



20 Clyburn Close, Tetney, Grimsby, DN36 5GB

**FOR SALE - £420,000**

**CanTERS**

Chartered Surveyors

## SINGLE HOME STAMP DUTY PAID OF £11,000 GIFTED DEPOSIT (ON FULL ASKING PRICE OFFERS)

An individually designed and built bay fronted Four Bedroom Detached House with Single Garage constructed using traditional materials and finished to the developers' exacting standards. Constructed by Teanby Design & Build to a high specification, this superb property benefits from many notable features including cream fronted Upvc Double Glazed Windows, Gas Central Heating (being underfloor to the ground floor), Security Alarm and a comprehensive electrical installation. The property has pre-finished solid oak doors and quality fittings to both the kitchen and sanitaryware. There is a stunning open plan kitchen/dining/day room with bi-folding doors leading out to the feature patio and south facing rear garden which looks over the open fields beyond.

Situated in a cul-de-sac position close to the golf course and the village centre. Tetney is a thriving village offering an excellent source of amenities including primary school, village hall, playing fields, public house and mini market and is well placed for the centres of both Grimsby and the market town of Louth.

<b>Entrance Hall</b>	With black composite entrance door with side light and a ceramic tiled floor. A hardwood oak staircase leads to the first-floor accommodation.
<b>Cloakroom</b>	With vanity style wash hand basin with mixer tap over and a concealed cistern WC. Window to front aspect and a ceramic tiled floor.
<b>Sitting Room</b>	4.97m x 3.60m With a walk-in bay window overlooking the front garden and fireplace fitted with a class one flue.
<b>Kitchen/Dining/Day Room</b>	4.06m x 2.27m plus 7.50m x 3.89m Undoubtedly the focus of this fabulous family home is this open plan living space with bi-folding doors to the rear which open out onto the large feature patio. The bespoke fitted kitchen has a contrasting island, with a breakfast bar and comprises a comprehensive range of handleless cupboards and base units with granite worktop incorporating sink unit with mixer tap over and matching upstands. The kitchen fitted with Neff appliances including a full height fridge, full height freezer, oven with warming drawer and second oven with slide and hide door together with a dishwasher. The contrasting island also has a granite worktop and incorporates an induction hob with extractor over and includes pan and cutlery drawers. Downlights to the ceiling, a ceramic tiled floor and a window overlooking the rear garden.
<b>Utility Room</b>	2.05m x 1.95m Fitted with identical units to the kitchen having matching worktops and upstands with space for both a washing machine and tumble dryer and a wall mounted central heating boiler. The ceramic tiled floor continues through from the kitchen with downlights to the ceiling and a Upvc double glazed door which provides access to the block paved driveway.
<b>Landing</b>	Wooden drop-down ladder providing access to the roof space.
<b>Master Bedroom</b>	4.06m x 4.06m plus 2.50m x 1.33m With window overlooking the rear garden and the fields beyond.
<b>En-Suite</b>	Comprehensively fitted with a combination concealed cistern low flush WC and wash hand basin in cashmere with white fittings and walk in tiled shower with glass screen having rain head and handheld shower attachment. Wall mounted anthracite towel rail, tiled floor, part tiled walls and downlights to the ceiling. Window to the side aspect.
<b>Bedroom 2</b>	4.02m x 3.60m With window overlooking the front garden and built in wardrobe having oak veneered doors, fitted shelf and hanging rail.
<b>Bedroom 3</b>	3.73m max x 2.98m max With window to front aspect.
<b>Bedroom 4</b>	3.93m x 2.36m With window overlooking the rear garden.
<b>Family Bathroom</b>	Fitted with a panelled bath with glass screen having both rain head and handheld shower attachment. Combination vanity unit in cashmere incorporating a white low flush WC and wash hand basin with mixer tap over. Part tiled walls, wall mounted anthracite towel rail and a tiled floor. Downlights to the ceiling and a window to the side aspect.
<b>Loft Space</b>	Accessed from the landing with drop down ladder. This useful space which is fully boarded and is approximately 8.17m wide and has two Velux roof lights to the rear slope, electric sockets and strip lights.
<b>Outside</b>	The property stands back with the front garden being open plan and laid to lawn. There are block paved paths and driveway which lead to the detached brick and tile garage having remote controlled roller shutter door, personnel door, light, power and a security light to the front gable. Wooden gates lead to the south facing rear garden with extensive paved patio, being part lawned and enjoying views over the open fields. There are up and down lighters to the property together with an outside tap.
<b>Tenure</b>	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
<b>Warranty</b>	The property will benefit from a 10-year Professional Consultant's Certificate.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 16/11/2024

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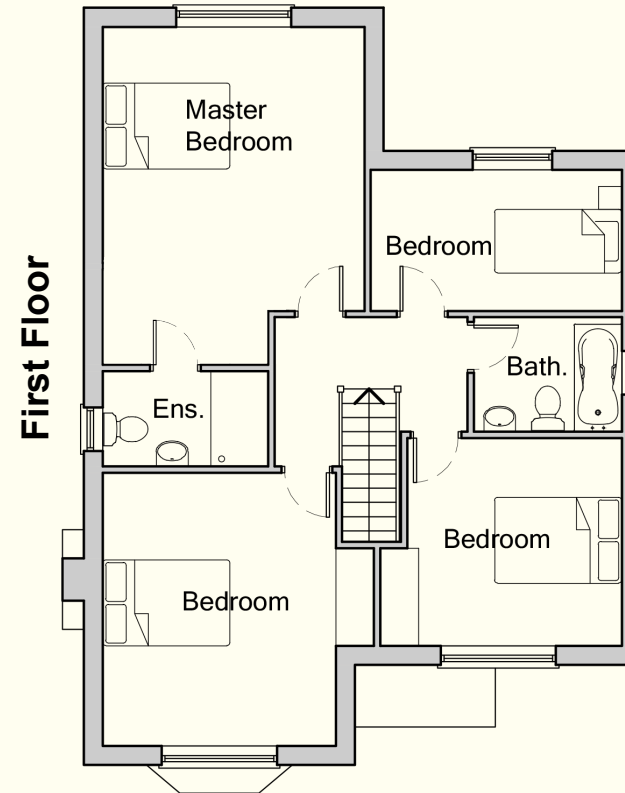
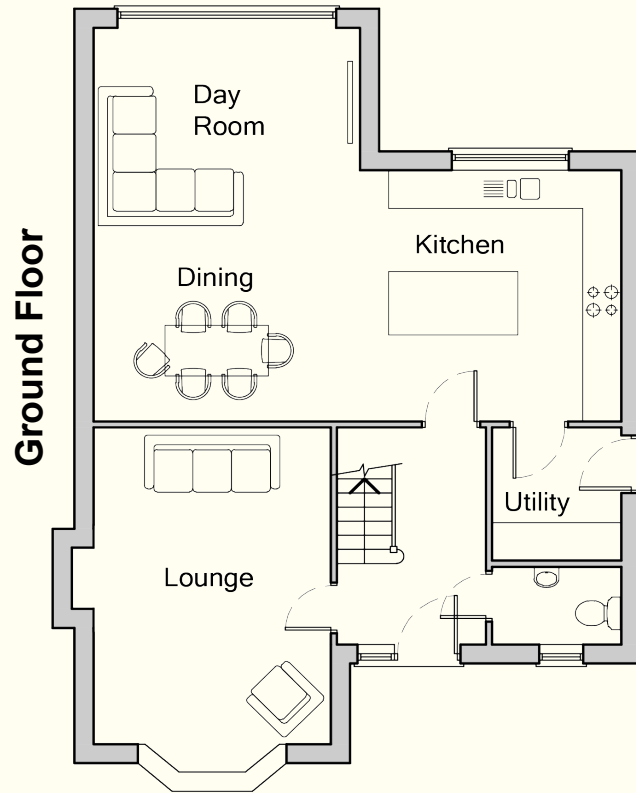
**Additional Information** We understand that the purchaser will become a shareholder in a management company and subject to an annual fee. Please contact this office for further information.

**Council Tax Band:** 'E' NB: This can be reviewed by the Local Authority.

**EPC Rating:** 'B'

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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**ADDITIONAL PHOTOS & PLANS**



Sitting Room



Kitchen



Kitchen



Utility



Cloakroom



Bedroom 1

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 1 En-Suite



Family Bathroom



Rear Elevation



Rear Garden



Rear



Loft Space

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