



21 Garcia Road Tetney, Lincolnshire DN36 5FW

SINGLE HOME STAMP DUTY PAID ON THIS FABULOUS 6 BEDROOM DETACHED FAMILY HOME constructed by the reputable local building company ARH Tucker & Sons (Cleethorpes) Ltd and now ready of occupation. The property is finished to high specification with spacious 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.

£420,000

- FABULOUS BRAND NEW FAMILY HOME
- SINGLE HOME STAMP DUTY PAID OR £11,000 TOWARDS YOUR DEPOSIT
- 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
- READY FOR OCCUPATION



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

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

Approached via a pale green composite entrance door. Tiled floor with underfloor heating.



SNUG (FRONT)

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

Double glazed window. Underfloor heating.



LOUNGE (FRONT)

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

Double glazed bay window to the front elevation plus a smaller double glazed window to the side elevation. Underfloor heating



LIVING DINING KITCHEN

KITCHEN 4.078m x 2.825m

DING AREA 4.790m x 4.078m

DAY ROOM 4.790m x 2.025m

This fabulous living dining kitchen has a tiled floor with underfloor heating, double glazed bi folding doors to the rear elevation together with Velux windows to the partly vaulted ceiling. plus a smaller double glazed window to the kitchen area. Inset spot lights to ceiling



KITCHEN AREA PHOTO

The kitchen is fitted with an abundance of pale grey base and wall units incorporating an induction hob with an extractor fan above together with a built in microwave and an electric oven and in addition there is an integrated dishwasher and fridge/freezer. The quality work surfaces are inset with a stainless steel sink unit and to complete the kitchen area is a matching island unit.



KITCHEN AREA



KITCHEN AREA



UTILITY ROOM

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

Fitted with a range of matching base and wall cupboards having quality work surfaces inset with a stainless steel sink unit having space beneath for washing machine and tumble dryer. The Logic gas fired boiler is concealed within a matching unit. Tiled floor with underfloor heating. Double glazed window and door.



CLOAKS/WC

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

Fitted with a small vanity unit and a wc an again having a tiled floor with underfloor heating. Double glazed window.



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)

Double glazed window and radiator.



DRESSING ROOM

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



EN SUITE

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

The en-suite is fitted with a vanity unit incorporating a recessed sink with cupboards below and a concealed wc. Tiled shower area having a glass screen to the front. The remainder of the walls are also tiled. Double glazed window. Vertical grey radiator and tiled flooring.



BEDROOM 2

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

Double glazed window. Radiator.



BEDROOM 3

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

Double glazed window. Radiator.



BEDROOM 4

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

Double glazed window. Radiator.



FAMILY BATHROOM

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

This contemporary styled bathroom has a suite in white comprising of a panelled bath, a tiled shower cubicle together with a vanity unit incorporating a recessed sink with storage cupboards together with a concealed wc. Vertical grey radiator. Tied floor. Double glazed window.



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)

Double glazed window. Radiator.



BEDROOM 6

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

Double glazed window. Radiator.



OUTSIDE



GARDENS

The property stands in both front and rear gardens, a block paved driveway leads to the garaging at the rear. The enclosed rear garden contains a substantial paved patio and a seeded lawned area. Outside tap.



GARDENS



DETACHED BRICK GARAGE

18'6" x 8'10" (5.65 x 2.71)

Up and over door to the front plus a personal door to the side. Light and power.

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

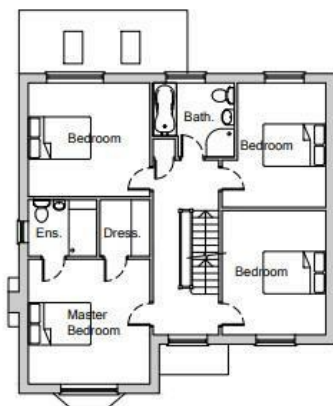
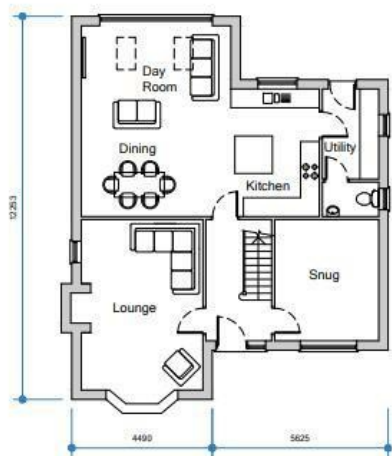
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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) 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 firms 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.