



WELCOME TO PARK VIEW, HACKTHORN

Park View is an exclusive new development in the village of Hackthorn, offering a rare opportunity to own a new home in a sought-after location. For the first time in over 60 years, planning permission has been granted for new homes in the village, making this development a standout opportunity.

The development consists of three impressive homes: two 4 bedroom properties and one larger 5 bedroom home. Each house has been built to a high specification, with spacious, practical living areas and a design that meets modern needs. The homes are set on generous-sized plots, providing plenty of outdoor space and a sense of privacy. Positioned in a well-regarded part of the village, the development offers a prime location with easy access to local amenities, nearby villages, and the city of Lincoln just a short drive away.

Park View offers a perfect combination of countryside living and modern convenience, with quality homes in a highly desirable location. This is a rare chance to own a new home in a village that has not seen new development in decades.



INTRODUCTION TO QUDOS HOMES

Qudos Homes specialises in creating exclusive, high-quality developments in carefully chosen locations. With a focus on building homes that offer both style and practicality, they take pride in delivering properties designed for modern living while complementing their surroundings.

Every Qudos Homes development is built with meticulous attention to detail, ensuring a high standard of craftsmanship and a specification that meets the needs of today's buyers. Their approach is based on professionalism, integrity, and reliability, ensuring that each home is finished to an exceptional standard.

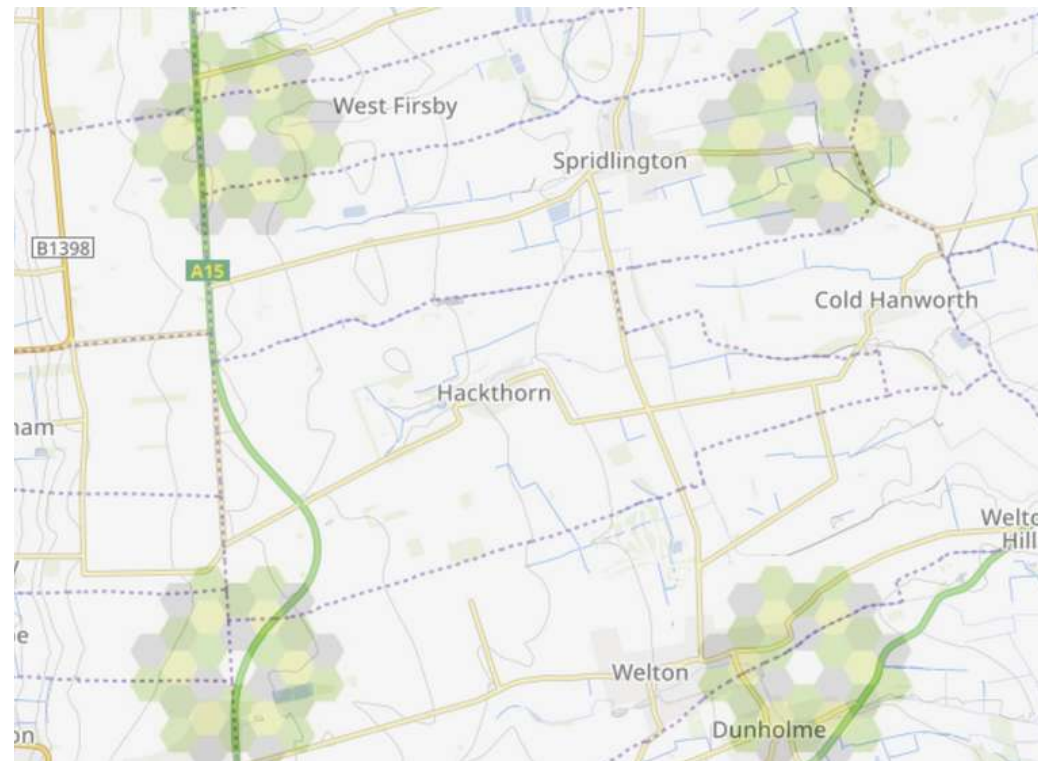
By working closely with trusted consultants and specialists, Qudos Homes creates homes that are not only beautifully designed but also built to stand the test of time. With a reputation for delivering exclusive developments, they are committed to providing homes that buyers can feel confident in from the moment they step through the door.



LOCATION

Hackthorn is a village and civil parish in the West Lindsey district of Lincolnshire, with history dating back to Roman times. One of its most notable landmarks is Hackthorn Hall, an 18th-century brick mansion set in a 100-acre landscaped park. The village is surrounded by open countryside and offers a peaceful setting while being just a 15-minute drive from Lincoln.

Hackthorn is close to the villages of Spridlington and West Firsby, with larger nearby villages, Welton and Dunholme, providing essential services and amenities.



Living in Hackthorn

Hackthorn offers a quiet rural setting with easy access to schools, shops, and transport links. The village also offer its own well regarded primary school. With its historic hall and parkland, nearby facilities in Welton and Dunholme, and the city of Lincoln just a short drive away, it is a convenient and well-placed location for those looking for countryside living with access to modern amenities.

Nearby Villages: Welton & Dunholme

For shopping, schools, and healthcare, Hackthorn residents often visit Welton and Dunholme, both located just a few miles to the south.

Welton

Welton is the larger of the two and serves as a local hub with:

- Shops & Services – A Co-op convenience store, post office, and independent businesses.
- Education – William Farr School, a well-regarded secondary school.
- Healthcare – A GP surgery, dental practice, and pharmacy.
- Dining & Leisure – The Black Bull pub, plus cafés and takeaways.
- Sports & Recreation – A sports centre, playing fields, and a golf course.

Dunholme

Dunholme, located next to Welton, offers:

- Dunholme St Chad's Primary School.
- A village hall and community events.
- Green spaces and countryside walks.

Together, these villages provide a strong sense of community with good facilities, while Lincoln offers more extensive services and attractions.

PLOT 1 - CEDAR HOUSE



Cedar House is a high-specification five-bedroom detached home, offering over 212m² of well-designed living space. The centrepiece of the property is the impressive open-plan kitchen, dining, and living area, extending over 37ft in length, with timber bifold doors leading to the rear garden.

The ground floor also includes two additional reception rooms, a boot room, utility room, WC, and a welcoming entrance hall, providing flexible and practical living space.

Upstairs, the main bedroom features a dressing room and ensuite, while the second bedroom overlooks the rear garden and also benefits from an ensuite. Three further bedrooms are served by a modern family bathroom with both a bath and a separate walk in shower. Finished to a high standard, Cedar House includes bespoke kitchen doors and worktops, Belize oak internal doors, underfloor heating on the ground floor and Built-in Cat 6 data cabling enabling high strength and stable internet throughout the home.

Asking Price £725,000

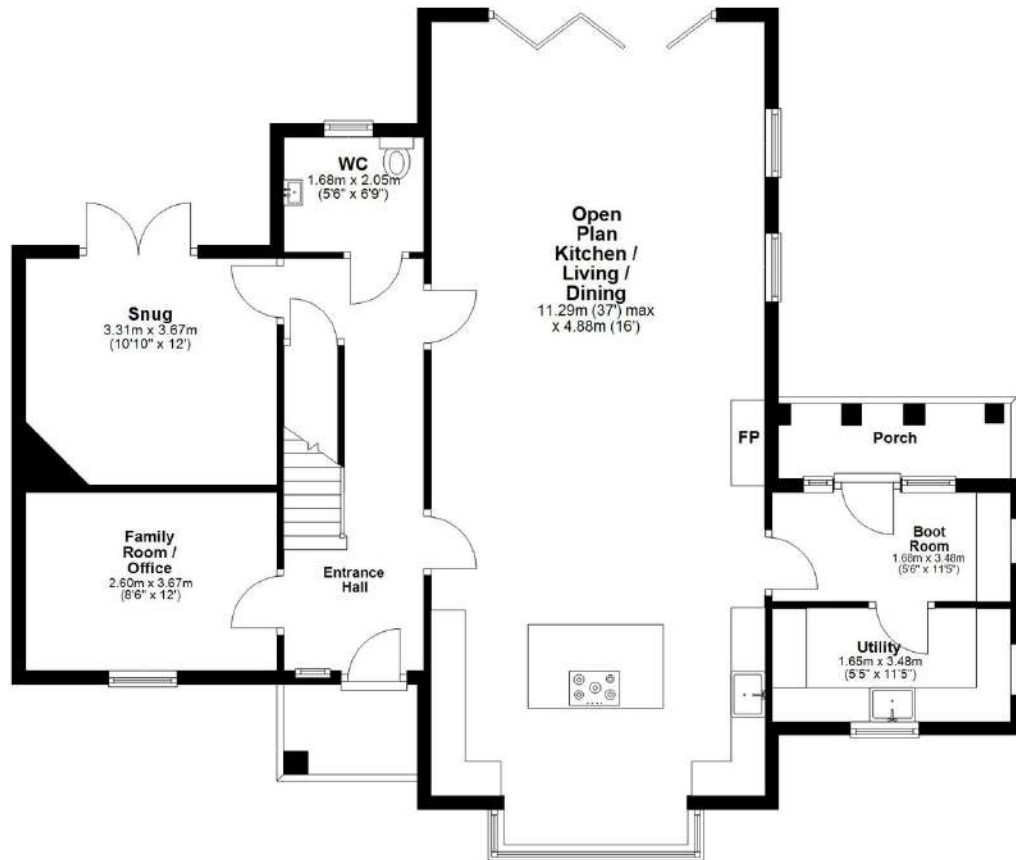
PLOT 1 - CEDAR HOUSE



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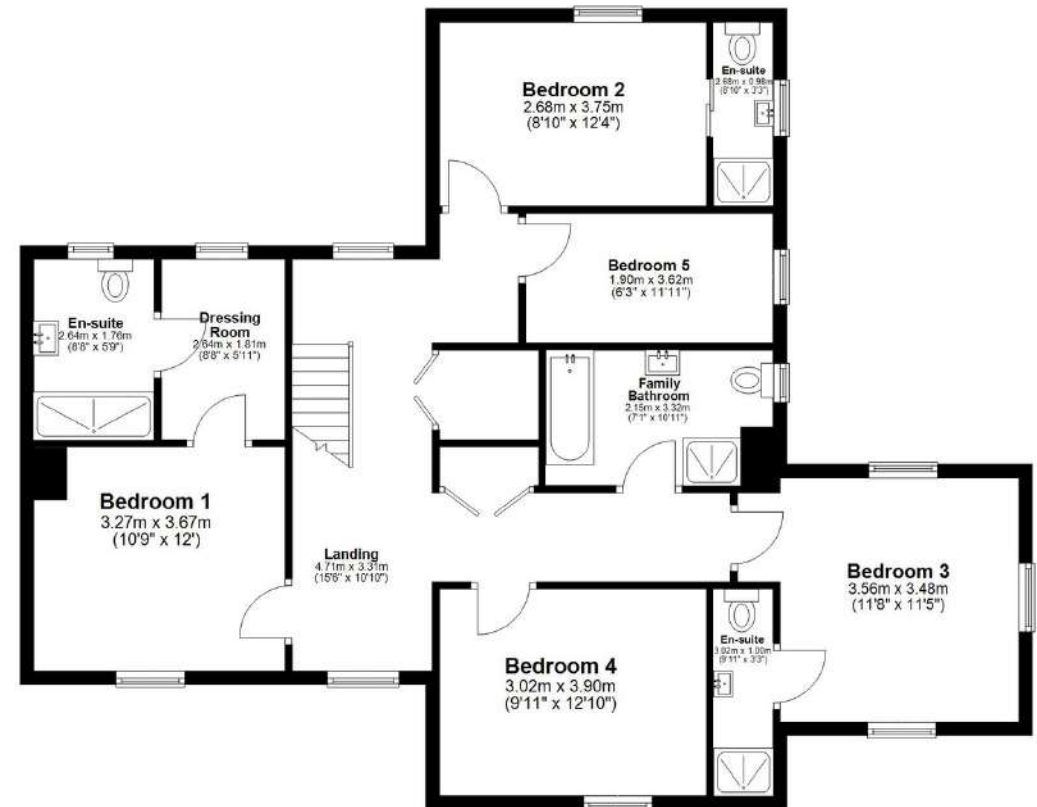
Ground Floor

Approx. 107.7 sq. metres (1159.2 sq. feet)



First Floor

Approx. 104.2 sq. metres (1121.2 sq. feet)



PLOT 2 - WALNUT HOUSE



Walnut House is a high-quality, newly built four-bedroom detached home, set on a generous-sized plot. The property offers spacious and well-designed living, with a standout feature being the impressive kitchen/diner, extending over 34ft in length. Timber Bifold doors open onto the garden patio, creating a bright and open space ideal for entertaining. The ground floor also includes a separate snug, a boot room, WC, and a welcoming entrance hall.

Upstairs, there are four double bedrooms, including a main bedroom with an ensuite and views over the gardens. A large family bathroom serves the remaining bedrooms and features a walk in shower, a soft-close WC, a single tap-hole mixer vanity unit, and a generous bathtub.

Finished to a high standard, Walnut House boasts bespoke kitchen doors and worktops, Belize oak internal doors, underfloor heating on the ground floor and Built-in Cat 6 data cabling enabling high strength and stable internet throughout the home.

Externally, the property benefits from a carport, a useful store area, and a spacious driveway providing ample off-road parking.

Asking Price £625,000

PLOT 2 - WALNUT HOUSE



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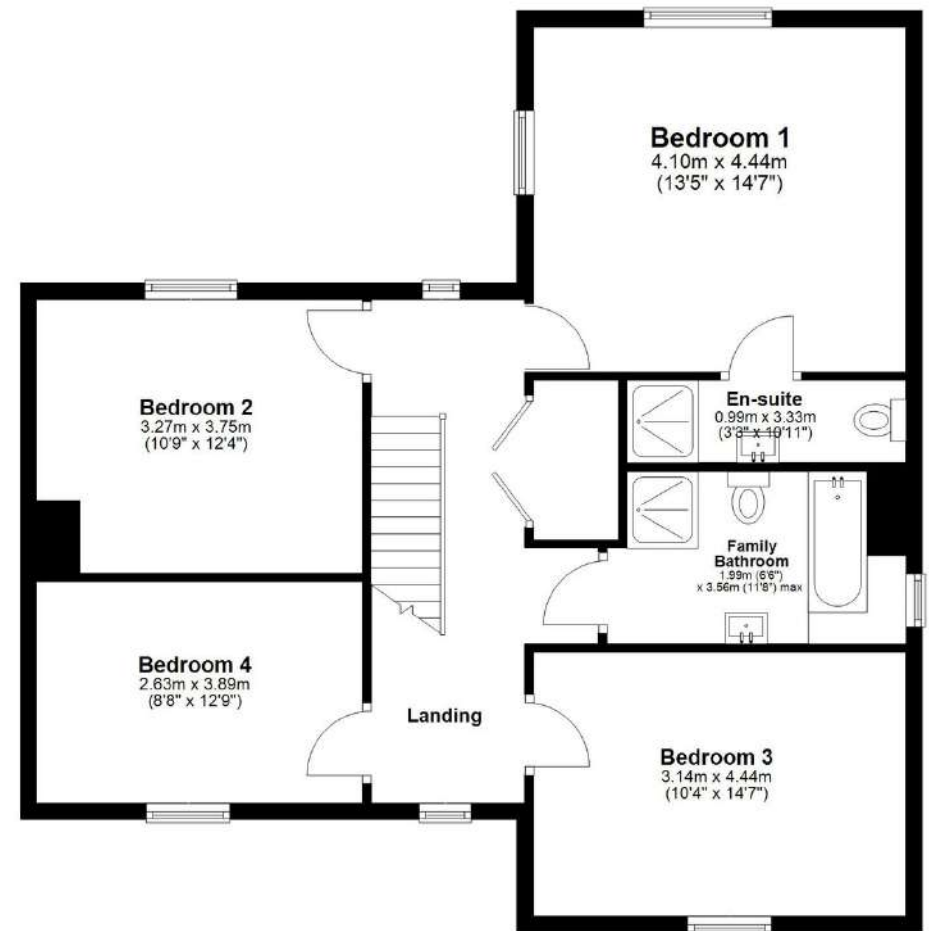
Ground Floor

Approx. 95.3 sq. metres (1026.3 sq. feet)



First Floor

Approx. 82.0 sq. metres (882.7 sq. feet)



PLOT 3 - MAPLE HOUSE



Maple House is a high-quality, newly built four-bedroom detached home, set on a generous-sized plot. It offers the same exceptional specification as Walnut House, with a mirror-image layout. Finished to a high standard, Maple House boasts bespoke kitchen doors and worktops, Belize oak internal doors, underfloor heating on the ground floor and Built-in Cat 6 data cabling enabling high strength and stable internet throughout the home.

The heart of the home is the impressive 34ft kitchen/diner, featuring timber bifold doors that open onto the garden patio, creating a bright and spacious area ideal for entertaining. The ground floor also includes a separate snug, a boot room, WC, and a welcoming entrance hall.

Upstairs, there are four double bedrooms, including a main bedroom with an ensuite and views over the gardens. A large family bathroom serves the remaining bedrooms and features a walk-in shower, a soft-close WC, a single tap-hole mixer vanity unit, and a generous bathtub.

Externally, the property benefits from a carport, a useful store area, and a spacious driveway providing ample off-road parking.

Asking Price £625,000

PLOT 3 - MAPLE HOUSE



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PLOT 3 - MAPLE HOUSE

Ground Floor

Approx. 95.3 sq. metres (1026.3 sq. feet)



First Floor

Approx. 82.0 sq. metres (883.1 sq. feet)



THE LUXURY SPECIFICATION

Heating

- Underfloor heating to the ground floor

Kitchens

- Howdens 'Chilcomb' cabinetry – available in a range of colours
- Quartz worktops to the kitchen
- Oak block worktops to the utility
- Integrated appliances including:
 - Fridge freezer
 - Dishwasher
 - Microwave
 - Belfast sink
- Bosch induction hob
- Bosch electric oven
- Kitchen island (Plot 1)
- Kitchen peninsula (Plots 2 & 3)

Bathrooms

- £30/sqm tiling allowance – range of styles available
- Vanity units – choice of colours
- Walk-in showers
- Bath
- Chrome towel rails
- Chrome taps and waste fittings

Choice of upgrades available to buyers, subject to build stage

Joinery

- Prefinished Oak 'Belize' internal doors with brushed chrome ironmongery
- 5" decorative Ogee skirting boards with matching architraves
- Oak balustrades

Windows & Doors

- Dale Joinery 4-panel bifold timber doors
- Dale Joinery timber French doors
- Dale Joinery flush casement timber windows

Electrics & Technology

- Brushed chrome sockets and light switches with selected USB sockets
- Downlighters to kitchen and bathrooms
- PV roof panels
- Integrated alarm system
- Built-in Cat 6 data cabling

Landscaping

- Seeded rear gardens
- Indian sandstone patios

TENURE – FREEHOLD

HEATING

Mitsubishi Air Source System with underfloor heating and radiators to the first floor

AVAILABLE SERVICES

Mains electricity, water and drainage. Solar panels.

EPC RATINGS - TBC

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - West Lindsey District Council



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

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:

1. 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.

2. 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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