



The Allington, Plot 4 Bramley Grove

Washingborough Road

Heighington, Lincoln, LN4 1QW

£750,000

A substantial stone built five bedroomed executive home situated in an exclusive development of five properties within an orchard setting. The property has been constructed to a high specification by Messrs Lindum Homes and offers luxury living space. The internal accommodation briefly comprises of Main Reception Hall, Dining Room, Study, Lounge, Cloakroom, impressive Open Plan Kitchen Dining and Family Area, Utility Room and First Floor Galleried Landing leading to five Bedrooms, En-Suites to the Master Bedroom and Bedroom 2 and Family Bathroom. Outside the property is accessed via a private driveway leading to the Detached Double Garage with Office/Studio and Shower Room above. The property further benefits from a 10 year NHBC Warranty, under floor heating to the ground floor, Agate Grey Heritage coloured double glazed windows and aluminium bi-folding doors opening on to the rear garden.

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SERVICES

All mains services available. Gas fired central heating. Under floor heating to the ground floor. Virgin and BT are service suppliers.

EPC RATING – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

KEY FEATURES

- Agate grey heritage coloured double glazed windows with aluminium bi-fold doors opening onto gardens;
- Personalise your kitchen with a full kitchen design service, further information available;
- Personalise your interior walls with colours from our selected heritage range;
- Highly Efficient Homes - All Lindum Homes are a minimum B EPC rating;
- Under floor heating to ground floor;
- Flooring to kitchen/family, hallway and bathrooms with ceramic or Amtico finishes;
- Lined chimney able to receive a wood burning stove;
- Sensor lighting to bathrooms, cloakroom and utility;
- Electrically operated garage doors and facility for home office/studio above garage; and
- 10 Year NHBC Warranty.

SPECIFICATION

OPEN PLAN KITCHEN DINER/FAMILY ROOM & UTILITY

Katie Brown Fitted kitchen with soft close doors and drawers ✓
Utility room with Katie Brown fitted units with electrics, plumbing and appliance space ✓
Brushed chrome down lighters to kitchen, utility & family room ✓
Choice of quartz worktop includes upstands to the kitchen ✓
Choice of laminate worktop includes upstands to utility ✓
Choice of quartz worktop including upstands to the utility *
Choice of wall tiling to kitchen *
Choice of wall tiling to utility *
Choice of Porcelain tile flooring to carry through onto external patio ✓
3 in 1 Hot water tap in choice of finish in kitchen ✓
Stainless steel bowl and half undermounted sink in utility ✓

BATHROOM

Sottini white bathroom suite with free standing bath & separate shower cubicle ✓
Vado shower with rainfall head ✓
Vado taps to basin & bath ✓
Full height wall tiling ✓
Anthracite heated towel rail ✓
Choice of ceramic tiled flooring *
Choice of Luxury vinyl tile ✓
Fitted furniture from our range ✓
Brushed chrome LED down lighters ✓
Option to have additional pendant over bath *
Option to have additional wall lighting over basin *
Shaver socket ✓

MASTER EN-SUITE

Sottini white bathroom suite & separate shower cubicle ✓
Vado shower with rainfall head ✓
Full height wall tiling ✓
Anthracite heated towel rail ✓
Choice of Luxury vinyl tile ✓
Choice of ceramic tiled flooring *
Fitted furniture from our range to include double vanity unit ✓
Brushed chrome LED down lighters ✓
2 x Illuminated mirrors over sink to include shaver point ✓

BEDROOM 2 EN-SUITE

Sottini white bathroom suite & separate shower cubicle ✓
Vado shower ✓
Full height wall tiling to shower cubicle ✓
Half height tiling above furniture ✓
Anthracite heated towel rail ✓
Choice of Luxury vinyl tile ✓
Choice of ceramic tiled flooring *
Fitted furniture from our range ✓
Brushed chrome LED down lighters ✓
Shaver socket ✓

BEDROOMS

Soft close wardrobe to one other bedroom of choice ✓
Additional gliderobe or soft close wardrobes to other rooms *

GENERAL

Carpets from our range *
Luxury vinyl tiling to additional rooms *
Dulux Heritage Indian White to internal walls as standard option to personalise from Heritage range ✓
White emulsion to ceilings ✓
Coving to lounge hall & study ✓
White satinwood to all skirting boards, architraves and window sills ✓
Internal 2 panel painted doors in Purbeck Stone ✓
Internal oak veneered doors *
Oak balustrade ✓
Oak glazed balustrade *
Additional glazed doors *
External tap ✓
Turf to front garden ✓
Seed to rear garden ✓
Path to front and rear door in Indian sandstone ✓
External lights to front and rear doors ✓
Block paved driveway ✓
Double glazed uPVC Agate Grey Windows including bi-fold ✓
Garage door with electric operation ✓
Provision for electric car charging (only wiring) ✓
BT copper broadband to each property ✓
Virgin fibre broadband to each property ✓
Telephone points to principal rooms as per property electrical plan ✓
Television aerial and Virgin points to principal rooms as per property electrical plan ✓
Additional TV, Telephone or Electric Points to rooms ✓
Integrated USB double sockets to principle rooms as per property electrical plan ✓
Additional integrated USB double sockets to rooms *
HIVE Control ✓
Wood stove to Lounge ✓
Brushed chrome down lighters to additional rooms *
Underfloor heating to ground floor ✓
Grade A Gas boiler & hot water cylinder with thermostatic radiator valves and programmer ✓
External 240v double socket ✓
Security alarm ✓

✓ Supplied as standard.

* Optional extra. Please ask for further details and cost.

PLEASE NOTE

Full property plans are available upon request;
All changes are subject to availability and the stage of build of the property;
Lindum Homes reserves the right to change the specification and extras at any time;
The current version of the specification and floor plans will be provided in the reservation pack;
All upgrades require prepayment of at least 50% to be paid at time of order.

*Principal rooms referred to are Kitchen/Diner/Family Room, Lounge and Bedroom 1 as appropriate.



LOCATION - An exclusive Lindum Homes development of five properties within this popular village, a totally unique development that's personal. Each and every Lindum Homes development is unique, with meticulous care and attention given to creating places where people desire to live. Bramley Grove is no exception, it's made even more special as it is 'personal' to Lindum Homes. The charming village of Heighington is situated 4 miles south-east of the majestic cathedral city of Lincoln. With its mix of old and new properties, pubs, shops, primary school and a variety of other amenities this thriving community proves popular with people searching for a pleasant village to live.

SERVICE CHARGE - There is a Management Fee payable of £1,000 per annum to the Bramley Grove Management Company Ltd. This provides for the maintenance of the private open space, including landscaping, trees and general gardening to these areas. It also covers the developments future maintenance to private drive, private sewer, drains and pump station. A proportion of this fee will also cover the cost of annual public liability insurance and electricity cost for development entry bollard lighting. Your Solicitor will have copies of the Legal Plan and this will show the areas of Private Open Space requiring maintenance. Please note the cost of the Management Company Fee is reviewed annually and may be increased where necessary to cover any increase in insurance premium renewals and or garden maintenance costs. All monies held in account and any revised annual fees will be agreed at the end of the development when the Management Company is passed to the residents. Any queries regarding the Management Company should be raised with your Solicitor as part of your conveyance.



RECEPTION HALL

DINING ROOM - 15' 6" x 12' 6" (4.72m x 3.81m)

STUDY - 10' 4" x 6' 10" (3.15m x 2.08m)

LOUNGE - 18' 9" x 18' 6" (5.72m x 5.64m)

CLOAKROOM

KITCHEN/DINING AREA - 28' 4" x 11' 10" (8.64m x 3.61m)

FAMILY AREA - 16' 6" x 7' 9" (5.03m x 2.36m)

UTILITY ROOM - 7' 2" x 6' 9" (2.18m x 2.06m)

FIRST FLOOR LANDING

BEDROOM 1 - 15' 9" x 14' 5" (4.8m x 4.39m)

EN-SUITE

BEDROOM 2 - 13' 8" x 11' 10" (4.17m x 3.61m)

EN-SUITE

BEDROOM 3 - 11' 10" x 10' 3" (3.61m x 3.12m)

BEDROOM 4 - 10' 7" x 9' 8" (3.23m x 2.95m)

BEDROOM 5 - 10' 3" x 8' 2" (3.12m x 2.49m)

FAMILY BATHROOM

DETACHED GARAGE

OFFICE/STUDIO

SHOWER ROOM

DISCLAIMER - The internal photographs used in the marketing of this property are those taken of Plot 1, which represents a similar style of property and are for illustrative purposes to show the standard of finish.





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

Move with Us and Sills and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

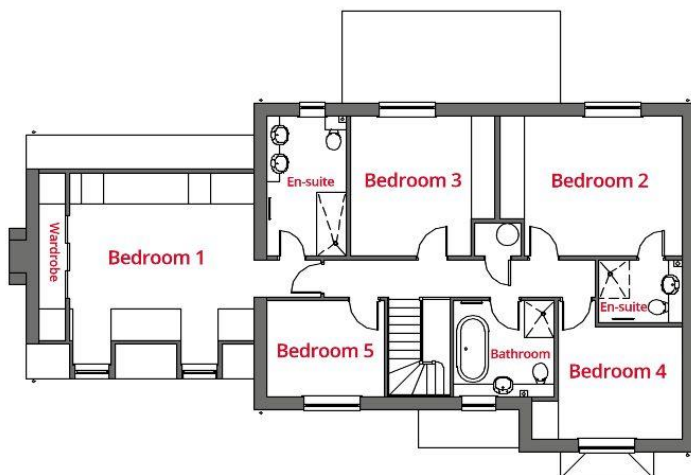
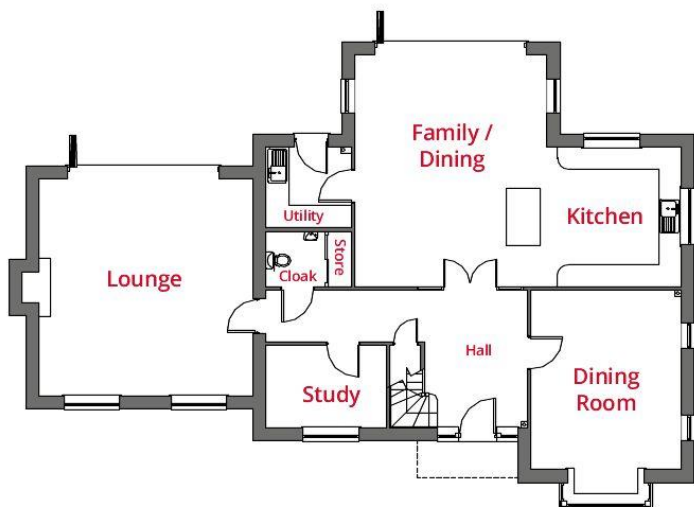
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

