



NEWTON
FALLOWELL

Tinwell Heights, Holme Close,
Tinwell, PE9 3US

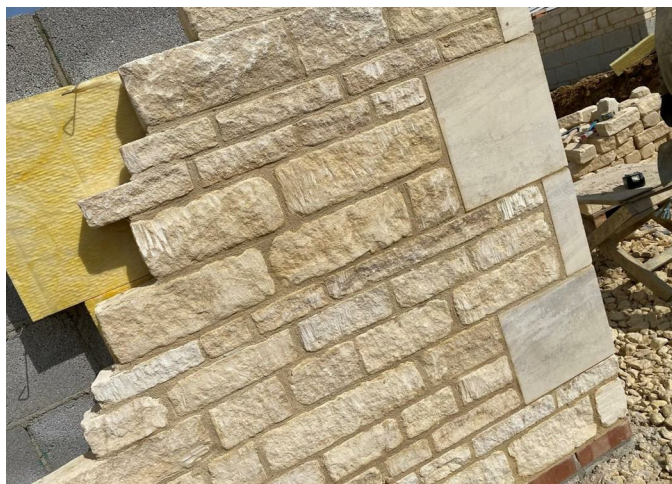
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**Tinwell Heights, Holme Close,
Tinwell, PE9 3US
£375,000 Freehold**

ROBIN COTTAGE - Stunning stone built three bedroom semi-detached home situated in the lovely new development of Tinwell Heights. This gorgeous new build is being built to a high specification and features a spacious living room, open plan kitchen diner, off road parking and an enclosed rear garden.

The property is arranged over two floors entering via the entrance hall with stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room, kitchen diner and a separate cloakroom. The living room is light and airy and has a French door which opens out onto the garden. Completing downstairs is the open plan kitchen diner which features an array of modern units and another French door which opens out to the garden. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a three piece family bathroom.

Outside to the rear garden features a patio seating area and lawn. There is also a driveway offering off road parking.



Entrance Hall

Cloakroom

Kitchen/Dining Room

18'8 x 13'3 (5.69m x 4.04m)

Living Room

16'1 x 12'4 (4.90m x 3.76m)

Landing

Bedroom One

13'11 x 11'10 (4.24m x 3.61m)

Bedroom Two

12'4 x 11'6 (3.76m x 3.51m)

Bedroom Three

13'11 x 6'8 (4.24m x 2.03m)

Bathroom

8'7 x 6'3 (2.62m x 1.91m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
31-44 F		31-44 F	
1-30 G		1-30 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

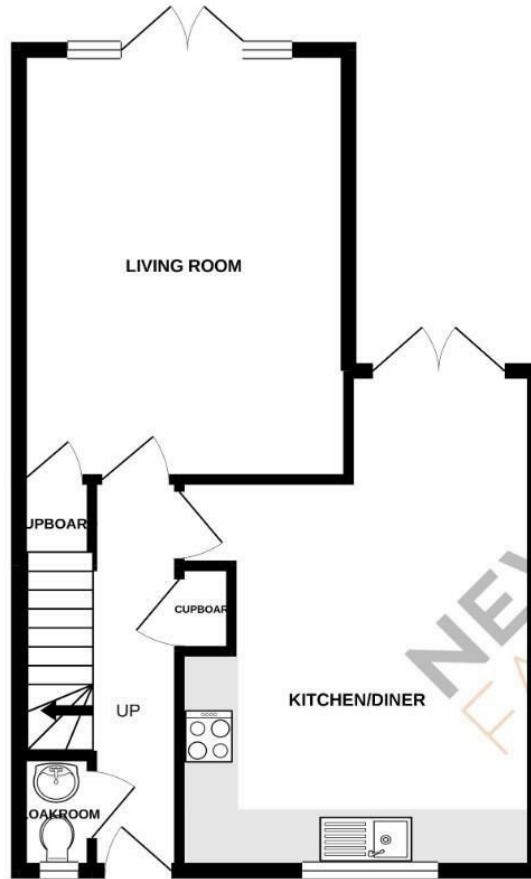
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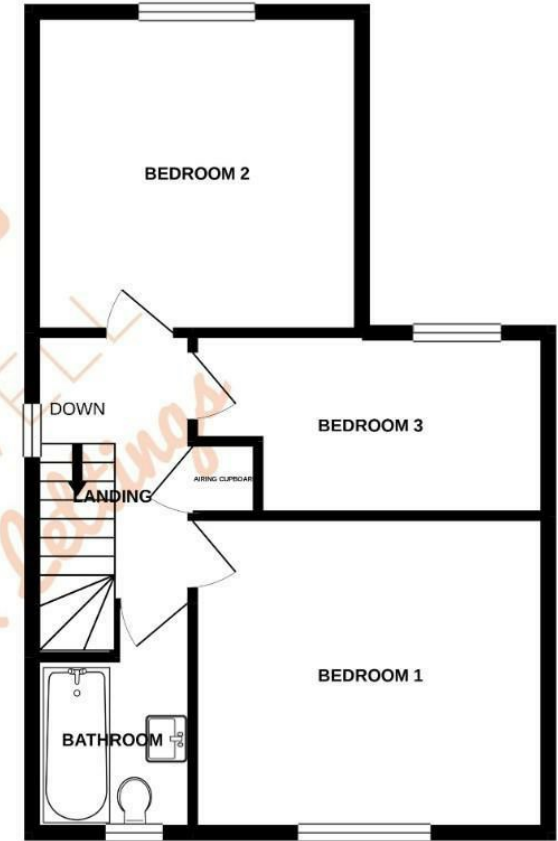
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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