



- Detached Family Home
- Very Well Presented Throughout
- Pleasant Outlook Over Duck Pond
- 4 Double Bedrooms, Master En-Suite
- Impressive 25' Kitchen Diner
- 12'0" Garden/Play Room
- Large Driveway & Garage
- Call Now To View

Arrow Mews, Dunholme, LN2 3GB,
£350,000





PERFECT FAMILY HOME! Located within walking distance of William Farr comprehensive school and overlooking the local duck pond is this delightful detached house on Arrow Mews. The property, which was built by reputable builders Cyden Homes in 2021, stands proudly at the end of a private driveway accessed by only five properties and has spacious and versatile accommodation throughout which briefly comprises: spacious entrance hallway, ground floor wc, study with views over the duck pond, 18'2 lounge with bay window, impressive 25'4 kitchen diner with attractive silestone work surfaces, 12 garden/playroom and utility. To the first floor there are 4 double bedrooms, ensuite shower room to master bedroom and separate family bathroom. Outside the property benefits from a large driveway and turning area with space for several vehicles, brick built garage and generous rear garden. Viewing of this property is considered essential in order for it to be fully appreciated, call today to arrange an appointment. Council tax band: E. Freehold.



Entrance Hallway

Having composite front entrance door, radiator and stairs rising to first floor.

Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, ceramic tiled floor, radiator, LED downlight and extractor.

Study

9' 0" x 6' 8" (2.74m x 2.03m)

Having radiator and window with views over the duck pond.

Lounge

18' 2" into bay x 10' 11" (5.53m x 3.32m)

Having large walk-in bay window to front aspect with views over duck pond, radiator and double doors leading into:

Kitchen Diner

25' 4" x 10' 0" max (7.72m x 3.05m)

Having a range of matching wall and base units, attractive silestone work surfacing with matching upstands and breakfast bar, one and a half single drainer sink unit with mixer taps over and tiled splash backs, built-in eye level Neff oven, Neff hob with cooker hood over, integral dishwasher, integral full height fridge freezer, ceramic tiled floor, radiator and French doors into:

Garden/Play Room

12' 0" x 10' 0" (3.65m x 3.05m)

Having large window overlooking the garden, radiator and French doors leading onto paved patio area.

Utility

Having larder unit, plumbing for washing machine and space for tumble dryer with work surfacing over, ceramic tiled floor, radiator, wall mounted Ideal central heating boiler, extractor and uPVC door to side.

First Floor Landing

Having radiator, access to loft and airing cupboard housing hot water cylinder.

Master Bedroom

14' 3" into wardrobes x 11' 2" max (4.34m x 3.40m)

Having fitted sliding door wardrobes, radiator and window with views over duck pond.

En-Suite

Having 3 piece suite comprising corner tiled shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, electric shaver point, LED downlights and extractor.

Bedroom 2

13' 6" x 10' 4" max (4.11m x 3.15m)

Having radiator and window with views over duck pond.

Bedroom 3

10' 10" x 9' 0" max (3.30m x 2.74m)

Having radiator.

Bedroom 4

11' 7" max x 9' 0" (3.53m x 2.74m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment over, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, part tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there is a lawned garden area with outside lighting, outside power point, block paved driveway and turning area with space for several vehicles and giving access to side and garage. Storm porch leading to front entrance door.

Garage

Being of brick built construction and having up and over door, power and light.

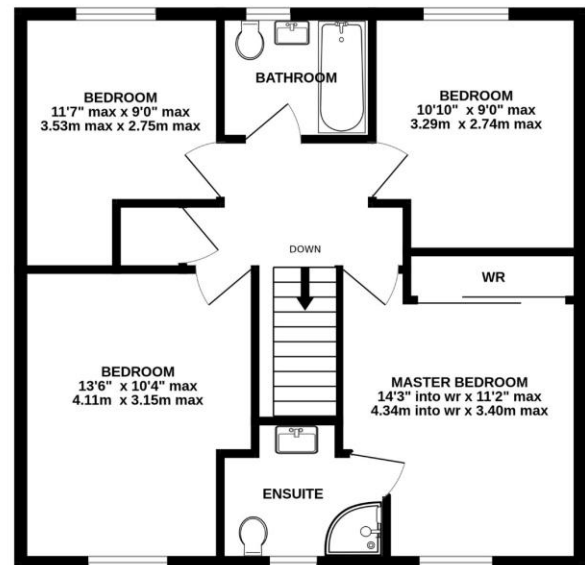
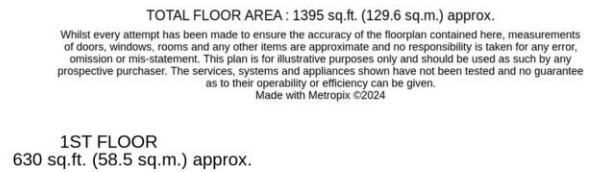
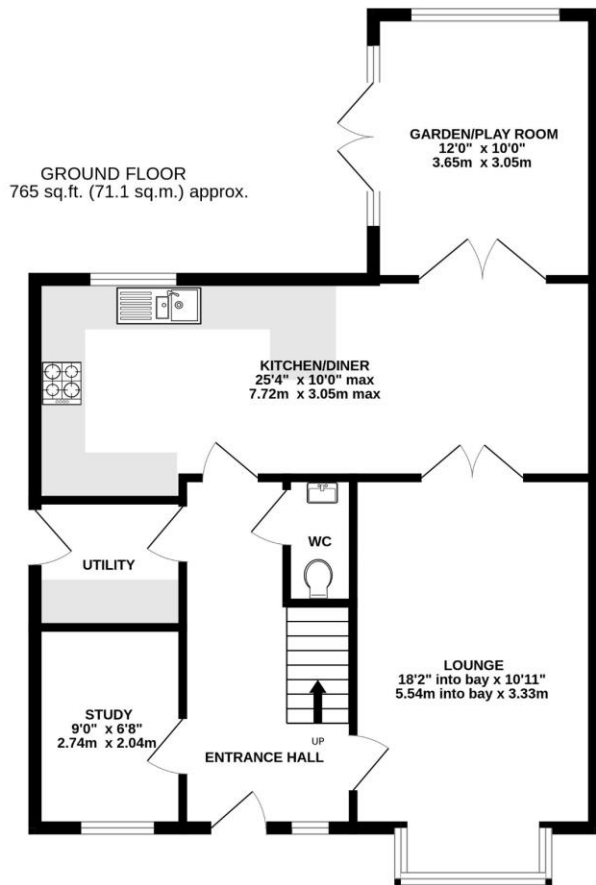
Outside Rear

To the rear of the property there is a lawned garden with paved patio area, cold water tap and gate leading to rear.

Agents Note

Service charges are payable for the maintenance of local maintenance of local communal areas and amounts to approximately £125 per year. Call today for further information.





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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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