



## Plot 5, Belfry Gardens Off Great Coates Road Grimsby, North East Lincolnshire DN34 4NA

An exclusive development of 5 EXECUTIVE DETACHED HOMES to be constructed in this stunning setting with views over Grimsby Golf Club. Plot 5 will be built by The John Collis Group to their usual high standard with the purchaser having a generous allowance to personalise their forever home. The accommodation includes Entrance hall, home office, formal lounge, living dining kitchen, utility room & cloaks/wc to the ground floor. Landing, master bedroom with dressing room & en suite plus three further bedrooms to the first floor one again with an en suite and a family bathroom/wc. In addition there is a second floor two bedrooms and en suite shower room. Gas central heating (under floor heating to the ground floor. Double glazing. Double garage with off road parking. Front and rear gardens.

**£645,000**

- CONSTRUCTED BY THE JOHN COLLIS GROUP
- HIGH SPECIFICATION THROUGHOUT
- STUNNING VIEWS OVER THE GOLF COURSE
- LOUNGE & HOME OFFICE/SNUG
- LIVING DINING KITCHEN
- UTILITY & WC
- 6 BEDROOMS
- 3 BATHROOMS
- DOUBLE GARAGE
- 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.

## REAR ELEVATION ILLUSTRATION



## SITE PLAN

## STREET VIEW



## STREET VIEW



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate and taken from the architect's plans

Ground floor 136 sq.m

First floor 122 sq.m

Second floor 51 sq.m

### GROUND FLOOR

#### ENTRANCE HALL

#### SNUG/HOME OFFICE

10'6" x 8'5" (3.21 x 2.58)

#### LOUNGE

16'4" x 14'2" (5.0 x 4.34)

**KITCHEN/DINING ROOM**

23'3" x 13'1" (7.1 x 4.0)

**DAY ROOM**

14'11" x 14'2" (4.55 x 4.34)

**UTILITY ROOM**

10'6" x 6'6" (3.21 x 2.0)

**CLOAKS/WC****FIRST FLOOR**

.

**LANDING****MASTER BEDROOM**

17'6" x 14'2" (5.35 x 4.34)

**DRESSING ROOM**

10'2" x 5'10" (3.1 x 1.80)

**EN SUITE**

6'10" x 9'10" (2.1 x 3.0)

**BEDROOM 2**

13'1" x 12'9" (4.0 x 3.9)

**BEDROOM 3**

14'2" x 13'9" (4.34 x 4.20)

**BEDROOM 4**

18'2" x 9'9" (5.56 x 2.98)

**EN SUITE**

6'10" x 9'2" (2.10 x 2.80)

**BATHROOM**

9'2" x 6'11" (2.80 x 2.11)

**SECOND FLOOR****LANDING****BEDROOM 5**

14'6" x 14'2" (4.43 x 4.34)

**BEDROOM 6**

14'6" x 10'6" (4.43 x 3.21)

**EN SUITE SHOWER ROOM**

3'3" x 13'1" (1 x 4)

**OUTSIDE****ATTACHED GARAGE**

18'6" x 18'2" (5.66 x 5.56)

**FRONT AND REAR GARDENS**

## SITE PLAN



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. In addition there will be a management company created for the common areas of the five property. Please consult us for further details.

### 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



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.