



**SINGLE HOME
STAMP DUTY
PAID or
£11,000 GIFTED
DEPOSIT
ON FULL ASKING
PRICE OFFERS**

Plot 14, 20 Clyburn Close Tetney, Lincolnshire DN36 5GB

SINGLE HOME STAMP DUTY PAID or £11,000 GIFTED DEPOSIT (ON FULL ASKING PRICE OFFERS) would consider PART EXCHANGE UNDER £200,000
A Turn-Key Family Home of Distinction This individually designed Four Bedroom Detached Home with Single Garage blends traditional craftsmanship with modern luxury. Built by Teanby Design & Build to exacting standards, it is finished throughout to a superb high specification. Key features include underfloor heating to the ground floor, cream-fronted flat casement uPVC double glazing, a full security system, solid oak internal doors, and premium fittings to the kitchen and bathrooms. At the heart of the home is a stunning open-plan kitchen/dining/day room complete with bespoke cabinetry, premium appliances, and a central island. Bi-folding doors open onto the south-facing garden and feature patio, enjoying open views over fields perfect for entertaining or relaxing with the family. Set in a quiet cul-de-sac close to the golf course and village centre, the home is ideally placed for both Grimsby and Louth. Tetney itself offers excellent local amenities including a primary school, village hall, playing fields, a public house, and a mini market. This is more than just a property it's a ready-to-move-into family home that combines style, space, and quality in an enviable location.

Chain Free £420,000

- DETACHED FAMILY HOME TETNEY VILLAGE
- STUNNING OPEN PLAN KITCHEN / DINING / DAY ROOM
- BI-FOLDING DOORS LEADING TO A FEATURE PATIO – PERFECT FOR ENTERTAINING
- BESPOKE FITTED KITCHEN WITH PREMIUM BUILT-IN APPLIANCES
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SOUTH-FACING REAR GARDEN WITH OPEN FIELD VIEWS
- HIGH SPECIFICATION



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a black composite door with side light panel into the reception hallway.



RECEPTION HALLWAY

The welcoming reception hallway sets the tone for the rest of the property with its ceramic tiled flooring and hard wood Oak staircase with handy storage cupboard beneath leading to the first floor. Having under floor heating, security alarm. Solid Oak connecting doors leading to the further accommodation.



CLOAKROOM

6'5" x 3'9" (1.96 x 1.15)

The contemporary cloakroom benefits from a white two piece suite comprising of; Vanity hand wash unit with handy storage finished in a modern navy tone with matching unit housing the low flush wc with hidden cistern. Tiled flooring with underfloor heating, down lights to the ceiling, extractor fan and uPVC double glazed window.



LOUNGE

16'3" x 11'9" (4.97 x 3.60)

The separate lounge is to the front aspect of the property with a walk in uPVC double glazed bay window, under floor heating and open chimney breast fitted with a class one flue ideal for a multi fuel stove.



LOUNGE



LIVING DINING DAY KITCHEN

13'3" x 7'5" plus 24'7" x 12'9" (4.06 x 2.27 plus 7.50 x 3.89)

The showpiece of this property is the stunning open-plan kitchen, dining, and day room – a vibrant, light-filled space designed for modern family living. Flooded with natural light from the bi-folding doors open directly onto the large feature patio and south-facing garden seamlessly blending indoor and outdoor living – perfect for entertaining, summer barbecues, or relaxed family evenings. The bespoke fitted kitchen is finished to the highest standard with sleek handleless cabinetry, premium granite worktop and a striking contrasting island with breakfast bar – the ideal spot for family breakfasts or catching up over coffee. Fully equipped with Neff appliances, including a full-height fridge and freezer, twin ovens (one with warming drawer and slide-and-hide door), dishwasher, induction hob, and modern ceiling extractor, this kitchen is as practical as it is stylish. Finished with its elegant ceramic tiled floor, in wall TV points, USB plugs, discreet downlighting and window framing garden views, this space is both luxurious and welcoming – truly the hub of the home.



LIVING DINING DAY KITCHEN



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LIVING DINING DAY KITCHEN



UTILITY ROOM

6'8" x 6'4" (2.05 x 1.95)

Having matching wall and base units to the kitchen with contrasting worksurfaces with under counter space for an automatic washing machine and tumble dryer. Wall mounted boiler in matching larder unit. Down lights to the ceiling, tiled flooring with continued under floor heating and uPVC double glazed door leading to the driveway.



UTILITY ROOM



FIRST FLOOR

FIRST FLOOR LANDING

Having continued Oak spindle balustrade, Oak connecting doors and loft access to the ceiling.



FIRST FLOOR LANDING



MASTER BEDROOM

13'3" x 13'3" plus 8'2" x 4'4" (4.06 x 4.06 plus 2.50 x 1.33)

The master bedroom is a great size with a uPVC double glazed window overlooking the rear garden and open fields. Finished with high skirtings, in wall TV point, USB sockets and thermostat control. Oak door leading to the en suite shower room.



MASTER BEDROOM



EN SUITE SHOWER ROOM

8'2" x 5'3" (2.49 x 1.62)

The contemporary en suite shower room benefits from a white three piece suite comprising of; Walk in shower with dual head, one being rainfall, glazed sliding screen and modern tiled splashbacks, modern combination unit houses the handy wash basin and low flush wc with hidden cistern. Finished with feature tiling to dado height, tiled flooring, down lights, extractor fan, black heated towel rail and uPVC double glazed window to the side aspect.



EN SUITE SHOWER ROOM



BEDROOM TWO

13'2" x 11'9" (4.02 x 3.60)

The second double bedroom is to the front of the property with a uPVC double glazed window, high skirtings, radiator and built in wardrobe with double Oak doors, hanging rails and shelving.



BEDROOM THREE

12'2" x 9'9" (3.73 x 2.98)

The third double bedroom is again to the front of the property with a uPVC double glazed window, high skirtings and radiator fitted.



BEDROOM FOUR

12'10" x 7'8" (3.93 x 2.36)

To the rear of the property with a uPVC double glazed window, high skirtings and radiator fitted.



FAMILY BATHROOM

7'2" x 5'11" (2.19 x 1.82)

The family bathroom benefits from a white three piece suite comprising of; Bath with dual headed shower, one being rainfall and glazed screen, modern combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with modern tiling to the splashbacks and dado height, tiled flooring, down lights, extractor fan, black heated towel rail and uPVC double glazed window to the side aspect.



LOFT SPACE

Accessed via a pull down ladder from the first floor landing. This handy space has two Velux windows, full boarding to the floor, lighting and electric sockets.



OUTSIDE

THE GARDENS

The property enjoys a cul de sac position with an open plan front garden which is mainly laid to lawn with a paved driveway providing ample off road parking and leading to the detached garage. Fencing to the side boundaries and wooden access gates to both sides lead to the private rear garden. The southerly facing rear garden has fencing to the side boundaries with an open facing to the rear allowing you to enjoy views over the open fields. The garden is mainly laid to lawn with a large paved patio ideal for summer evening entertaining. Outside sockets and lighting.



THE GARDENS



THE GARDENS



THE GARDENS



RAER VIEW



REAR VIEW



DETACHED GARAGE

Detached brick garage with remote electric roller door to the front aspect and side courtesy door leading to the southerly facing rear garden. Fitted with electric and lighting.

WARRANTY

The property will benefit from a 10 -year Professional Consultant's Certificate.

MANAGEMENT COMPANY

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.

PLAY AREA

Communal play area.



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E 'NB: this can be reviewed by the Local Authority.

EPC - B

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) 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.