



Plot 12, 24 Clyburn Close Tetney, Lincolnshire DN36 5GB

NEARING COMPLETION IS THIS NEWLY BUILT SIX BEDROOM DETACHED HOUSE WITH 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, with oak and glass balustrade, 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.

£439,950

- CUL DE SAC POSTION
- BRAND NEW 6 BEDROOM DETACHED HOUSE
- LOUNGE
- LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKS & UTILITY ROOM
- FOUR BEDROOMS, EN SUITE & BATHROOM TO THE FIRST FLOOR
- TWO BEDROOMS TO THE SECOND FLOOR
- INTEGRAL GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- LABC 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.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a composite entrance doors, this entrance hall has a contemporary style glass and oak balustrade leading up to the first floor which is open storage below. Under floor heating. Useful coats cupboard.

LOUNGE (FRONT)

17'8" max x 10'4" (5.40 max x 3.17)

An excellent sized formal lounge having a double glazed bay window to the front elevation, space for fireplace/gas fire. Underfloor heating.



LIVING DINING KITCHEN

20'0" x 20'0" (6.11 x 6.10)

This is an illustration of the kitchen will be fitted prior to completion. A must for the modern family this fabulous space will be fitted with a range of contemporary styled base and wall cupboards incorporating an integrated dishwasher, fridge, freezer together with an electric oven, hob having an extractor fan above. Under floor heating. Inset spot lights to ceiling. Wall of bi folding doors which opens onto the rear SOUTH FACING garden, allowing additional light are the two Velux windows.



UTILITY ROOM

8'0" x 6'5" (2.46 x 1.97)

Double glazed window and door. Under floor heating.

FIRST FLOOR

LANDING

The glass and oak staircase leads up from the ground floor and up to the second floor. Double glazed window. Radiator. Useful storage cupboard.



BEDROOM 1 (FRONT)

10'4" x 10'9" (3.16 x 3.28)

Double glazed window. Radiator. Door leads into the en suite



EN SUITE

3'10" x 10'5" (1.17 x 3.18)

Double glazed window. Inset spot lights to ceiling. This area will be fitted with a walk in shower, vanity unit and wc.

BEDROOM 2 (FRONT)

12'11" x 9'1" (3.96 x 2.79)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

336 x 287 (102.41m x 87.48m)

Double glazed window. Radiator.



BEDROOM 4 (REAR)

11'1" x 9'4" min (3.38 x 2.85 min)

Double glazed window. Radiator.



VIEW FROM THE FIRST FLOOR



BATHROOM/WC

7'5" x 7'5" (2.28 x 2.27)

The bathroom will be fitted with a white suite. Double glazed window. Heated towel rail.

SECOND FLOOR

BEDROOM 5

15'1" x 12'6" (4.61 x 3.83)

Two Velux windows. Radiator.



BEDROOM 6

15'1" x 10'4" (4.62 x 3.17)

Two Velux windows. Radiator.



OUTSIDE



INTEGRAL GARAGE

16'10" x 8'8" (5.14 x 2.66)

Up and over door to the front. Personal door leading into the main house. Light and power.

VIEW FROM THE REAR GARDEN



THE GARDENS

The property stands in both front and rear gardens, the fore garden is open plan which will contain a paved driveway and the enclosed SOUTH facing rear has views over open countryside.

SITE PLAN



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 - Not yet assessed

EPC - not assessed

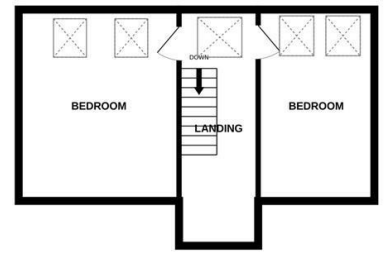
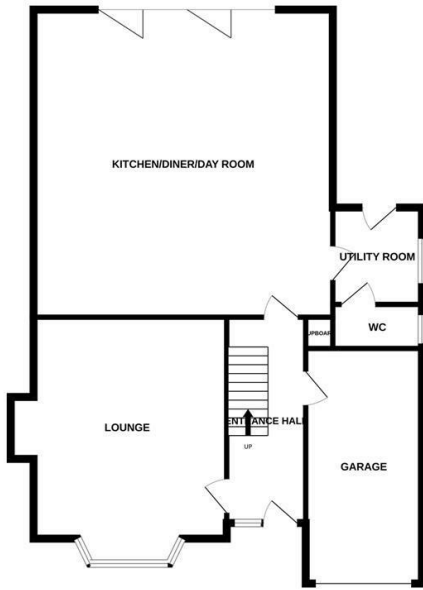
OPENING TIMES

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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.