



## Plot 15, 18 Clyburn Close Tetney, Lincolnshire DN36 5FU

A fantastic opportunity to acquire this NEWLY BUILT EXTENDED SIX BEDROOM DETACHED HOUSE being larger than the original design enjoying VIEWS OVER FIELDS TO THE REAR. Situated within well regarded village Tetney which is ideally placed for access into both Louth and Grimsby having local amenities including shop/ Post Office, primary school, take aways, public house and golf course. The generous sized accommodation is ideal for modern family living comprising:- Entrance hall, excellent sized formal lounge, spacious living dining kitchen with full width Bi Fold doors to the rear fitted with an excellent range of units including integrated appliances, utility room and cloakroom. Main bedroom with en suite shower room, three further bedrooms and family bathroom to the first floor, plus two further bedrooms to the second floor. Quality floor coverings to kitchen and bathroom areas. Integral garage. Gas central heating system with under floor heating to the ground floor, double glazing and security alarm system. LABC 10 year warranty. CLOSE TO COMPLETION

**£435,000**

- NEWLY BUILT DETACHED HOUSE
- SIX BEDROOMS
- SPACIOUS LIVING DINING KITCHEN
- FABULOUS KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE
- CLOAKROOM
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- DRIVE AND GARAGE
- FLOOR COVERINGS TO THE KITCHEN & BATHROOM AREAS
- LABC 10 YEAR WARRANTY



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### ENTRANCE HALL

Approached via a double glazed composite entrance door with glazed side panel leads into the hall. Spelled staircase to the first floor having spindles in a white finish with hardwood newel post and hand rail. Useful under stair recess. Under floor heating.

### CLOAKROOM

Fitted with a wash hand basin inset into a dedicated vanity unit and low flush w/c. Double glazed window to the side. Under floor heating to laminate flooring.



### LOUNGE

18'1" x 10'6" (5.52m x 3.22m)

Featuring an exposed brick fireplace and recess with oak mantel over, gas fire connection point. Double glazed bay window to the front. Under floor heating.



### LIVING DINING KITCHEN

21'7" x 20'1" (6.59m x 6.14m)

This fabulous living dining kitchen is ideal for modern family life with ample space for seating and dining with the kitchen area being fitted with an excellent range of Avebury Premium stone base and wall cupboards with built in and integrated Neff appliances including an electric single oven, combi microwave oven, a 5 ring induction hob with a stainless steel extractor above together with an integrated fridge, freezer and dishwasher. The quality Dakota stone worksurfaces with inset sink and to complete this stylish area is a superb island unit which extends to form a useful breakfast bar. Striking laminate flooring throughout. Inset spot lights and Velux windows to ceiling. Double glazed bi folding doors which opens onto the SOUTH FACING GARDEN.



## LIVING DINING KITCHEN

Additional photo



## UTILTY ROOM

11'3" x 6'7" (3.44m x 2.03m)

Fitted with a range of base and wall units including a double floor to ceiling storage cupboard having contrasting dark work surfaces inset with a stainless steel sink unit. Space beneath for washing machine etc. Laminate flooring. Double glazed window and door. Wall mounted gas fired boiler.



## FIRST FLOOR

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## LANDING

Double glazed window to the front, radiator. Spelled balustrade in a white finish with hardwood newel post and hand rail. Airing cupboard.



## BEDROOM 1

14'1" x 10'7" (4.30m x 3.24m)

Double glazed window, radiator.



### EN SUITE SHOWER ROOM

Fitted with a shower cubicle having a Rainfall shower and hand held attachment, sliding glass doors and waterproof wall boarding to walls. Wash hand basin and low flush w/c inset into dedicated vanity unit. Double glazed window to the side. Towel radiator. Laminate flooring.



### EN SUITE SHOWER ROOM

Additional photo



### BEDROOM 2

14'0" x 9'4" (4.29m x 2.85m)

Double glazed window, radiator.



### BEDROOM 3

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

Double glazed window, radiator.



### **BEDROOM 4**

10'8" x 9'6" (3.26m x 2.92m)

Double glazed window, radiator.



### **FAMILY BATHROOM**

Fitted with a white suite comprising of bath with shower over and glass screen. Wash hand basin and low flush w/c inset into dedicated vanity unit. Double glazed window to the rear. Towel radiator. Laminate flooring. Waterproof wall boarding to the bath area together with matching upstands



### **FAMILY BATHROOM**

Additional photo



### **SECOND FLOOR**

#### **LANDING**

Radiator. Velux window.

#### **BEDROOM 5**

18'2" x 10'6" (5.55m x 3.22m)

Radiator. Velux window.



## BEDROOM 6

18'2" x 9'4" (5.55m x 2.85m)

Radiator. Velux window.



## OUTSIDE



## GARDENS

The property stands in both front and rear gardens, the open plan front garden has a block paved double width driveway which provides excellent off road parking with a lawned area to one side. Timber gates either side gives pedestrian access to the rear garden. This enclosed garden enjoys open views to the rear having a generous block paved patio accessed from the dining kitchen ideal for Alfresco dining with the remainder being lawned. Outside tap.



## GARDENS

Additional photo



## GARAGE

Having an up and over door, power and lighting.



## SITE PLAN



## 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.

## MANAGEMENT FEE

The access road will be adopted and block paved. There will be management company set up with an annual fee, to be agreed to include the running of the company and the maintenance of the common areas.

## COUNCIL TAX BAND

Council Tax Band to be confirmed

## 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

## SPECIFICATION

POSTAL ADDRESS:

18 CLYBURN CLOSE

TETNEY

DN36 5GB

6 BEDROOM DETACHED HOUSE

WITH INTEGRAL GARAGE

- RURAL LOCATION, CLOSE TO TETNEY VILLAGE SHOPS, PUB AND SCHOOLS (GOLF COURSE ADJACENT).

- LARGE PRIVATE SOUTH FACING REAR GARDEN WITH VIEWS OF OPEN COUNTRYSIDE.

- TRADITIONALLY BUILT STRUCTURE.

- FULL PLANNING & BUILDING REGULATIONS.

- 10 YEAR LABC WARRANTY

WALLS

- CAVITY WALLING: IBSTOCK OR SIMILAR FACING BRICKS.

INTERNAL 3.5N BLOCKWORK.

100mm CAVITY INSULATION.

FEATURE CILLS & BRICKWORK DETAILING.

CLASS 1 FLUE TO CHIMNEY.  
ROOF

- SANDTOFT CALDERDALE SLATE STYLE TILES OR SIMILAR: COLOUR GREY.
- INSULATION TO ROOF SPACE.

WINDOWS

- CREAM OUTER/WHITE INNER UPVC, DOUBLE GLAZED STYLE AS ELEVATION PLAN, TRICKLE VENTILATION, LOCKING HANDLES AND BI-FOLD DOORS TO REAR GARDEN.

INTERNAL DOORS

- HOWDEN HARDWOOD (HOLDENBY).
- IRONMONGERY: SATIN CHROME.
- SOFTWOOD FRAMES, ARCHITRAVES & SKIRTINGS: MDF, CONTEMPORARY STYLE.

FINISHES

- PLASTERED FINISH TO CEILING & WALLS.
- EMULSION PAINT TO CEILING & WALLS.
- PRIME, UNDERCOAT & GLOSS TO WOODWORK.
- HARDWOOD DOORS, SELF FINISHED.
- SCREED FLOORS (FLOOR FINISHES BY OTHERS).
- SOFTWOOD STAIRCASE, PAINTED, HARDWOOD NEWELS AND HANDRAILS.

BURGLAR ALARM SYSTEM

- INCLUDED.

ELECTRICAL INSTALLATIONS

- TO COMPLY WITH PART P BUILDING REGULATIONS & CARRIED OUT BY NIC EIC REGISTERED CONTRACTOR.
- DRAFT LAYOUT & EXTENT TO BE MARKED ON DRAWING (EXCLUDES IT, SATELLITE OR ARIEL INSTALLATIONS, BY OTHERS).
- SMOKE & FIRE DETECTION TO COMPLY WITH PART P.
- ALL LIGHT FITTINGS BY CLIENT (IF SUPPLIED DURING BUILD OUR ELECTRICIAN WILL FIX AT ADDITIONAL COST).
- LED CHROME FINISHED DOWN LIGHTERS TO KITCHEN/BATHROOMS.
- 1 Nr BT POINT (PURCHASER TO ARRANGE CONNECTION TO PREFERRED SUPPLIER).
- EXTERNAL LED LIGHTS/PHOTOCELL (UP/DOWN LIGHTERS).
- TV POINTS TO MULTIPLE ROOMS.
- EXTERNAL POWER POINT TO GARDEN AND FRONT ELEVATION.

INTEGRAL GARAGE

- UP & OVER DOOR, SECTIONAL STYLE (OXLEY'S HULL).



- 1 Nr POWER POINTS.
- 1 Nr LIGHT.
- WIRING ONLY FOR CAR CHARGER.

#### HEATING & PLUMBING INSTALLATIONS

- GAS FIRED CONDENSING BOILER/UNVENTED SYSTEM, PUMPS & ASSOCIATED PIPEWORK.
- UNDERFLOOR HEATING TO GROUND FLOOR / RADIATORS TO FIRST FLOOR.
- RADIATORS, THERMOSTATIC VALVES, ROOM STAT.
- CHROME TOWEL RAILS TO BATHROOMS/ENSUITES.
- GAS CARCASSING.
- DOMESTIC PLUMBING – FIX ONLY SANITARYWARE.
- SOIL & VENT PIPE SYSTEM, WASTES & OVERFLOWS.
- PLUMBING FOR AUTO WASHER.
- PLUMBING FOR DISHWASHER.
- 1 Nr OUTSIDE TAP - HOUSE.

#### KITCHEN ALLOWANCE

• SUPPLY & INSTALL KITCHEN AND UTILITY, INCLUDING APPLIANCES ALLOWANCE £17,500.00

- CAN BE OBTAINED FROM THE FOLLOWING SUPPLIERS/VIA BD (ON NETT TRADE COST PLUS BASIS):

HUWS GRAY, GRIMSBY (FORMALLY BUILDBASE)  
 RICHARD SUTTON, GRIMSBY  
 MEANWELLS/HANDSONS, GRIMSBY  
 HOWDENS, GRIMSBY OR HUMBERSTONE  
 TURNBULLS, BRIGG OR LINCOLN  
 MKM, GRIMSBY

- THE DEVELOPER WILL BE FLEXIBLE TO ACCOMMODATE THE PURCHASERS REQUIREMENTS SUBJECT TO EXCHANGE OF CONTRACTS.
- SANITARYWARE

DEVELOPER SELECTED WHITE BATHROOM FURNITURE WITH CHROME FITTINGS AND WHITE VANITY BASE UNITS.

DEVELOPER SELECTED MERMAID OR SIMILAR BOARDING TO SHOWER AREAS AND SPLASHBACKS.

N.B.1 THERE IS TO BE NO DEVIATION FROM THE LIST OF SUPPLIERS.

N.B.2 NETT TRADE COSTS PLUS MAIN CONTRACTORS OVERHEAD & PROFIT IS 15% AND IS ADJUSTED IN FINAL ACCOUNT AT COMPLETION.

#### EXTERNAL WORKS

DRIVE TO FRONT & HARDSTANDING. BLOCK PAVIORS (2 CAR SPACES).

- BOUNDARIES: SIDE FENCED (1.80m HIGH CLOSE BOARDED FENCING).
- REAR GARDEN – ROTAVATED SEEDED.
- TREE PLANTING – AS PER PLANNING APPROVAL SCHEME (SEASONAL).
- PATIO AREA.
- PATHS AS PLAN: PAVIORS TO SIDE ELEVATION.

## SERVICES

- FULL MAINS SERVICES.

## SPECIFICATION EXCLUDES

- CARPETS.
- FIREPLACES, SURROUNDS & FIRES (TYPE 1 FLUE INCLUDED, SET UP FOR WOOD BURNER).
- FLOOR TILING.
- LEGAL FEES.
- STAMP DUTY.

SPECIFICATION SUBJECT TO CHANGES AT THE DISCRETION OF THE VENDOR.

N.B. WOOD BURNING STOVE BY CLIENT. IF FITTING PRIOR TO COMPLETION IT MUST BE BY A HETAS REGISTERED INSTALLER AND A CERTIFICATE WILL NEED TO BE ISSUED PRIOR TO COMPLETION.

## ADDITIONAL INFORMATION

THE SITE WILL BE SERVICED BY ADOPTED ROADS.

THE PRIVATE FOUL PUMP STATION WILL BE VIA A MANAGEMENT COMPANY, THEREFORE THE PURCHASER WILL BECOME A SHAREHOLDER IN THE MANAGEMENT COMPANY AND BE SUBJECT TO AN ANNUAL FEE.

THE ANNUAL FEE WILL COVER TYPICAL COSTS I.E:

- PUBLIC LIABILITY INSURANCE
- AUDIT OF ACCOUNTS
- ACCOUNTANT FEES
- MANAGEMENT FEES
- PUMP STATION RUNNING COSTS/MAINTENANCE
- DIRECTORS FEES & ANY OTHER INCIDENTAL COMMON SITE COSTS

SPECIFICATION IS SUBJECT TO VARIATION WITHOUT NOTICE. IF THERE ARE ANY ITEMS WHICH ARE PARTICULARLY IMPORTANT TO YOU, PLEASE CHECK WITH THE SALES ADVISOR.



Ground Floor



First Floor



Second Floor



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