



- One at Charterholme
- The Newton
- Semi-Detached House
- Three Bedrooms & Two Bathrooms

- Accommodation Over Three Floors
- Modern Open Plan Living
- Energy Efficient With EPC Rating: B
- Ten Year NHBC & Two Year Lindum Warranty

Plot 36, The Newton, ONE at Charterholme, LN6 0HX
£309,000





The Newton is an exceptional, brand-new three-bedroom semi-detached house, expertly constructed by the award-winning Lindum Homes. Perfectly situated within the exclusive Charterholme development in Lincoln, this impressive three-story home seamlessly combines modern architecture with eco-conscious efficiency. Designed to offer versatile living spaces tailored for families and professionals alike, the property features an EV charging point, high-speed fibre connectivity, a sustainable air source heat pump, and solar panels to ensure low running costs.

The ground floor of this striking home opens into a welcoming entrance layout that leads to a front-facing modern kitchen diner, finished with contemporary cabinetry, high-quality fittings and a dining space. The open plan layout also provides an inviting lounge which is a comfortable hub ideal for family relaxation, offering ample space for entertaining and direct garden access. The ground floor is completed by a practical, dual-purpose guest cloakroom and utility area.

The first-floor landing leads to two generously proportioned bedrooms, both served by a stylish main family bathroom that features a modern suite and a shower over the bath. Occupying the entire top level is the standout feature of 'The Newton' design.

This tranquil second-floor retreat is an expansive, private master suite that boasts its own dedicated ensuite shower room alongside a separate, self-contained study room, providing the ultimate quiet space for home working, or a private dressing room. Externally, the property benefits from parking, a well-proportioned garden, and uPVC double-glazed windows throughout.

Buying new offers complete peace of mind, with the home arriving fully protected by a 10-year NHBC structural warranty alongside Lindum Homes' dedicated 2-year customer care warranty.

Perfectly positioned for family life, the property benefits from an excellent array of local amenities right on its doorstep. Families will appreciate proximity to a great selection of local pre-schools, primary, and secondary schools, alongside convenient healthcare services at the nearby Woodland Medical Practice. For leisure and recreation, the stunning nature trails of Hartsholme Country Park and Swanholme Lakes are just a short distance away, while the historic Doddington Hall offers fantastic shops and eateries.

The area is exceptionally well-connected, boasting robust cycle routes, regular bus services, and seamless access to the bypass for effortless travel. With over 50 years of experience, Lindum Homes is highly celebrated for its commitment to building with the personal touch and delivering thoughtful developments specifically designed with space and modern lifestyles in mind.

This home forms part of the landmark Charterholme development, an exciting new community being brought forward by Lindum Homes in close partnership with the City of Lincoln Council. Formerly known as the Western Growth Corridor, this transformative, multi-million-pound project is carefully designed to balance sustainable growth with the preservation of Lincoln's unique character. Over the coming years, it is proposed that the area will evolve to introduce new shops, a business park, community services, a leisure village, and vast green open spaces to enhance local biodiversity. Council tax band: TBC. Freehold.

Entrance Hall

Lounge

15' 4" x 14' 6" (4.67m x 4.42m)

Kitchen Diner

15' 4" x 8' 8" (4.67m x 2.64m)

Utility/WC

6' 2" x 5' 3" (1.88m x 1.60m)

First Floor Landing

Bedroom 2

15' 4" x 8' 8" (4.67m x 2.64m)

Bedroom 3

8' 10" x 8' 0" (2.69m x 2.44m)

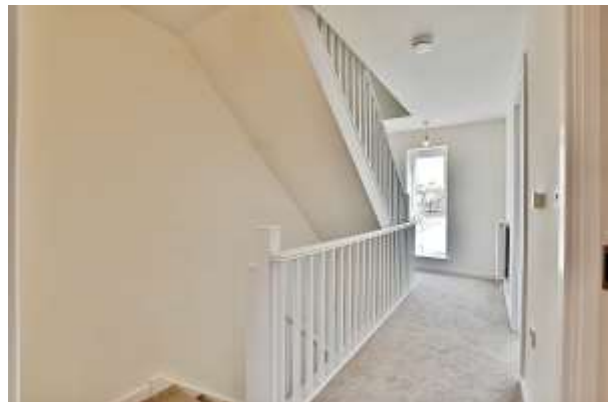
Second Floor Landing

Bedroom 1

12' 6" x 11' 9" (3.81m x 3.58m)

Study

8' 10" x 6' 0" (2.69m x 1.83m)

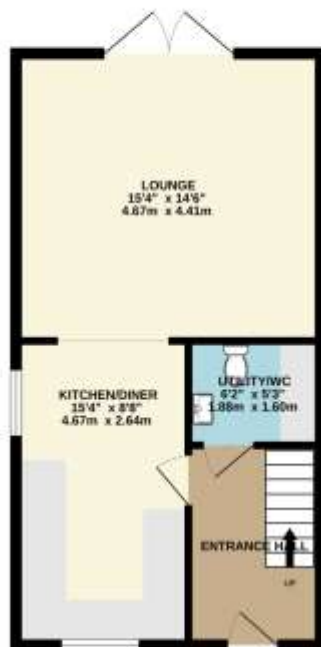




GROUND FLOOR
496 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.1 sq.m.) approx.

2ND FLOOR
264 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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