22 Clyburn Close Tetney, Lincolnshire DN36 5FU

Standing in SOUTH FACING GARDENS is this spacious SIX BEDROOM DETACHED FAMILY HOME UNDER CONSTRUCTION. The accommodation will be finished to a very high standard to include a Bespoke handmade kitchen together with quality bathrooms and includes: Entrance hall, lounge, living dining kitchen, utility room, cloaks/wc, four bedrooms one with an en suite and family bathroom to the first floor plus two further double bedrooms and a shower room to the second floor. Integral garage. Gas central heating system (under floor to the ground floor). Double glazing. Security system. Front and rear gardens. 10 year guarantee.

£445,000

- DETACHED FAMILY HOME
- FORMAL LOUNGE
- LIVING DINING KITCHEN WITH HANDMADE UNITS
- UTILITY & WC
- 6 BEDROOMS
- EN SUITE AND BATHROOM
- FREESTANDING BATH
- INTEGRAL GARAGE DOUBLE DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 10 YEAR GUARANTEE



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

SITE PLAN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

16'5" x 10'6" (5.02 x 3.21)

LIVING DINING KITCHEN

20'3" x 20'1" (6.19 x 6.14)

UTILITY ROOM

8'7" x 6'7" (2.64 x 2.03)

CLOAKS/WC

6'7" x 3'7" (2.03 x 1.1)

FIRST FLOOR

LANDING

MASTER BEDROOM

11'5" x 10'5" (3.5 x 3.2)

EN SUITE

10'5" x 3'11" (3.2 x 1.2)

BEDROOM 2

13'1" x 9'4" (3.99 x 2.85)

BEDROOM 3

11'1" x 9'4" (3.39 x 2.85)

BEDROOM 4

10'8" x 10'6" (3.26 x 3.22)

BATHROOM/WC

7'6" x 6'11" (2.3 x 2.12)

SECOND FLOOR

LANDING

BEDROOM 5

15'0" x 8'8" (6'1") (4.59m x 2.65m (1.87m))

BEDROOM 6

15'0" x 10'4" (4.59m x 3.17m)

SHOWER ROOM

Having direct access from the landing.

OUTSIDE

INTEGRAL GARAGE

16'10" x 8'8" (5.15 x 2.65)

FRONT AND REAR GARDENS

PERSONAL ALLOWANCE

Listed below is the allowance from the builder for your personal choice of internal fittings supplied by MKM Grimsby:-

1. Allowance for kitchen. £12000.00 + VAT
2. Allowance for bathroom. £6000.00 + VAT
3. Allowance for tiles to bathroom. £1800.00+ VAT
4. Patio with porcelain tiles.
5. Blocked paved paths and drive.
6. UPVC windows and doors.
7. Internal Hardwood doors.
8. Softwood staircase with hardwood handrail.
9. Remote control Velux to ground floor.
10. Boundary fences.
11. Grassed (seeded) lawns.
12. Intruder alarm.
13. Underfloor heating to ground floor.
14. Fully decorated.
15. 10 year guarantee.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

10 YEAR GUARANTEE

We have been informed by the builder there will be a 10 year architect building guarantee supplied by Christopher Burford Bradshaw of Sutherland Consultants.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.