



## Plot 13, 22 Clyburn Close Tetney, Lincolnshire DN36 5GB

**\*\* SINGLE HOME STAMP DUTY PAID ON FULL ASKING PRICE \*\***  
Standing in SOUTH FACING GARDENS is this spacious SIX BEDROOM DETACHED FAMILY HOME UNDER CONSTRUCTION. The accommodation will be finished to a very high standard to include a Bespoke handmade kitchen together with quality bathrooms and includes: Entrance hall, lounge, living dining kitchen, utility room, cloaks/wc, four bedrooms one with an en suite and family bathroom to the first floor plus two further double bedrooms and a shower room to the second floor. Integral garage. Gas central heating system (under floor to the ground floor). Double glazing. Security system. Front and rear gardens. 10 year guarantee.

**Asking Price £389,950**

- DETACHED FAMILY HOME
- FORMAL LOUNGE
- LIVING DINING KITCHEN WITH HANDMADE UNITS
- UTILITY & WC
- 6 BEDROOMS
- EN SUITE AND BATHROOM FREESTANDING BATH
- INTEGRAL GARAGE DOUBLE DRIVEWAY
- GAS CENTRAL HEATING
- SINGLE HOME STAMP DUTY PAID ON FULL ASKING PRICE OFFER
- 10 YEAR GUARANTEE

## SITE PLAN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

16'5" x 10'6" (5.02 x 3.21)

#### LIVING DINING KITCHEN

20'3" x 20'1" (6.19 x 6.14)

This beautifully designed kitchen diner is the heart of the home, combining style, practicality, and space for modern living. The room is flooded with natural light from the large sliding patio doors and a skylight, creating a bright and airy atmosphere with seamless access to the garden—perfect for family life and entertaining. The bespoke shaker-style cabinetry is finished in a soft neutral tone, complemented by sleek quartz-style worktops for a timeless and elegant look. The central island, complete with an induction hob and feature extractor, offers generous preparation space as well as additional storage, making it both a functional and social focal point. A contemporary black sink with a matching tap adds a bold statement, while integrated appliances, including twin ovens and a cleverly concealed microwave, ensure a clean and uncluttered finish. Ample cupboard and drawer space, alongside a hidden larder unit, provide excellent storage solutions. The open-plan layout flows effortlessly into the dining and living areas, with warm wood flooring tying the space together to create a welcoming environment. This versatile room is ideal for both relaxed everyday living and stylish entertaining.

#### LIVING DINING KITCHEN

Additional Photograph



#### LIVING DINING KITCHEN

Additional Photograph



## LIVING DINING KITCHEN

Additional Photograph



## LIVING DINING KITCHEN

Additional Photograph



## BUTCHERS CUPBOARD



## UTILITY ROOM

8'7" x 6'7" (2.64 x 2.03)

A well-designed utility room, providing a practical and convenient space separate from the main kitchen. Fitted with matching cabinetry and worktops for a seamless finish, it includes a modern inset sink with a sleek black mixer tap and ample under-counter space ideal for housing appliances. A side door gives direct access to the garden, making this the perfect area for laundry, cleaning, and everyday household tasks while keeping the main living areas clutter-free.



## CLOAKS/WC

6'7" x 3'7" (2.03 x 1.1)

## FIRST FLOOR

## LANDING



## MASTER BEDROOM

11'5" x 10'5" (3.5 x 3.2)



## EN SUITE

10'5" x 3'11" (3.2 x 1.2)

The property boasts a stylish en suite shower room, finished with modern tiling and contemporary fittings. Featuring a sleek walk-in shower with glass screen, a wall-mounted vanity unit with integrated basin, and a concealed cistern WC, the space has been designed with both comfort and convenience in mind. A heated towel rail completes the room, adding a touch of luxury and practicality.

## BEDROOM 2

13'1" x 9'4" (3.99 x 2.85)

## BEDROOM 3

11'1" x 9'4" (3.39 x 2.85)



## BEDROOM 4

10'8" x 10'6" (3.26 x 3.22)



## BATHROOM/WC

7'6" x 6'11" (2.3 x 2.12)

This contemporary family bathroom offers a touch of luxury with its sleek design and high-quality fittings. Featuring a stylish freestanding bathtub with modern chrome fixtures, a separate corner shower enclosure, and a wall-mounted vanity unit with integrated basin, the space combines practicality with elegance. A heated towel rail adds both warmth and convenience, while the neutral tiling and clean lines create a calm and inviting atmosphere—perfect for relaxation.

## SECOND FLOOR

### LANDING



### BEDROOM 5

15'0" x 8'8" (6'1") (4.59m x 2.65m (1.87m))



### BEDROOM 6

15'0" x 10'4" (4.59m x 3.17m)



## SHOWER ROOM

This modern en suite shower room is finished to a high standard with sleek tiling and contemporary fittings. It features a glass-fronted shower enclosure, a stylish wall-hung WC, and a compact vanity unit with integrated basin, making excellent use of space. A heated towel rail adds both warmth and practicality, creating a smart and functional en suite ideal for everyday comfort.

## OUTSIDE

### INTEGRAL GARAGE

16'10" x 8'8" (5.15 x 2.65)

## FRONT AND REAR GARDENS



### 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.

### 10 YEAR GUARANTEE

We have been informed by the builder there will be a 10 year architect building guarantee supplied by Christopher Burford Bradshaw of Sutherland Consultants.

### STAMP DUTY

Vendor will pay single home stamp duty on a full asking price offer.

### MANAGEMENT COMPANY

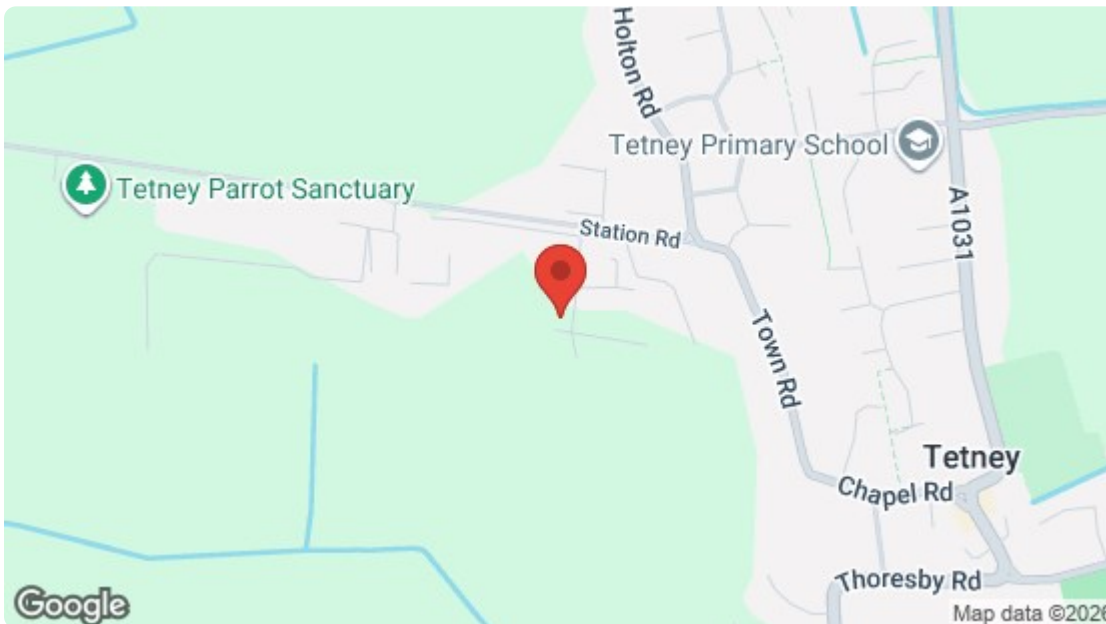
We understand that the purchaser will become a shareholder in a management company and subject to an annual fee. Please contact this office for further information.

### 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.