



Plot 6 Willsmere Fields

Dunston, Lincoln

BROWN & CO



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 6 Willsmere Fields, 20 Fen Lane, Dunston

A beautiful newly constructed family home nestling in a generous plot of around 0.19 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 offers an Entrance Hall, Wc, Utility, 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 walled and fenced garden with a block paved path running to the rear elevation along with a gravel driveway providing ample parking and a double detached garage. The rear elevation is mainly laid to lawn with a large wrap around patio and fenced boundaries.



ACCOMMODATION

Entrance Hall

With stairs to first floor, storage cupboard, door to:

WC

Two piece suite comprising wash basin in vanity unit, low flush WC , extractor, electric mirror.

Lounge

Double glazed bay window to front elevation and double glazed casement window to rear elevation, fireplace with side storage shelves.

Utility

Double glazed door to rear elevation, fitted wall and base units with quartz worktop and sink.

Kitchen/Dining/Living room

Double glazed bay window to front elevation and double glazed casement windows to side and rear elevation, bi-fold doors to side elevation, bespoke fitted wall and base unit units with Quartz worktop and sink, built-in AEG microwave, space and plumbing for a large American fridge with additional storage cupboards around.

Separate island unit with Quartz worktop with two built-in AEG ovens and AEG induction hob with extractor over.

First floor

Bedroom One

Double glazed casement windows to rear and side elevation, two radiators, archway to dressing area and door to;

En-Suite Shower Room

Double glazed casement window to side elevation, large shower cubicle with dual shower head, low flush WC, wash basin in vanity unit, fully tiled walls, electric mirror, heated towel rail, extractor.

Bedroom Two

Double glazed casement window to front elevation, radiator, door to;

En-Suite Shower Room

Double glazed casement window to side elevation, three-piece suite comprising shower cubicle with dual showerhead, wash basin in vanity unit, low flush WC, electric mirror, heated towel rail, extractor, part tiled walls.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

Bedroom Four

Double glazed casement window to front elevation, radiator.

Bedroom Five

Double glazed casement window to front elevation, radiator.

Family Bathroom

Double glazed casement window to rear elevation, four piece suite comprising shower cubicle with dual showerhead, low flush WC, wash basin in vanity unit, panelled bath, heated towel rail, electric mirror, fully tiled walls, extractor.

Landing

With loft access, radiator, boiler cupboard.

Outside

The front elevation offers a walled and fenced garden with a block paved path running to the rear elevation along with a gravel driveway providing ample parking and a double detached garage. The rear elevation is mainly laid to lawn with a large wrap around patio, fenced boundaries and views over open fields.



Double Garage

With electric roller shutter door, double glazed pedestrian door to side of elevation, power and light.

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 with radiators to the first floor.

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:

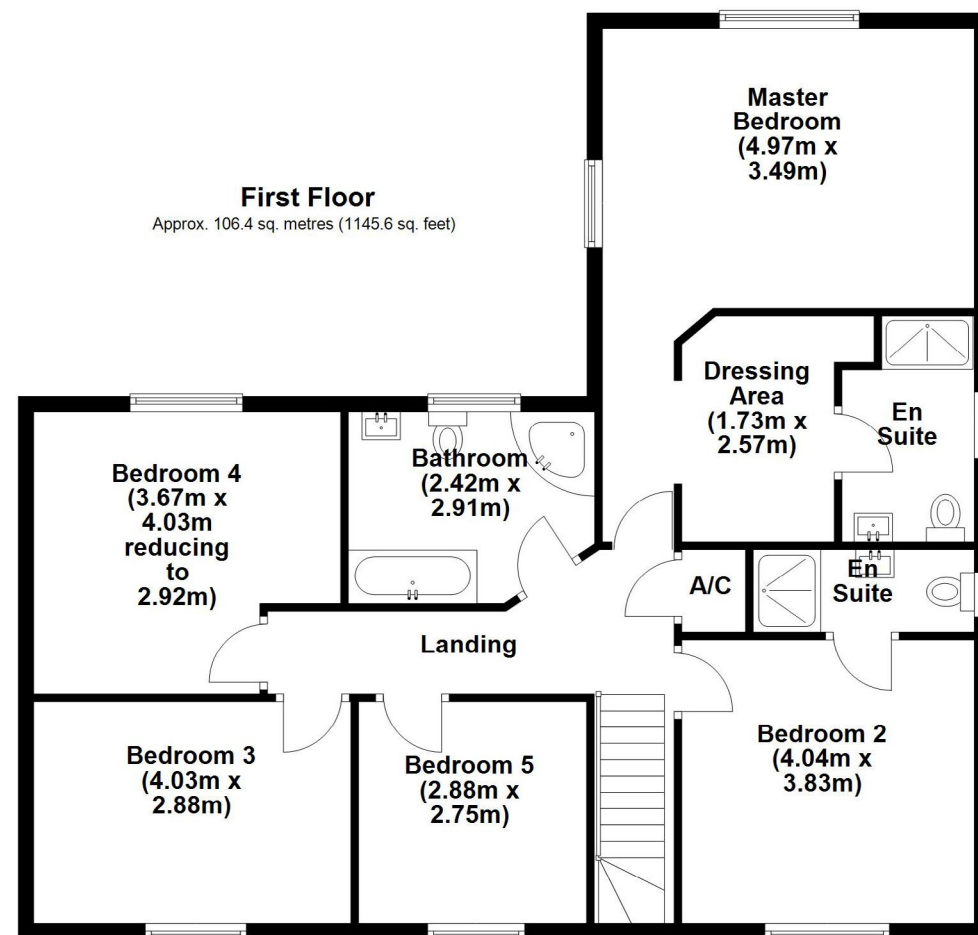
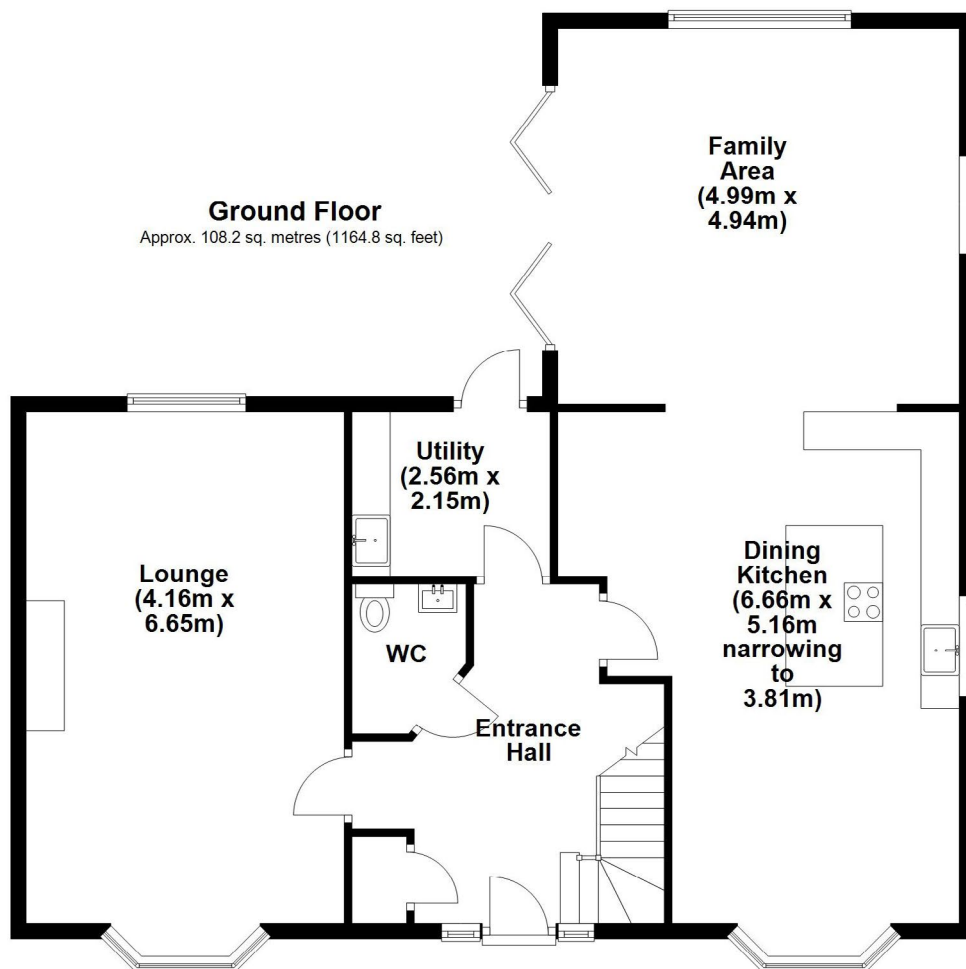
A reservation fee or deposit may be required by the developer to secure the property. Terms and amount may vary depending on the build stage and individual plot. Buyers are advised to contact the agent for further details and to confirm requirements with their solicitor before making any financial commitment.

Professional Consultants Certificate

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







Total area: approx. 214.6 sq. metres (2310.4 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.





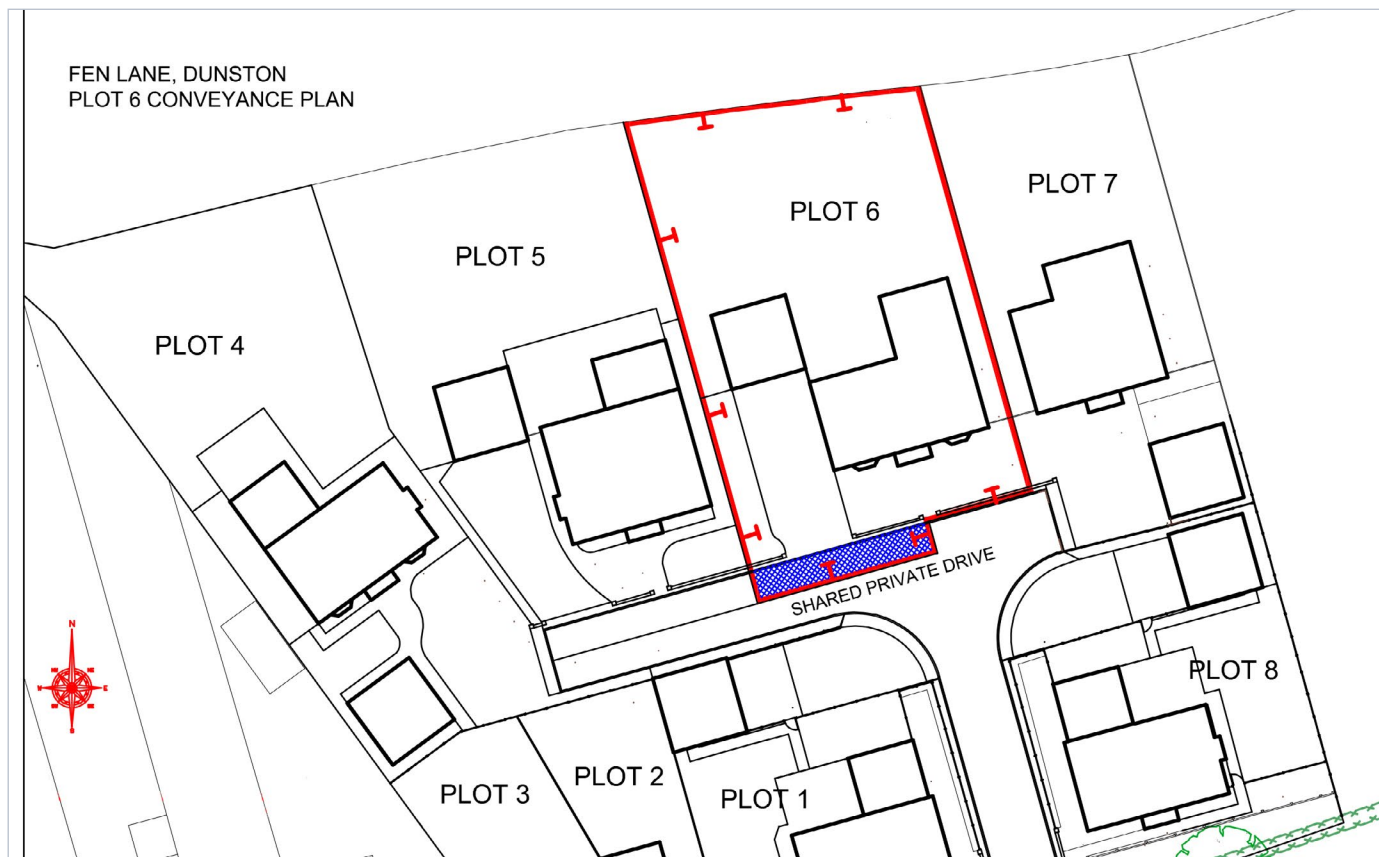




Directions - LN4 2HB

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/checked.strut.outwards>



Agent

James Mulhall

01522 504304

lincolnresidential@brown-co.com

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