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Plot 8, Horsley Park, Horsley Road, Gainsborough. DN21 2TD



When it comes to
property it must be


lovelle

DEVELOPMENT PLAN
HORSLEY PARK



- | | | | |
|-------------------------|-------------------------|-----------------------|--------------------|
| 2 BEDROOM SEMI-DETACHED | 3 BEDROOM SEMI-DETACHED | 3 BEDROOM DETACHED | 4 BEDROOM DETACHED |
| <i>the REDSHANK</i> | <i>the TURNSTONE</i> | <i>the GREENSHANK</i> | <i>the CRANE</i> |
| | <i>the AVOCET</i> | <i>the CURLEW</i> | |



Asking price

£240,000



Key Features

- Spacious three-storey living
- Eco-conscious home
- Carport and dedicated parking space
- Electric vehicle charging point
- Solar panels included
- Private garden
- Estimated build date Jan-Mar 2025
- EPC rating TBC
- Tenure: Freehold



Introduction

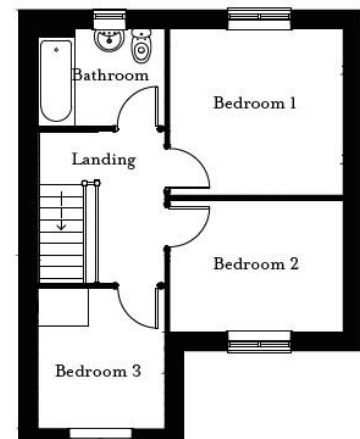
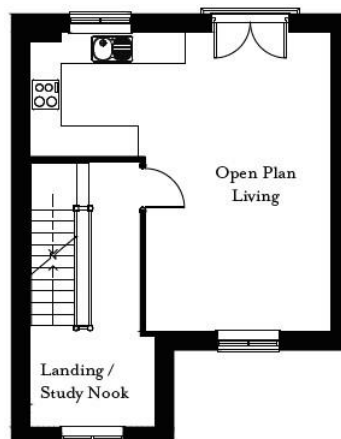
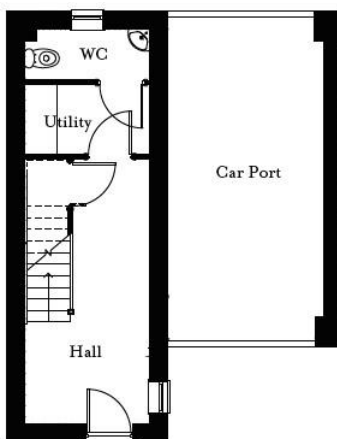
The Greenshank - Plot 8 at Horsley Park is a modern three-bedroom detached home spanning three floors, offering a spacious layout with eco-conscious features. The property includes energy-efficient specifications such as LED low-energy lighting, dual-zone heating, Ideal combi boiler, waste water heat recovery systems for baths and en-suites, Argon-filled UPVC windows for improved thermal efficiency, solar panels, and an electric vehicle charging point.

The Greenshank build features a ground floor with an entrance hall, utility room, WC, and car port. The first floor offers an open-plan kitchen/dining area, lounge, and a study nook. The second floor contains a master bedroom, two additional bedrooms, and a family bathroom. With a spacious driveway and a rear garden, these features contribute to a comfortable and sustainable lifestyle in this sought-after development. With 2 Year NorthCountry Homes warranty and 10 years NHBC warranty this could be the perfect home for you

The Development

Discover modern three-storey living situated by the scenic River Trent. Residents will enjoy access to extensive riverside towpaths, perfect for walks and cycling, with selected plots offering west-facing gardens and picturesque river views. The development includes plenty of green spaces and a play area for children.

Each home comes equipped with solar panels, electric vehicle charging points and options for kitchens and tiles. Finished in crisp white, the interiors provide a blank canvas for homeowners to personalise.



Entrance Hall

5.15m x 2.42m (16'11" x 7'11")

Utility Room

1.37m x 2.42m (4'6" x 7'11")

WC

1m x 2.42m (3'4" x 7'11")

Carport

5.8m x 3.05m (19'0" x 10'0")

Kitchen/ Dining/ Lounge

5.8m x 5.82m (19'0" x 19'1")

Landing /Study Nook

1.78m x 2.15m (5'10" x 7'1")

Bedroom 1

3.2m x 3.32m (10'6" x 10'11")

Bedroom 2

2.53m x 3.32m (8'4" x 10'11")

Bedroom 3

2.68m x 2.42m (8'10" x 7'11")

Bathroom

1.88m x 2.43m (6'2" x 8'0")

Tenure

The tenure of this property is Freehold.

Local Authority

This property falls within the geographical area of West Lindsey Council - 01427 676676.

<https://www.west-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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