



Plot 7 Willsmere Fields
Dunston, Lincoln

BROWN & CO JH Walter



Hollingworth Developments

Hollingworth Developments, founded by William Hollingworth, is a family-owned business with over a decade of experience in property development throughout Lincolnshire. We specialise in designing and building bespoke homes that cater to the unique needs of our clients. Choosing a Hollingworth Developments home means embracing a distinctive approach to home building. We don't just construct houses, we create welcoming spaces where you'll want to live for years to come. From the very start, our emphasis is on quality and sustainability, ensuring that your home is not only beautiful but built to endure. Our commitment to crafting your ideal home is unwavering. We collaborate closely with you at every stage of the process, ensuring you feel engaged and connected to your new living space. Your vision is our mission, and we strive to turn your dream home into a reality.





Plot 7 Willsmere Fields, 21 Fen Lane, Dunston

A beautiful newly constructed family home nestling in a generous plot of around 0.15 of an acre with open field views to the rear. Designed and built by award-winning local builder, Hollingworth Developments. No expense has been spared on this bespoke home offering high quality materials and appliances throughout.

The ground floor will offer an Entrance Hall, WC, Utility, Study, Open plan kitchen/Dining/ Living Room and lounge to the ground floor. Whilst the first floor offers five bedrooms, Two En-Suite Shower Rooms and a Family Bathroom.

Outside the front elevation offers a fenced garden which is laid to lawn with a block paved path running to the side elevation. A gravel and block work driveway provides ample parking as well as a double detached garage. The rear elevation is mainly laid to lawn with a large wrap around patio and fenced boundaries.

The property is currently at first fix stage which allows for a buyer to have input in their choice of Kitchen, bathrooms, flooring and tiling. Interested parties should contact the selling agent to discuss this in more detail.



Services

The property offers mains water, electric, sewer connection. A Grant air source heat pump provides underfloor heating to the ground floor which can be controlled zonally. The first floor is served by radiators.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax Band

The property is a new build and has not yet been assigned a Council Tax band. Prospective purchasers are advised to contact the local council for an estimate.

Mobile

Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Broadband

A new BT openreach fibre broadband connection is connected to the property.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Reservation Fee/Deposit:

A reservation fee or deposit may be required by the developer to secure the property. Terms and amount may vary depending on the build stage and individual plot. Buyers are advised to contact the agent for further details and to confirm requirements with their solicitor before making any financial commitment.

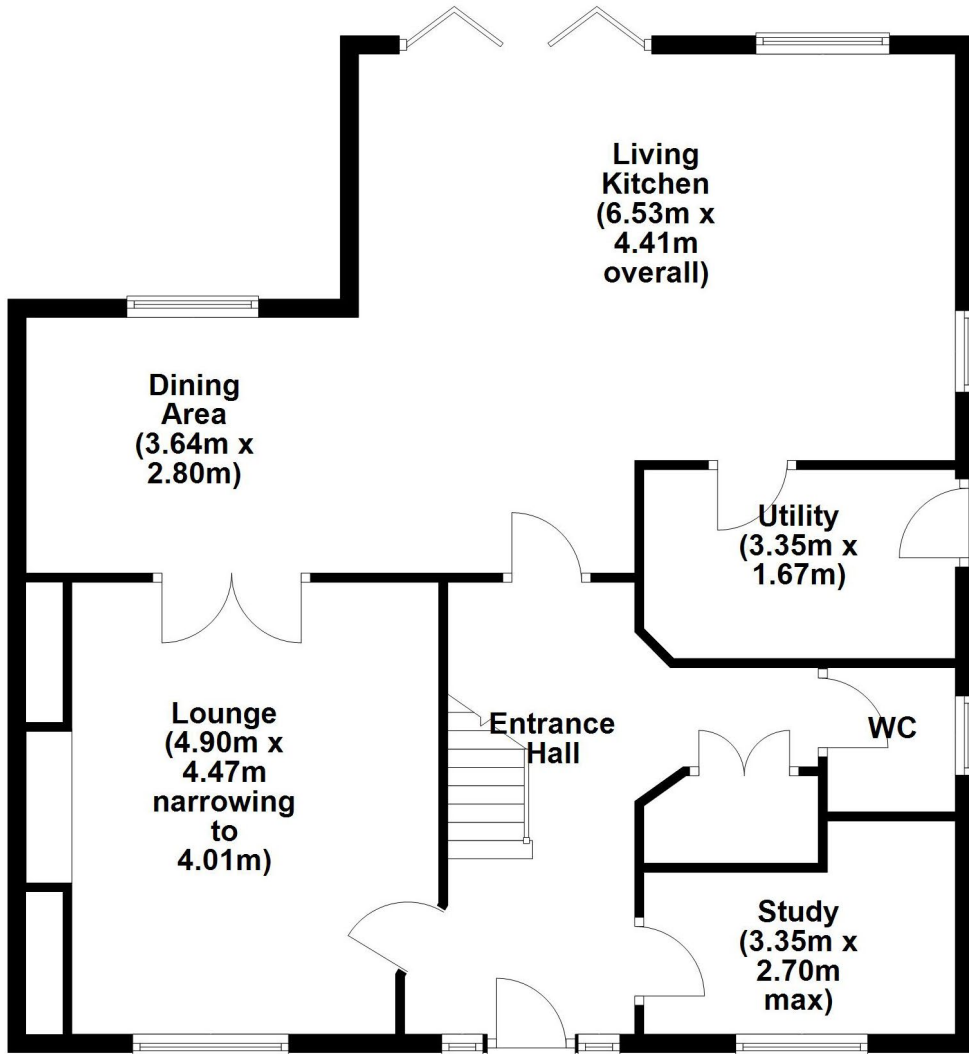
Professional Consultants Certificate

The property will be sold with a Professional Consultant's Certificate (PCC).



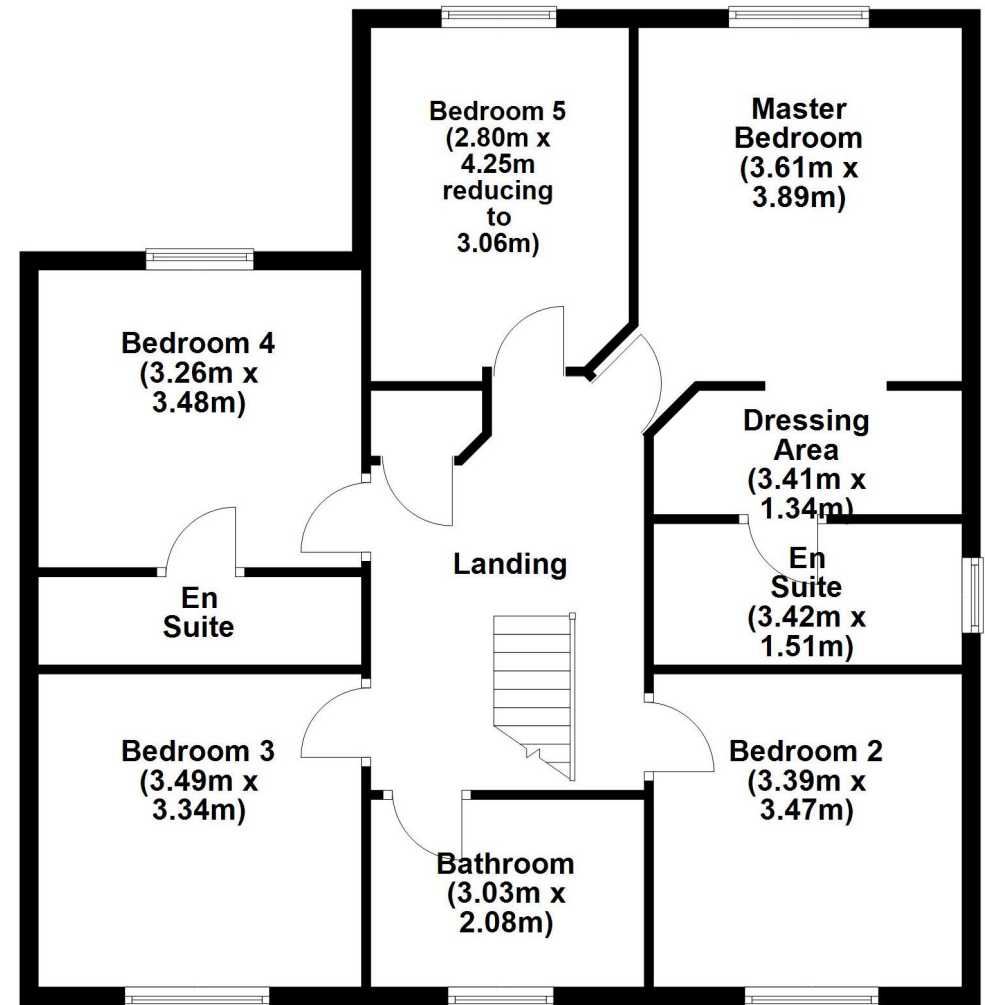
Ground Floor

Approx. 98.4 sq. metres (1059.3 sq. feet)



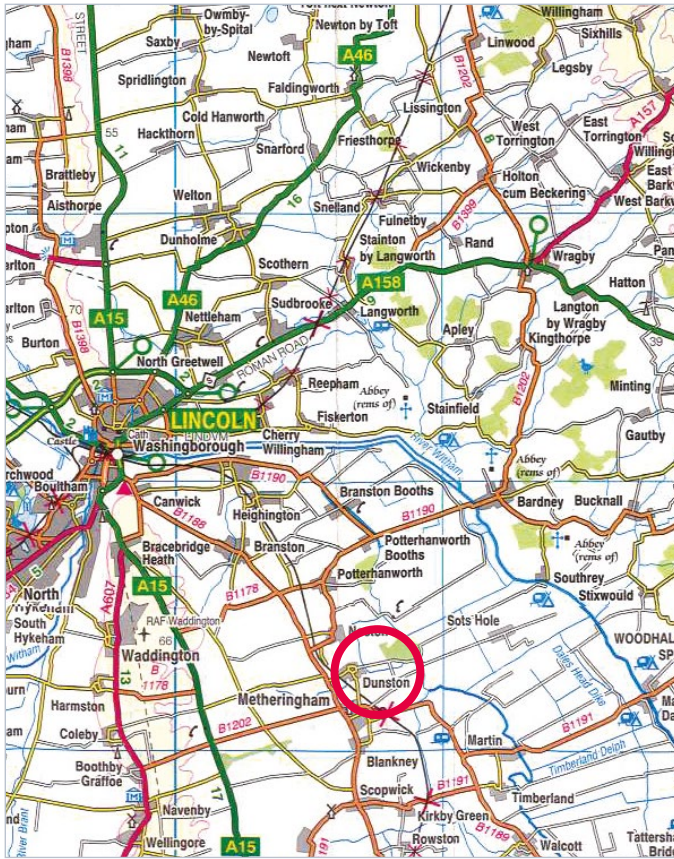
First Floor

Approx. 96.3 sq. metres (1036.9 sq. feet)



Total area: approx. 194.7 sq. metres (2096.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Directions - LN4 2HB
From the B1188 Sleaford Road turn left towards Dunston. As you enter the village turn right onto Chapel Lane and then left onto Front Street. Finally turn right onto Fen Lane and the property can be found on your left at the edge of the village.

<https://what3words.com/overlaid.spend.racked>

Agent
James Mulhall
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Predicted Energy Assessment

Plot 7, Fen Lane, Dunston

Dwelling type: House, Detached
Date of assessment: 13/10/2023
Produced by: Simon Nind
Total floor area: 195.52 m²
DRRN:

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
England EU Directive 2002/91/EC	England EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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