

Beck Gardens
Dunholme

by
MILLCROFT
Development

JH Walter





Plot One, Beck Gardens, Dunholme

Lincoln 7.5 - miles Market Rasen - 10 miles Newark - 24 miles (Kings Cross 85 mins)

This stunning, newly constructed dwelling of some 2,450 sq.ft., offers luxuriously appointed living space throughout, with underfloor heating to ground floor.

Accommodation briefly comprises of reception hall, principal reception room, second reception room, stunning kitchen with solid ash painted units, quartz work surfaces and Siemens appliances, family room with vaulted ceiling, study, utility and cloakroom to the ground floor, whilst to the first floor is a master bedroom with en-suite, guest bedroom with en-suite, two further double bedrooms and family bathroom.

Outside a private gravel driveway leads to double garaging and extensive soft and hard landscaped gardens.



ACCOMMODATION

Reception Hall

Bespoke oak entrance door, hemlock winder solid bespoke staircase rising to first floor landing, engineered oak flooring.

Principal Reception Room 6.11m x 3.89m

Double glazed bay window to front, double glazed windows to sides, engineered oak flooring.

Reception Two 3.15m x 2.3m

Double glazed window to rear, storage cupboard, engineered oak flooring.

Kitchen 6.35m x 4.34m

Double glazed windows to both sides, full height window to rear, bespoke solid ash painted kitchen with quartz worktop's and island, integrated 'Siemens' appliances including oven, microwave combi-oven, warming drawer, dishwasher, full height fridge, induction hob, ceiling hood extractor, 'Caple' wine cooler, porcelain tiled flooring.

Family Room 6.59m x 3.89m

Vaulted ceiling with velux windows, aluminium bi-fold doors to rear, aluminium French doors with fixed glazing to side, feature 'Charnwood' cast iron wood burner.

Study 3.15m x 2.3m

Double glazed windows to front and side, engineered oak flooring.

Utility 2.76m x 2.5m

Door to side, stainless steel drainer sink, work tops, base and eye level storage units, water softener, space for washing machine and tumble dryer, porcelain tiled flooring.

Cloakroom 2.59m x 1.2m

Double glazed window to side, concealed cistern WC, wash basin, porcelain tiled flooring.

First Floor Landing

Loft access with pull down ladder.

Master Bedroom 4.98m x 4.34m

Double glazed windows to side and rear, radiator.

En Suite 2.64m x 1.35m

Double glazed window to side, concealed cistern WC, wash basin, double walk in shower, heated towel rail, mirror with motion sense lighting, porcelain tiled floor.

Bedroom Two 4.91m x 3.89m

Dual aspect double glazed windows to front and side, radiator.

En Suite 2.79m x 1.35m

Double glazed window to side, concealed cistern WC, wash basin, double walk in shower, heated towel rail, mirror with motion sense lighting, porcelain tiled floor.

Bedroom Three 3.95m x 3.15m

Twin double glazed windows to front, radiator.

Bedroom Four 3.51m x 3.34m

Double glazed window to rear, radiator.

Bathroom 2.64m x 2.44m

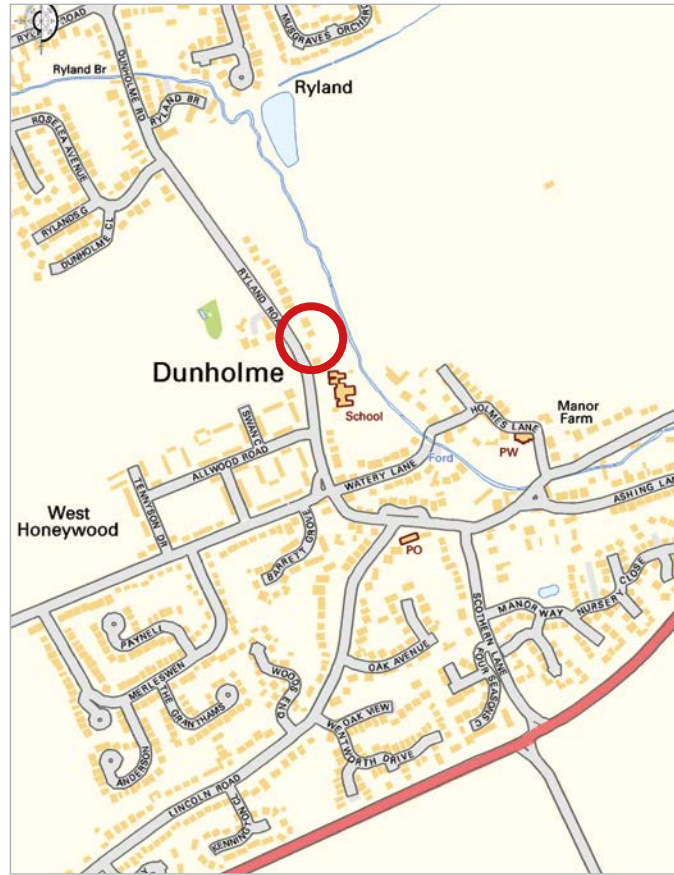
Double glazed window to side, 'Vitra' suite comprising concealed cistern WC, wash basin, double ended bath with central tap, shower cubicle, heated towel rail, mirror with motion sense lighting, porcelain tiled floor.

OUTSIDE

The property is accessed via a gravelled driveway leading to double garage with remote control electric up and over doors, loft access with ladder, whilst to the rear is a large soft and hard landscaped garden backing onto the village beck.







PREDICTED ENERGY ASSESSMENT

Plot 1, Ryland Road, Dunholme	Dwelling type: House, Detached	Date of assessment: 15/08/2017
	Produced by: Lincs Air Testing	Total floor area: 222.74 m ²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

POSTCODE - LN2 3NE

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this requirement.

SERVICES

Mains water, drainage, electricity and gas are connected. The property further benefits from a plumbed water softener. None of these services or appliances have been tested by the agent.

AGENT

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IMPORTANT NOTICE

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