

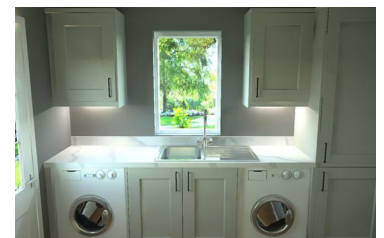


## 21 Garcia Way Tetney, Lincolnshire DN36 5FW

Under construction and nearing completion is this FABULOUS 6 BEDROOM DETACHED FAMILY HOME being built by ARH Tucker & Sons (Cleethorpes) Ltd. The property will be finished to high specification with accommodation including: Entrance hall, good sized lounge, snug/family room, living dining kitchen, utility room and wc to the ground floor. Four bedrooms, the master bedroom having an en suite and dressing room and family bathroom to the first floor plus two double bedrooms to the second floor. Detached garage. Gas central heating system. Front and rear gardens. 10 year LABC guarantee.

**£445,000**

- FABULOUS BRAND NEW FAMILY HOME
- LOUNGE
- SNUG
- LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- FOUR BEDROOMS, BATHROOM & EN SUITE TO FIRST FLOOR
- TWO FURTHER BEDROOMS TO THE SECOND FLOOR
- DETACHED BRICK GARAGE
- FRONT AND REAR GARDENS
- NEARING COMPLETION



## 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.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

12'8" x 6'10" (3.875m x 2.10)

### SNUG (FRONT)

10'10" x 12'8" (3.325m x 3.875m)

### LOUNGE (FRONT)

17'10" x 12'9" (5.450m x 3.890m)

### LIVING DINING KITCHEN

KITCHEN 4.078m x 2.825m

DING AREA 4.790m x 4.078m

DAY ROOM 4.790m x 2.025m

## KITCHEN ILLUSTRATION



## KITCHEN ILLUSTRATION



### UTILITY ROOM

9'5" x 5'10" (2.878m x 1.800m)

Illustration



### CLOAKS/WC

5'10" x 3'7" (1.800m x 1.100m)

## FIRST FLOOR

### LANDING

6'10" x 18'3" (2.100m x 5.588m)

## MASTER BEDROOM

13'1" x 12'9" (3.990m x 3.890m)

## DRESSING ROOM

5'2" x 5'10" (1.600m x 1.800m)

## EN SUITE

7'2" x 5'10" (2.190m x 1.800m)

## BEDROOM 2

10'10" x 13'0" (3.325m x 3.976m)

## BEDROOM 3

10'10" x 13'0" (3.325m x 3.976m)

## BEDROOM 4

12'9" x 11'11" (3.890m x 3.638m)

## FAMILY BATHROOM

8'6" x 7'9" (2.600m x 2.365m)

## SECOND FLOOR

### LANDING

7'8" x 6'10" (2.352m x 2.100m)

### BEDROOM 5

12'9" x 15'1" (3.890m x 4.604m)

### BEDROOM 6

10'10" x 15'1" (3.325m x 4.604m)

## OUTSIDE



## GARDENS



## GARDENS



## DETACHED BRICK GARAGE

## 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.

## VIEWING ARRANGEMENTS

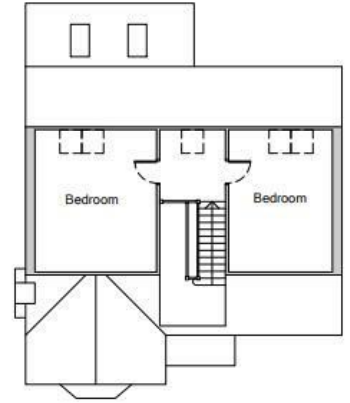
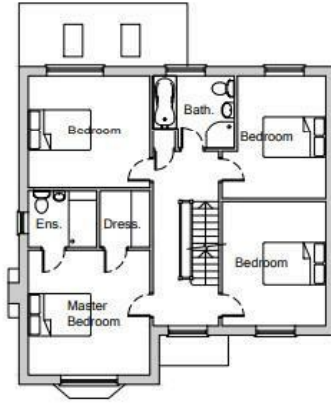
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - As a new build this property has not yet been assessed  
EPC - A SAP report will be available via the solicitors when nearing completion

## 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) <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.