



- Lindum Homes At Charterholme
- The Swift
- Modern Terrace House
- Two Bedrooms

- Downstairs Cloakroom
- Air Source Heat Pump & Solar Panels
- Energy Efficient With EPC Rating: B
- Ten Year NHBC & Two Year Lindum Warranty

The Swift, ONE at Charterholme, LN6 0HX
£215,000



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Starkey&Brown are delighted to present 'The Swift', an immaculate two-bedroom terraced home built by Lindum Homes, seamlessly pairing cutting-edge sustainability with sleek, modern functionality. Designed for a greener, more cost-effective lifestyle, this highly efficient property boasts an exceptional High Rate 'B' EPC rating, powered by a state-of-the-art Air Source Heat Pump and roof-mounted Solar Photovoltaic (PV) Panels. Step into a home where modern tech goes hand-in-hand with sustainable transport, complete with a home EV charging point and dedicated off-road parking for two vehicles. Ultrafast Fibre Connectivity ensures you stay seamlessly connected for remote working, streaming, or keeping in touch with family. Inside, the ground floor features a sleek modern kitchen with a convenient cloakroom/WC, leading into a spacious lounge and dining area. High-performance double-glazed patio doors open directly from the living space onto the private rear garden, blurring the lines between indoor and outdoor entertaining. Upstairs, a bright master bedroom and a well-proportioned second bedroom share a well-appointed family bathroom equipped with a shower over the bath. Offering total peace of mind, this home comes complete with an NHBC 10-Year Warranty alongside a 2-Year Lindum Homes Customer Care Warranty. Early viewing is highly recommended. Ideally situated for modern family life, this property benefits from an outstanding choice of everyday conveniences and local amenities right on its doorstep. Growing families are well catered for with an excellent selection of nearby pre-schools, primary, and secondary schools, alongside essential healthcare services at the neighbouring Woodland Medical Practice. For leisure, the scenic walking trails of Hartsholme Country Park and Swanholme Lakes are just moments away, while the historic Doddington Hall provides a delightful destination for shopping and independent eateries. The area is exceptionally well-connected, boasting robust local cycle networks, reliable bus routes, and swift connectivity to the Lincoln bypass for effortless commuting. With a rich heritage spanning over 50 years, Lindum Homes is widely celebrated for its personal approach to building thoughtful developments designed with space and contemporary lifestyles in mind. This home forms part of the flagship Charterholme development (formerly the Western Growth Corridor), a pioneering new neighbourhood delivered in close partnership with the City of Lincoln Council. This landmark, multi-million-pound masterplan supports sustainable regional expansion while protecting Lincoln's rich local heritage. Over the coming years, this evolving community is set to introduce a vibrant mix of new retail outlets, a business park, community hubs, a leisure village, and extensive green open spaces focused on boosting local biodiversity. Council tax band: TBC. Freehold.



Lounge/Diner

16' 0" x 13' 4" (4.87m x 4.06m)

Kitchen

9' 10" x 9' 2" (2.99m x 2.79m)

Bedroom 1

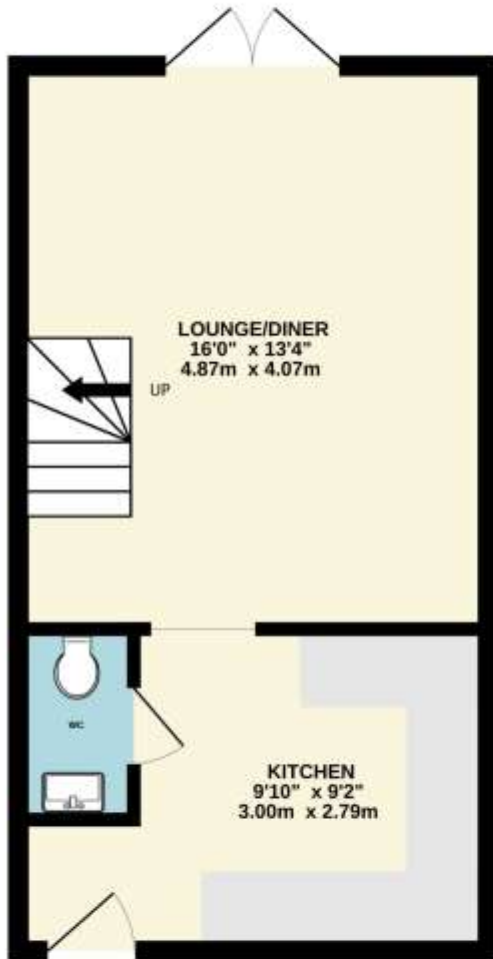
13' 4" x 9' 10" (4.06m x 2.99m)

Bedroom 2

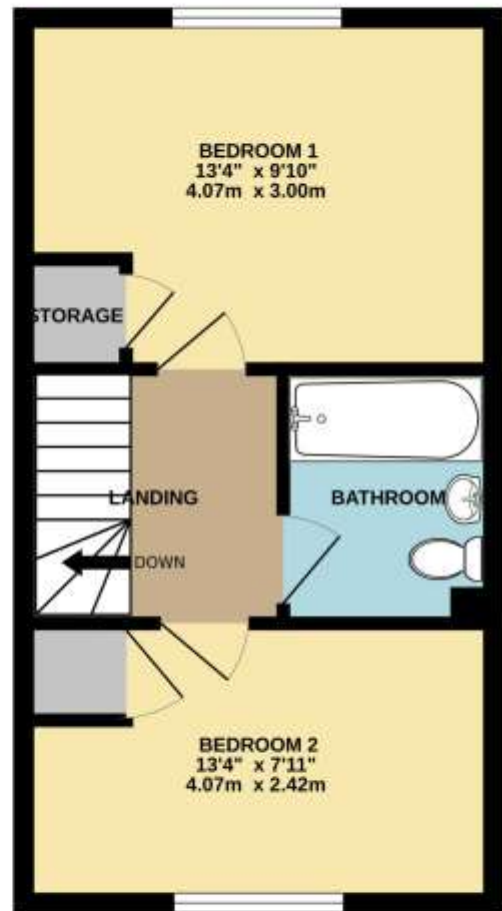
13' 4" x 7' 11" (4.06m x 2.41m)



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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