

**PART EXCHANGE AVAILABLE**



**Hawthorn House, Plot 4, Westhall Gate,  
8 The Cloisters, Welton, LN2 3FN**



**£565,000**

**Westhall Gate** is an exclusive small development of bespoke detached family homes constructed by Bellrose Homes Limited, ideally situated approximately 5 minutes walk from the shops and other local amenities, in the sought after village of Welton and only 6 miles from the City of Lincoln. The development consists of two detached 4 bedroom dormer bungalows, one 4 bedroom detached house and one 5 bedroom detached house.

**Hawthorn House** is a delightful new four-bedroom detached dormer bungalow, constructed to a very high specification with a larger than standard footprint of approx. 166.8sqm total area. This impressive home is being built in mixed cream coloured brick with vintage cream UPVC windows and natural stone lintels above and below, private block paved driveway and an integral garage.

The open-plan kitchen dining has been designed for those who love cooking and is fitted with a beautiful Symphony kitchen with an array of appliances. **Optional extras already included and installed are Silestone Quartz worktops and island in the kitchen.** The dining area also enjoys French doors leading to a sizeable garden with patio area, great for the family to spill into for BBQs on a summer's day. Leading from the kitchen there is a separate utility room with space for washing machine, dryer and external door, a perfect side entrance into the house with your dog and a place to leave your muddy boots. Off the open hallway there is a large additional living room with feature bay window and the option of installing a cosy log burning stove. **Optional extra already included and installed on the ground floor is upgraded tile flooring in the kitchen/dining area, utility, WC and hallway.** The hallway then leads to the master bedroom, boasting lovely views over the garden and an en-suite. Further down the hallway there is a second ground floor bedroom, also with this room it could also be used as a study for those wishing to work from home and further benefits from a separate shower room with WC. Upstairs the landing leads to two double bedrooms and a family bathroom, making Hawthorn House a truly versatile home for family and guests.

**Hawthorn House is an energy efficient home**, built to the highest standards using energy saving items such as Photovoltaic Solar Panels and PV Priority Cylinders, energy saving light designs, Air Source Heat Pump and electric car charger. Hawthorn House will receive a predicted Energy Performance Certificate (EPC) rating of B, giving the buyer peace of mind that this new home is better for the environment.

**High quality specification and options to personalise Hawthorn House** ...In addition to the high specification offered as standard at Hawthorn House, Bellrose Homes is delighted to give you the option of personalising your new home, with a wide range of additional specifications to choose from. A standard specification list is included in this brochure; for further information on the specifications and Personalise Options offered, please contact Mundys' Sales Team or refer to Bellrose Homes' website: [www.bellrosehomes.co.uk](http://www.bellrosehomes.co.uk). A full price list is available on request. **£10,000 worth of optional extras have already been included and installed in Hawthorn House on top of the stunning standard specification**

**Hawthorn House Warranties**...Bellrose Homes is pleased to offer you a 10 Year Premier Guarantee Build Warranty, a 2 year Builders Defects Warranty and Manufacturer's warranties on all appliances, to give you peace of mind when purchasing your new home at Westhall Gate.





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### SERVICES

Mains Electricity, water and drainage.  
Electric Underfloor Heating to specified areas.

**EPC RATING** – To Follow

**COUNCIL TAX BAND** - To Follow

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

### DISCLAIMER

The Computer Generated Images (CGIs) shown are for illustrative purposes only.

Bellrose Homes reserves the right, prior to legal exchange, to change any house specification and Personalise Options and source alternative products at any time.

### PART EXCHANGE OPTIONS

Bellrose Homes is pleased to offer a part-exchange scheme to all our customers, enabling a speedy, hassle-free move into your new home at Westhall Gate.

### WARRANTY

10 Year Premier Guarantee Structural Warranty  
2 Year Builder Defects Warranty  
Manufacturer's Warranty on all appliances

### LOCATION

Westhall Gate is approximately a five minute walk from the excellent amenities on offer in Welton, which include a supermarket, health centre, veterinarian clinic, the Black Bull coach house and restaurant, Stokes Coffee Shop, fish-n-chip shop and more. Welton also has excellent schools: William Farr Academy School, St Mary's C of E Primary School and pre-school options, making the village a very popular place for families to live.

Welton has fantastic road, bus and rail links for commuters, the nearest train station being Lincoln Central train station, a short drive away, with twelve daily direct trains running to London Kings Cross station and a train station also at North Hykeham connecting to the Nottingham area.

The village is only a 15 minute drive to the historic Cathedral and University City of Lincoln, which has a bustling high street of shops and department stores, plus banking, multiplex Cinema, Marina and Art Galleries. The famous 'Steep Hill' leads to the uphill area of Lincoln and the Bailgate, with its quaint boutiques, restaurants, Lincoln Castle, Cathedral and Bishop Grosseteste University.

- Lincoln Central Station - 6.5 miles away
- North Hykeham Station - 12 miles away

### Bellrose Homes Charity Pledge at Westhall Gate

Bellrose Homes is very proud to support the Charity Lincs & Notts Air Ambulance (LNAA) Registered Charity No: 1017501, who provide life-saving emergency care to people living in Lincolnshire and Nottinghamshire.

Bellrose Homes has developed a Partnership Pledge with LNAA, in which £1000.00 will be gifted from them to this outstanding charity upon Legal Completion of every home sold at all our development sites including Westhall Gate, recognising the invaluable work the dedicated doctors, paramedics and pilots do in providing pre-hospital emergency care.

For more details on how to support the vital work of Lincs & Notts Air Ambulance (LNAA), visit [www.ambucopter.org.uk](http://www.ambucopter.org.uk).



## **SPECIFICATION**

### **LIVING ROOM**

White cottage-style internal door  
 Chrome sockets & switches  
 Radiators

### **KITCHEN / DINING / LIVING**

Beautiful Symphony kitchen  
 leading to dining area  
 Symphony kitchen island  
 Fitted kitchen Silestone Quartz worktops and soft-close doors & drawers  
 Built-in dual cook catalytic single oven  
 Built-in combination microwave & oven  
 Induction hob  
 Under-counter wine cooler cabinet  
 Integral 70/30 fridge freezer  
 Stainless steel sink & taps  
 Integral extractor fan / hood  
 Upgraded tile flooring  
 Chrome sockets & switches  
 White cottage-style internal door  
 Underfloor heating  
 French doors

### **UTILITY**

Laminate worktop  
 Sink & taps  
 Spaces for free standing washing machine and tumble dryer  
 with plumbing and waste connection  
 Upgraded tile flooring  
 Chrome sockets & switches  
 White cottage-style internal door  
 Underfloor heating

### **BEDROOMS**

White cottage-style internal door  
 White sockets & switches  
 Radiators



### **BATHROOM**

Fitted bath with central tap  
 Walk-in showers with low rise tray, chrome shower with riser rail  
 and chrome/glass shower door  
 Flush fit WC  
 White hand basin in wall hung vanity cabinet  
 Mixer tap to all basins  
 Full tiling to shower area  
 Splash back to basins, to be one course high and width of the basin  
 Luxury vinyl floor  
 Heated chrome towel rail  
 White cottage style door  
 White switches  
 Shaver socket



### **EN-SUITES**

Walk-in showers with low rise tray, chrome shower with riser rail and  
 chrome/glass shower door  
 Flush fit WC  
 White hand basin in wall hung vanity cabinet  
 Splash back tiling  
 Heated chrome towel rail  
 Luxury vinyl floor  
 White sliding door  
 Shaver socket



### **CLOAKROOM**

Flush fit WC  
 Wall hung hand basin / vanity unit  
 Splashback tiling  
 White cottage-style internal door  
 Chrome sockets & switches  
 Underfloor heating  
 Upgraded tile flooring

### **ENTRANCE HALLWAY**

White cottage-style internal doors  
 Timber staircase  
 Chrome sockets & switches  
 Underfloor heating  
 Upgraded tile flooring





#### HEATING AND PLUMBING

Underfloor heating in specified areas  
 Radiators with fully integrated zoned controls with digital thermostats  
 Air source heat pump  
 Pressurised hot water cylinder  
 Plumbing provided for a washing machine

#### DECORATION / INTERNAL FINISHES

Internal walls – all internal walls to receive one mist coat and two full coats of white breathable matt emulsion paint  
 Internal joinery – to receive two undercoats plus one coat of gloss to finish, to include all: window boards, door linings, architraves, stairs and skirtings  
 Ceilings – to receive one mist coat and two coats of white emulsion

#### ELECTRICAL

Low energy lighting throughout  
 Media plate fitted as standard to the living room  
 Chrome sockets and switches on ground floor  
 White sockets and switches first floor  
 Electric car charger  
 Photovoltaic solar panels with Priority Cylinder  
 Digital TV & radio aerial

#### SECURITY & SAFETY

Multi-point locking systems to all doors and windows  
 Smoke alarms

#### GARAGE

1 double socket and 1 strip light in garage  
 Roller shutter or up & over garage door  
 UPVC personnel door

#### PRIVATE DRIVEWAY & ACCESSWAY

Grey tumbled stone effect pavers and edging  
 Bollard lighting

#### GARDENS

Landscaped front garden including turfed lawns  
 Timber close boarded fenced rear garden

#### EXTERNAL

Brickwork as shown  
 Roofing tiles as shown  
 UPVC double glazed windows & French doors  
 Natural stone headers and sills to windows and doors as shown.  
 Composite solid / glass front door  
 External light fitting to front entrance  
 Painted softwood porch  
 Electric car charger  
 External Tap

#### PERSONALISE YOUR NEW HOME

In addition to the high specification offered as standard in each home at Westhall Gate, Bellrose Homes is delighted to give the buyer the option of personalising their new home, with a wide range of additional specifications to choose from. Working with our Designers and selected suppliers, be inspired by the personalisation options we offer on your new home at Westhall Gate.

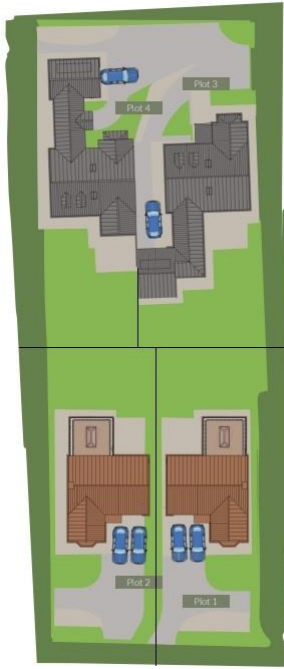
Bellrose Homes offers an extensive range of optional extras for Hawthorn House. Please contact Mundy's Sales Team who will be happy to provide you with a list of these optional extras.

Extras to be paid for at time of ordering and their costs will be non-refundable should the Purchaser not proceed.

All the above will be discussed at your post reservation meeting where current plans and specifications will be confirmed, subject to availability and contract programme. Bellrose Homes Ltd reserves the right to change or vary the specification and Personalise Options, subject to availability.

For more detail on the standard specification and the Optional Extras available, please contact us or use the QR Code below





**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approximate Gross Internal Area = 166.8 sq m / 1794 sq ft  
(Including Garage)

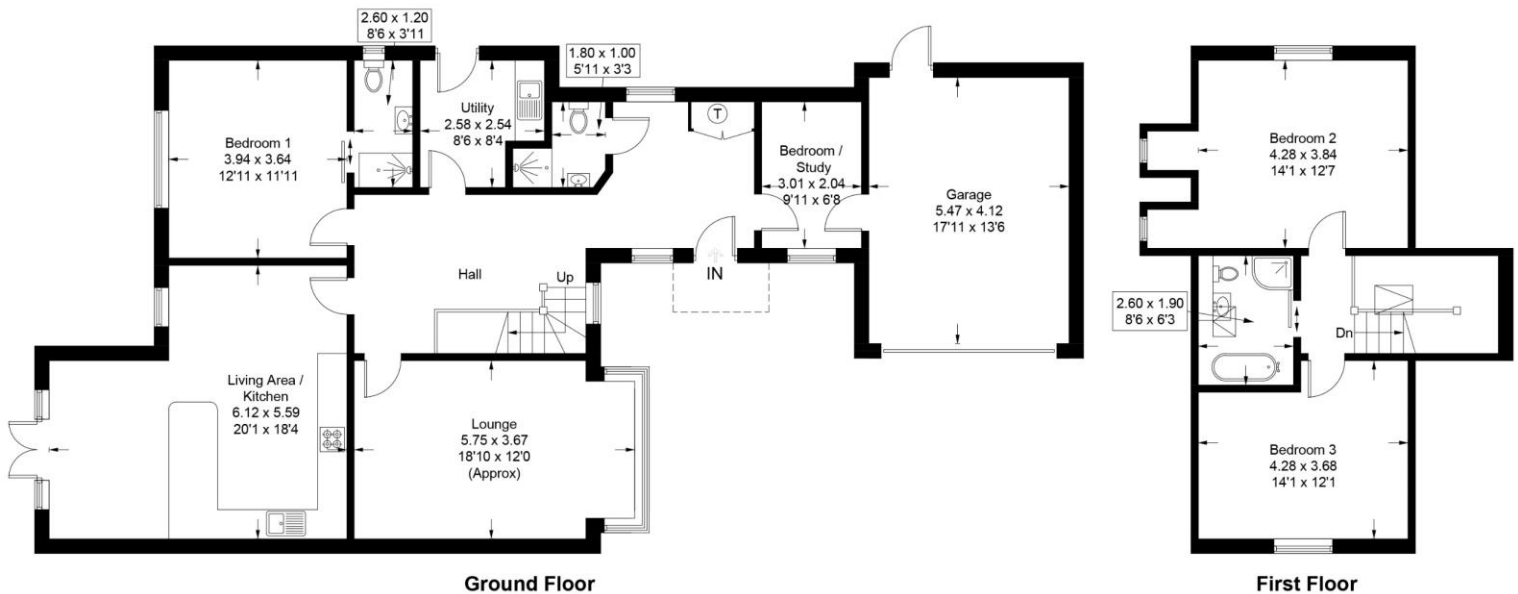


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[www.mundys.net](http://www.mundys.net)  
01522 510044

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