



- Detached Family Home
- 2021 Cyden Homes Build
- Sold With No Onward Chain
- Modern Kitchen/Diner

- Views Overlooking Pond
- Well Presented Throughout
- Sunroom Overlooking Garden
- Prime Village Location

Arrow Mews, Dunholme, LN2 3GB,
Guide Price £360,000 - £375,000





Starkey&Brown are delighted to offer for sale this four bedroom detached family home, built in 2021 by Cyden Homes and ideally positioned on Arrow Mews within the highly regarded village of Dunholme. Being sold with the highly desirable benefit of no onward chain, this attractive modern home offers spacious and well-presented living throughout, with one of its most appealing features being its position overlooking a tranquil pond, creating a peaceful setting within this sought-after residential development. The property is approached via a welcoming entrance hall, providing access to the principal living spaces. The lounge is positioned to the front aspect, offering a comfortable and inviting reception room. To the rear of the property is a modern kitchen diner, fitted with a range of integrated appliances and providing an excellent space for everyday family life. Leading directly from the kitchen diner is a sunroom, which enjoys an outlook over the rear garden and creates a further versatile living space. A downstairs WC completes the ground floor, with the additional benefit of being utilised as a useful utility area, with space for a tumble dryer. To the first floor are four generous and well-proportioned bedrooms, making this an excellent choice for growing families. The master bedroom benefits from built-in wardrobes and a private en-suite shower room, whilst the remaining bedrooms are served by a separate three-piece suite family bathroom. Externally, the property continues to impress, with off-street parking for multiple vehicles to the front, together with a single garage providing secure parking or additional storage. To the rear is a private garden, predominantly laid to lawn and complemented by a patio seating area. Arrow Mews enjoys a particularly attractive position within Dunholme, a popular and well-established village north of Lincoln. The village offers a range of local amenities, including a village shop, primary schooling, community facilities and regular bus services. For families, the property is also within the catchment area for William Farr Church of England Comprehensive School, a well-regarded secondary school serving Dunholme and the surrounding villages. Council tax band: D. Freehold.



Entrance Hallway

Having carpet, stairs rising to the first floor, radiator and double doors leading to lounge.

Lounge

8' 0" x 10' 11" (2.44m x 3.32m)

Having uPVC double glazed window to the front aspect, carpet, radiator and double door leading into kitchen/diner.

Kitchen/Diner

23' 11" x 9' 3" (7.28m x 2.82m)

Having a range of matching wall and base units with counter worktops, integrated appliances including fridge/freezer, double oven, dishwasher, four ring gas hob with extractor over, ceramic sink with mixer tap, 2 uPVC double glazed windows to the rear, tiled flooring, breakfast bar, LED lighting, cabinet downlights, space and plumbing for washing machine. To the dining area there is carpet flooring, radiator and double doors leading into sunroom.

Sunroom

11' 11" x 10' 0" (3.63m x 3.05m)

Having uPVC double glazed window to the rear, carpet, radiator and French doors leading onto the rear garden.

Downstairs WC

Having low level WC, wash hand basin, space for tumble dryer, frosted double glazed window to the side aspect, tiled flooring and extractor fan.

First Floor Landing

Having uPVC double glazed window to the side aspect, carpet, radiator and loft access.

Bedroom 1

11' 6" x 11' 0" (3.50m x 3.35m)

Having uPVC double glazed window to the front aspect, built in 3 door mirrored wardrobe, carpet and radiator.

En-suite

Having 3 piece suite comprising of low level WC, wash hand basin with storage under, walk in shower cubicle, chrome heated towel rail, frosted window to the side aspect, extractor fan and partially tiled walls.

Bedroom 2

12' 1" x 9' 10" (3.68m x 2.99m)

Having uPVC double glazed window to the front aspect, carpet and radiator.

Bedroom 3

11' 0" x 9' 10" (3.35m x 2.99m)

Having uPVC double glazed window to the rear aspect, carpet and radiator.

Bedroom 4

9' 10" x 8' 2" (2.99m x 2.49m)

Having uPVC double glazed window to the rear aspect, carpet and radiator.

Bathroom

Having 3 piece suite comprising of low level WC, panelled bath with shower over, wash hand basin unit, mostly tiled walls, frosted window to the rear aspect and chrome heated towel rail.

Outside Front

Having block paved driveway with space for multiple vehicles.

Outside Rear

Having a fully fenced surround, lawn and patio, seating area and side gate.

Garage

Having an up and over door.





GROUND FLOOR
762 sq ft (70.6 sq m) approx.

1ST FLOOR
639 sq ft (59.3 sq m) approx.



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Important Information:

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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