



Plot 6 Station Road Tetney, Lincolnshire DN36 5HY

A FOUR BEDROOM DETACHED FAMILY HOME having views over Tetney Golf Club to the rear. This popular design will be constructed by The John Collis Group with the prospective purchasers being able to put their very own personal stamp on the interior fittings. The accommodation includes: Fabulous entrance hall with oak and glass staircase, cloaks, study, good sized lounge, large integrated luxury living dining kitchen, utility room, large master bedroom with en suite and dressing room, plus three further double bedrooms, one also having an en suite and dressing area plus a family bath/shower room/wc. Double garage. Gas central heating system (under floor to the ground floor). Double glazing. Security alarm. Landscaped gardens. Estimated completion 9 months.

£455,000

- STUNNING VIEWS OVER TETNEY GOLF CLUB
- FABULOUS DETACHED FAMILY HOME
- LOUNGE & STUDY
- LARGE LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- TWO MASTER BEDROOM SUITES
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM/WC
- DOUBLE GARAGE
- EXCELLENT SPECIFICATION



PHOTO OF SIMILAR PROPERTY

This is purely for illustration purposes only of a similar property under construction by The John Collis Group



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

This impressive entrance hall is approached via a striking Composite entrance door with matching side panels. Inset spot lights to ceiling. An oak and glass staircase will be installed. Tiled flooring with underfloor heating will be installed.

CLOAKS/WC

Inset spot lights to ceiling. Double glazed window. Tiled flooring will be installed with under floor heating. Photograph for illustration purposes only.



LOUNGE (FRONT)

16'2" x 16'4" (4.94 x 4.98)

This excellent sized family lounge has a double glazed window to the front elevation, under floor heating.

STUDY

8'9" x 10'4" (2.68 x 3.15)

Double glazed window to the front elevation. Under floor heating.

LIVING DINING KITCHEN

This fabulous living dining kitchen will have under floor heating to a tiled floor, inset spot lights to ceiling and double glazed windows and doors. Photograph for illustration purposes only.

Choice of Peninsula or Island.



LIVING DINING KITCHEN

14'9" x 13'1" (4.50 x 4.00)

Additional illustration photograph



LIVING DINING KITCHEN

Photograph for illustration purposes only.



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DAY ROOM

22'11" x 17'8" (7.00 x 5.40)

UTILITY ROOM

7'2" x 10'4" (2.20 x 3.15)

Double glazed window and door. Inset spot lights to ceiling and tiled flooring with under floor heating.

FIRST FLOOR

GALLERY LANDING

This fabulous gallery landing has a double glazed window to the front elevation, inset spot lights to ceiling and radiator. Useful storage cupboard and access to roof space

MASTER BEDROOM (REAR)

14'2" x 20'6" (4.34 x 6.27)

Double glazed window. Radiator.

EN SUITE SHOWER ROOM

6'6" x 12'5" (2.0 x 3.8)

Double glazed window. Inset spot lights to ceiling. Photograph for illustration purposes only.



DRESSING ROOM

10'1" x 5'10" (3.08 x 1.80)

Inset spot lights to ceiling.

BEDROOM 2 (REAR)

12'7" x 10'7" (3.86 x 3.24)

Double glazed window. Radiator. Inset spot lights to ceiling.

BEDROOM 3 (FRONT)

14'2" x 13'5" (4.34 x 4.09)

Double glazed window. Inset spot lights to ceiling. Radiator.

BEDROOM 4/DRESSING ROOM/SHOWER ROOM

The additional area has been amended by the builder which could be used as a separate bedroom suite and includes:-

SHOWER ROOM/WC

10'2" x 6'9" (3.10 x 2.06)

Inset spot lights to ceiling. Extractor.

OPEN DRESSING AREA/HOME OFFICE

Inset spot lights to ceiling. Double glazed window.

BEDROOM AREA

16'9" x 9'9" (5.12 x 2.98)

Radiator. Double glazed window. Access to roof space.

BATHROOM/WC

6'11" x 8'11" (2.11 x 2.74)

Double glazed window. Inset spot lights to ceiling. Photograph for illustration purposes only.



OUTSIDE

DOUBLE ATTACHED GARAGE

16'6" x 17'11" (5.05 x 5.48)

Up and over electric door to the front. Light and power.

THE GARDENS

The property stands in both front and rear SOUTH facing rear gardens, the fore garden will be open plan with the enclosed rear garden containing a substantial block paved patio area and being laid to lawn. This photograph is purely for illustration purposes only of a similar property.

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.

OPENING TIMES

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



JOHN COLLIS GROUP

Unit 42 Cleethorpes Business Centre, Jackson Place, Humberston, Grimsby DN36 4AS
Tel/Fax: 01472 211454 email: john@johncollisgroup.co.uk

**JOHN COLLIS
BUILDERS LTD**
Reg. No. 2947887

**NEROLINE
LTD**
Reg. No. 6459824

**WILLOW LAKES
(ASHBY HILL TOP FARM) LTD**
Reg. No. 6889217

**JOHN COLLIS
PROPERTY**

**COLVESTER
HOMES LTD**
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SPECIFICATION 3/4 BEDROOMED PROPERTY

STANDARD ITEMS

Freehold	10 Year Building Guarantee
Loft Insulation, 12 sqm Boarding, Loft Ladder, 1 Electric Socket and 1 light (Roof Space)	Cobbled or Block Paved Driveway
Underfloor Heating to Ground Floor	Standard Slabs to Paths
Radiators with Thermostatic Valves Upstairs	20 Square Metres of Patio
Burglar Alarm System	Seeded Rear Garden
Brushed Chrome Electrical Sockets Downstairs, White Upstairs	Turfed or Seeded Front Garden where Applicable
2 Electrical Smoke Detectors, 3 Telecom Points, 3 Aerial Points	Fencing/Hedging as Applicable
Electric Downlights to Kitchen, Bathrooms & Ensuites	Outside Lights (Maximum of 4)
Satin Chrome Door Furnishings	Outside Tap
Turned Newell's & Spindle Staircase where Applicable	Garage where Applicable includes, Electric Roller Door, 1 Personnel Door, 2 Double Sockets, 1 Centre Light
Labour for Fitting Kitchens & Bathroom Furnishings	

Additions to the above may be supplied/fitted at the customer's request
these items will be charged at cost and exclusive of VAT

INCLUSIVE STANDARD ITEMS WITH CHOICES

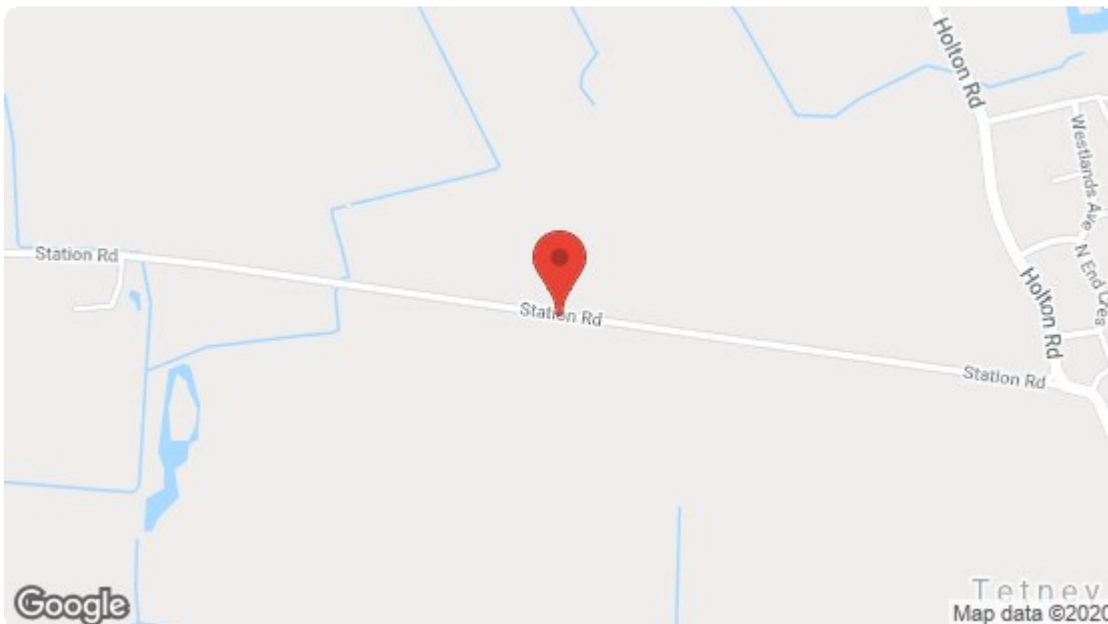
Description	Choices
Double Glazed Windows/Patio Doors/Back Door	Choice of Colours – Cream or Anthracite
Double Glazed Front Door	Choice of Colours, Solidoor Range Brochure Supplied
Oak Faced Internal Doors	Choice – Ely or Bury 4 Panel - Denta Range at MKM
Oak Faced Half Glazed Internal Doors to Rooms of Choice	Choice – Ely or Bury 4 Panel - Denta Range at MKM Maximum Quantity of 3
Internal Decoration – Painted Walls, Ceilings, Skirting & Architraves.	Choice of Colours – Colour Chart Supplied
Internal Decoration – Wallpaper to Single Feature Wall	Maximum of 2 Rooms – Wallpaper of Choice

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TOTAL ALLOWANCE FOR ALL OF THE FOLLOWING ITEMS IS - £TBA

Kitchen Units/Worktops/Upstands/Sinks/Taps (Materials Only)	Cost Price Exclusive of VAT
Kitchen Appliances (Materials Only)	Cost Price Inclusive of VAT
Bathrooms/Ensuites Pottery/Units>Showers/Heated Towel Rails (Materials Only)	Cost Price Exclusive of VAT
Floor & Wall Tile Materials Plus Labour for Fitting all Tiles	Cost Price Exclusive of VAT

The total cost of any extra items and any overspend on allowances will be supplied to the solicitors and added to the final completion statement – Regular updates on spend will be supplied to the customer as quotes are received by ourselves



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.

