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Creasy Drive, Dunholme, LN2 3TB



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When it comes to  
property it must be

  
lovelle



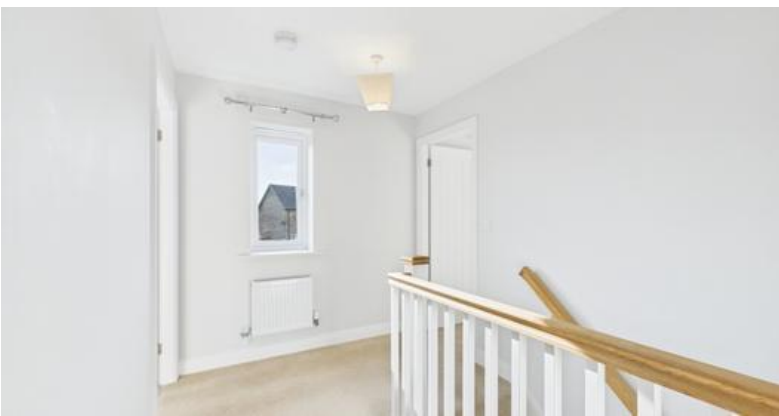
Asking Price: £294,950



Beautifully presented 3 spacious bedrooms in a detached home on the popular Meadows development in Dunholme. Spacious kitchen/diner, en suite to master, large garden, garage and allocated parking. Modern, energy-efficient living in a sought-after village location – early viewing advised.

#### Key Features

- Detached home on the popular Meadows development
- En suite and built-in wardrobe to the master bedroom
- Large open-plan kitchen/diner – ideal for families or entertaining
- Bright and generous living room
- Easily accessible garage with power and lighting
- EPC Rating: B
- Tenure: Freehold
- Council Tax Band: C







Located on the popular Meadows development in the sought-after village of Dunholme, this beautifully presented three double bedroom detached new build offers modern living in a peaceful setting.

Step inside to discover a bright and spacious kitchen/diner, perfect for entertaining or family life, alongside a generous living room with plenty of natural light. The master bedroom boasts its own en suite bathroom and a built-in wardrobe, offering both comfort and convenience.

Outside, the property benefits from a large rear garden, ideal for relaxing or socialising, additionally there is access to dedicated garage and allocated parking space.

This stylish, energy-efficient home is ideal for families, professionals or anyone looking for contemporary living in a desirable location with excellent local amenities and transport links nearby. Early viewing is highly recommended.

## Ground Floor

### Entrance Hallway

1.76m x 2.01m (5'10" x 6'7")

A composite front door, radiator, carpet on floor and stairs. Doors leading to both kitchen/diner and living room. WC toilet door.

### Living Room

5.59m x 3m (18'4" x 9'10")

Spacious living room with double glazed double door to rear aspect, and double-glazed window to front aspect. 2 radiators, carpet, and door leading to entrance hallway.

### Kitchen / Diner

5.59m x 2.75m (18'4" x 9'0")

Laminate flooring, integrated microwave, dishwasher, oven, and gas hob. Stainless steel extractor canopy, built in base and wall units, and sink. 2 radiators, double glazed window to front and rear aspect. Doors leading to utility and entrance hallway.

### Utility

1.89m x 2m (6'2" x 6'7")

Laminate flooring, built in base units, space for washer and dryer. Understairs storage, doors leading to kitchen/diner and rear garden.

## First Floor

### Landing

3.83m x 2.18m (12'7" x 7'2")

Carpeted stairs, doors leading to all 3 bedrooms as well as a bathroom. Loft hatch access. Double glazed window to rear aspect and radiator.

## Bedroom 1

3.74m x 2.72m (12'4" x 8'11")

Double bedroom with built in wardrobe. Carpet, double glazed window to rear aspect, radiator, and door leading to en-suite.

## Bedroom 2

3.39m x 2.88m (11'1" x 9'5")

Double bedroom. Carpet, double glazed window to front aspect, and radiator.

## Bedroom 3

2.13m x 2.88m (7'0" x 9'5")

Spacious bedroom. Carpet, double glazed window to rear aspect, and radiator.

## Bathroom

1.72m x 2.22m (5'7" x 7'4")

Low level WC, wash basin, bath with overhead shower, radiator, tiled walls, double glazed window to front aspect, and laminate flooring.

## En-Suite

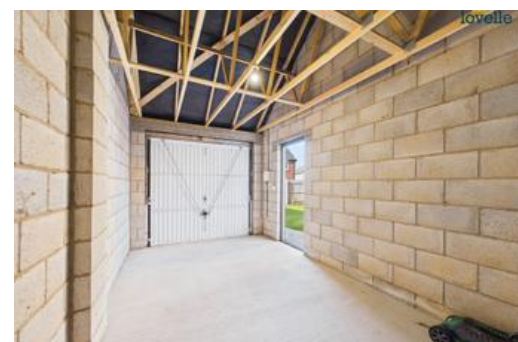
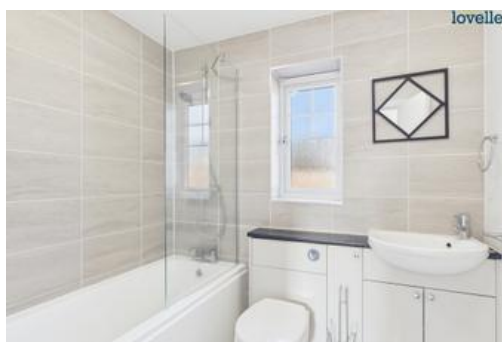
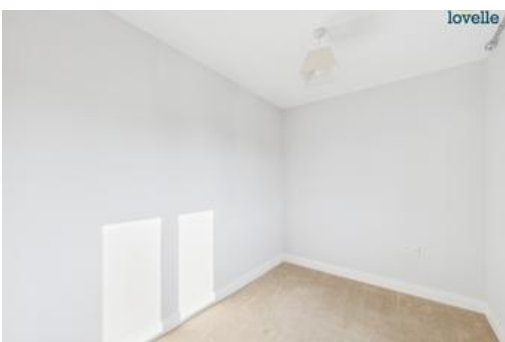
1.78m x 2.78m (5'10" x 9'1")

Low level WC, wash basin, shower, radiator, tiled walls, double glazed window to front aspect, and laminate flooring.

## Garage

2.73m x 5.08m (9'0" x 16'8")

Electricity, lighting, and locked door.





## Agent Notes

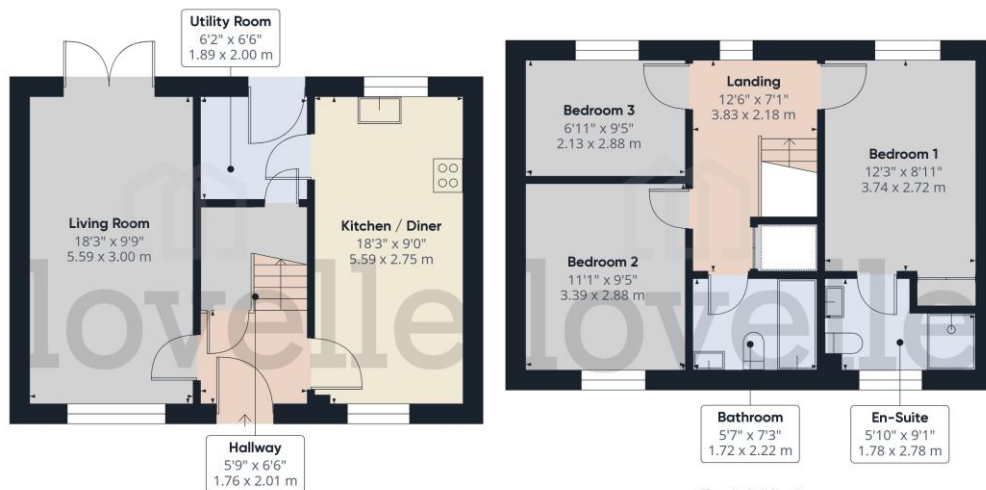
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Ground Floor Building 1



Ground Floor Building 2

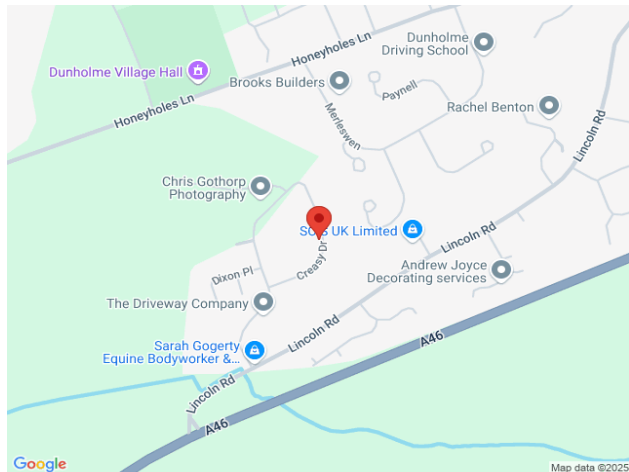


Approximate total area<sup>(1)</sup>  
1063.16 ft<sup>2</sup>  
98.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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