



The Dinmore, Plot 27, Florence Fields, Leintwardine, SY7 0DF
Price £268,995

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The Dinmore, Plot 27 Florence Fields Leintwardine

A stunning three bedroom semi-detached home located on the edge of this well serviced village with immediate access to the incredible countryside and excellent road links to all major towns. Also available with a discount for shared ownership opportunities*.

- Three bedroom semi-detached
- Living room with patio doors leading to garden
- Kitchen/dining room
- Ensuite shower room & family bathroom
- Downstairs WC
- Parking for at least 2 cars
- Modern Air source heat pump radiator heating
- NHBC 10 year warranty

Material Information

Price £268,995

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: New Build

EPC: B (84)

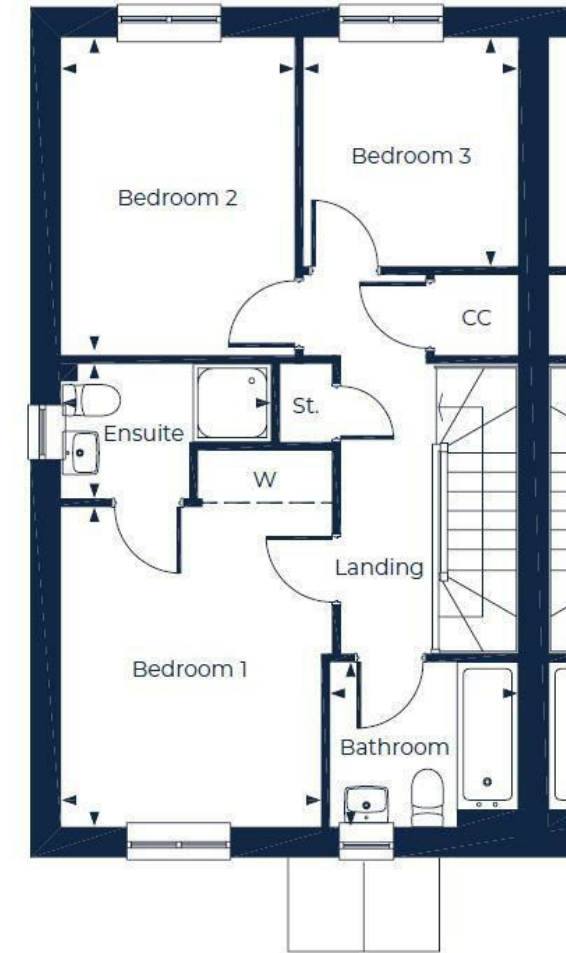
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



GROUND FLOOR



FIRST FLOOR

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

The Dinmore

This is a very well designed and larger than average three bedroom semi-detached house (approx. 1030 sq. ft.) Enter through the front door and from the hallway you have a cloakroom, large under-stairs storage cupboard and stairs rising to the first floor. There is a door leading to the kitchen/dining room with a range of contemporary kitchen units with soft close doors & drawers and contrasting work surfaces. There is a built in oven, hob & extractor and spaces for freestanding kitchen appliances. There is space for a dining table in front of the window that overlooks the front. To the rear of the hallway is the door to the full width sitting room which is a well proportioned room able to accommodate the largest of lounge furniture including a corner suite. There is a window and patio doors leading out on to the rear garden.

On the first floor is the main bedroom with fitted wardrobes and an ensuite shower room, two further bedrooms and the family bathroom as well as the airing cupboard and a further storage cupboard.

Externally there are front and rear gardens and a driveway providing parking for at least 2 cars.

Available plots & prices

Plot 18: £268,995 - Under Offer
Plot 21: £268,995 - Under Offer
Plot 26: £284,995* - available now
Plot 27: £284,995* - available now

*All properties are also available on a shared equity scheme with Herefordshire Council. For further detail about eligibility please contact the site office, the agent or Herefordshire Council.

*Internal photos are of plot 18 which is the same type and style but the kitchen colour may be different in Plot 27

Room sizes

Please note room sizes quoted are taken from the architects drawings and may vary slightly from property to property. Please ensure you have measured the rooms yourselves before purchasing any items.

Living Room: 5.22m x 3.57m (17' 2" x 11' 8")
Kitchen/Dining Room: 5.29m x 2.75m (17' 4" x 9' 0")
Bedroom 1: 3.64m x 2.95m (11' 11" x 9' 8")
Bedroom 2: 3.57m x 2.65m (11' 8" x 8' 8")
Bedroom 3: 2.59m x 2.43m (8' 6" x 8' 0")

What is included in your home

Kitchen and Utilities (if applicable): Contemporary, soft close kitchen cabinets, laminate work surface and up-stand. Energy efficient appliances.

Bathrooms, En-suite(s) and Cloakroom: Ceramic wall tiles. Contemporary white sanitary-ware with chrome fittings. Chrome dual control towel radiator (excluding cloakroom).

Electrical: Low energy LED down-lights to kitchen, main bathroom, and en-suite(s) – where applicable. TV and data points – specific locations to each house type (ask for details). Each home is fibre broadband enabled.

Heating: Air source heat pump with wet radiator heating system and thermostatically controlled radiators.

Internal: White emulsion to all walls and ceilings. White gloss woodwork to window boards, doors and architraves.

External: PVCu windows and doors with polished chrome furniture. GRP front and rear doors with multipoint locking system and polished chrome furniture. Electric car charging point. Turf to front gardens.

PLEASE CHECK THE SPECIFIC SPECIFICATION OF EACH PLOT AS THEY MAY VARY ACCORDING TO AVAILABILITY & FLETCHER HOMES RESERVE THE RIGHT TO AMEND SPECIFICATIONS AS NECESSARY

Services & Tenure

All properties are Freehold
Council tax band - TBA
Mains services connected (except gas)

All homes will be subject to an annual service charge for the ground maintenance of the open spaces, foul pumping station, general repairs/maintenance and associated management fees. 2026 cost £371.62, per plot.

Marketing Suite & Showhome

The on site Sales Consultant is available on Mondays, Friday, Saturdays & Sundays from 11am to 4pm. If you wish to view outside of these times please contact Cobb Amos where an appointment can be organised. If you are travelling from a distance please contact the selling agent on 01584 874450 to check the site is open before setting off.

Location & Amenities

Situated on the border between Shropshire, Herefordshire and the Welsh Marches, Leintwardine is the prime location to explore and enjoy the surrounding areas. Near to the Shropshire Hills Area of Natural Beauty (AONB) and the popular historic market towns of Ludlow and Leominster, Leintwardine has all you need for a rural-living lifestyle.

The village is well served by a number of independent traders including Griffiths Garage & Spar shop, A H Griffiths Butchers, Fiddlers Elbow award winning fish & chip shop, a nursery and the Leintwardine Endowed C of E Primary School. For older children, Leintwardine is within the catchment area for the Wigmore School, which is four miles away. Both schools are rated 'Good' or above, by Ofsted. Leintwardine and the surrounding villages use the Parish Hall for a variety of community activities including live music nights, amateur dramatics through to health and fitness classes, so there's plenty of ways to immerse yourself. Within comfortable walking distance, you will also find a medical centre, churches, The Lion Bar & Restaurant which also offers guest rooms for visitors and the famous Sun Inn.

Leintwardine has regular bus routes through to Ludlow. Here you'll find a train station which provides service to towns and cities including Shrewsbury, Manchester and Cardiff. The local village of Hopton Heath (3.5 miles away) also offers a train service to either Shrewsbury or Llandrinodod Wells and through to Swansea.

Running through Leintwardine is the picturesque River Teme and there are also plenty of walking opportunities with trails through the Mortimer Forest, Wigmore Rolls & Castle ruins and the famous Offas Dyke in nearby Knighton. A peaceful yet well-connected village with gorgeous, historic and natural surroundings, Leintwardine is the perfect location for rural living.

DIRECTIONS

From Ludlow, proceed north along the A49 to Bromfield passing the Ludlow Food Hall on the right and take the next left turning on to the A4113 signposted to Leintwardine. Proceed through the village and turn left opposite The Lion on to Rosemary Lane. Follow this road for a short distance and Florence Fields can be found on the left hand side.



