



Plot 4 Station Road Tetney, Lincolnshire DN36 5HY

HELP TO BUY is available on another stunning DETACHED SIX BEDROOM FAMILY HOUSE by THE JOHN COLLIS GROUP. This very handsome design of house will not be ready of occupation until 2020 therefore giving you the purchaser the opportunity of being able to personalise the interior to achieve a fabulous bespoke property. The accommodation comprises: Elegant entrance hall, cloaks/wc, formal lounge, snug, fantastic living dining fitted kitchen, utility room, master bedroom with dressing room and en suite shower room plus three other bedrooms two with a Jack n Jill en suite and luxury family bathroom/wc to the first floor. Two further double bedrooms and a shower room/wc to the second floor. Double brick garage. Double glazing. Gas central heating (underfloor to the ground floor). Landscaped front and rear gardens. Views over the Golf Course. Estimated completion date 9 months.

£495,000

- VIEWS OVER THE GOLF COURSE
- STUNNING DETACHED HOUSE
- DOUBLE GARAGE
- LOUNGE & SNUG
- LARGE LIVING DINING KITCHEN
- UTILITY ROOM
- MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE
- FIVE FURTHER BEDROOM ROOMS
- ALL WITH EN SUITES
- EXCELLENT SPECIFICATION



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.

HELP TO BUY

HELP TO BUY SCHEME - Own 100% of your home for 80% of the price with only a 5% deposit. This company is registered with the Government to offer the Help to Buy Scheme, launched by the Chancellor in his March 2013 Budget.

This equity loan scheme enables a first time buyer or a buyer with a house to sell, who only has a 5% deposit, to apply for a 75% mortgage and take out up to a 20% government loan for up to 25 years for the remainder. (Interest free for the first 5 year.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

Entrance hall

Cloaks/wc

Snug - 3.30m x 3.80m

Lounge - 5.20m x 4.27m

Kitchen/Dining room - 3.54m x 6.67m

Dayroom - 4.56m x 5.56m

Utility room - 1.80m x 4.37m

KITCHEN SAMPLE ILLUSTRATION



KITCHEN SAMPLE ILLUSTRATION



KITCHEN SAMPLE ILLUSTRATION



KITCHEN SAMPLE ILLUSTRATION



UTILITY
SAMPLE PHOTO



- FIRST FLOOR**
Landing
Master Room 3.3m x 2.7m
Dressing Room - 1.50m x 4.00m
En suite
Bedroom 2 - 3.75m x 4.00m
Jack n Jill shower room
Bedroom 3 - 3.59m x 3.80m
Bedroom 4 - 3.80m x 3.10m
En suite - 1.5m x 2.9m

BATHROOM SAMPLE ILLUSTRATION



EN SUITE SAMPLE ILLUSTRATION



SECOND FLOOR

LANDING

- BEDROOM 5**
17'4" x 13'1" (5.3m x 4.0m)

- BEDROOM 6**
17'4" x 13'1" (5.3m x 4.0m)

- SHOWER ROOM/WC**
5'10" x 10'9" (1.8m x 3.3m)

OUTSIDE

- DETACHED DOUBLE GARAGE**
Electric door to the front. Personal door and light and power.

THE GARDENS

The property is standing in front and rear gardens, which will be paved and landscaped.

TENURE - FREEHOLD

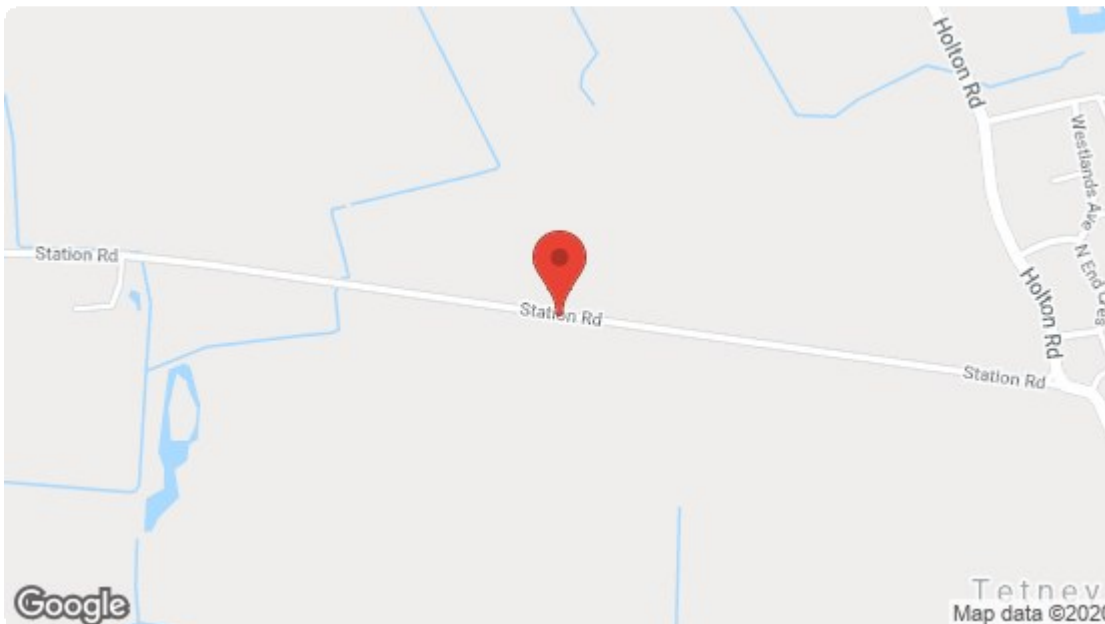
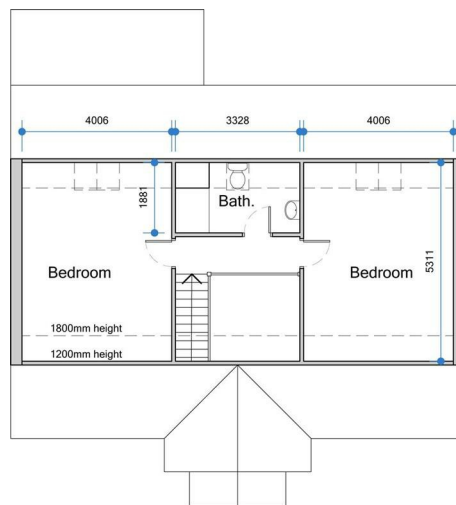
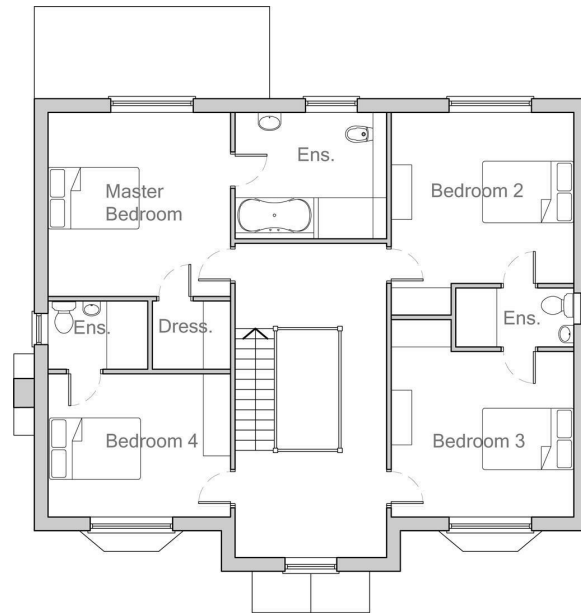
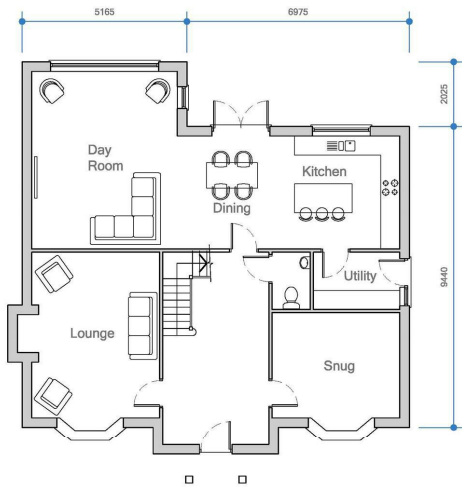
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.



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



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.



JOHN COLLIS GROUP

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**JOHN COLLIS
BUILDERS LTD**
Reg. No. 2047887

**NEROLINE
LTD**
Reg. No. 6450824

**WILLOW LAKES
(ASHBY HILL TOP FARM) LTD**
Reg. No. 6880217

**JOHN COLLIS
PROPERTY**

**COLVESTER
HOMES LTD**
Reg. No. 9098066

SPECIFICATION

3 / 4 BEDROOMED DETACHED 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, Heated Towel Rails to Bathrooms and Ensuites	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 Anthrasite
Double Glazed Front Door	Choice of Colours, Solidoog 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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these items will be charged at cost and exclusive of VAT



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 and Ensuites Pottery/Units/Shower (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