

The Oaks Nettleham



There's no place like home

Putting customers first

Building homes is what Longhurst Group does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.



Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.



Home is where love resides

Nettleham is a charming village in the heart of Lincolnshire, where you'll benefit from the perfect blend of rural tranquillity, being close to the City of Lincoln. Known for its beautiful stone cottages, leafy streets, and welcoming community, Nettleham is the perfect place to call home.

With scenic countryside, a thriving local village centre, and excellent transport links, The Oaks is designed to cater to families, professionals, and those seeking a quieter pace while staying close to urban amenities.

Education

Nettleham is home to several primary schools, including The Nettleham Church of England Junior School and The Nettleham Infant and Nursery School; both have Good ratings and are well-regarded by local parents.

Transport links

Despite its rural charm, Lincoln city centre is only a 10-minute drive away, providing quick access to shops, restaurants, and transport hubs. The village is well served by public transport with regular bus services.

Outdoor living

The real beauty of Nettleham is right on your doorstep with generous green spaces, including Bill Bailey's Playing Field and Mulsanne Park, where residents can enjoy outdoor sports, dog walking, and children's playgrounds. Did you know? - Nettleham has won the Lincolnshire Best Kept Village award more times than any other village.



The Oaks, Nettleham

Development Plan



 Rented

2 bedroom homes

 The Maple

3 bedroom homes

 The Beech

 The Hawthorn

 The Buckthorn

 The Rowan

4 bedroom homes

 The Hazel

Facilities

 Bin Collection Point

Ownership options

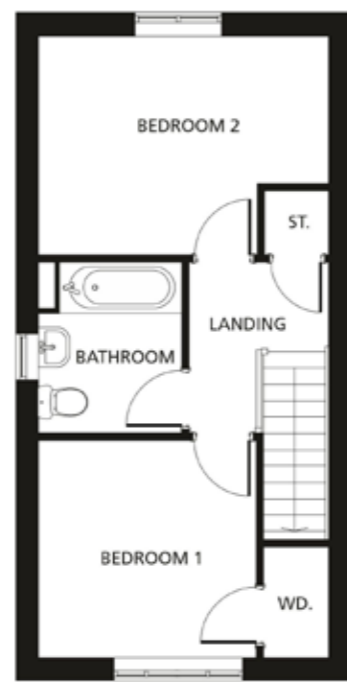
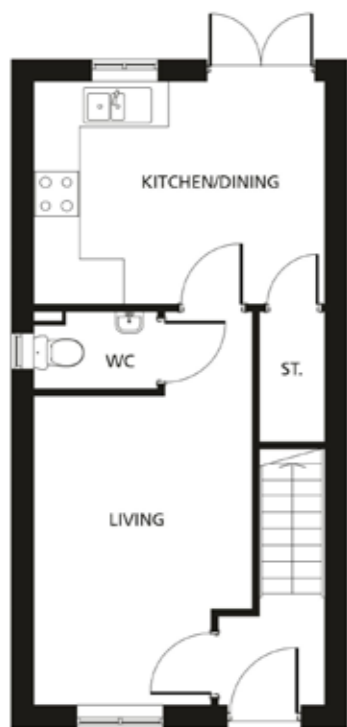
SHARED OWNERSHIP





The Maple

The Beech



Kitchen/Dining
4.04m x 3.10m
13'3" x 10'2"

Living
3.04m x 5.47m
9'8" x 17'10"

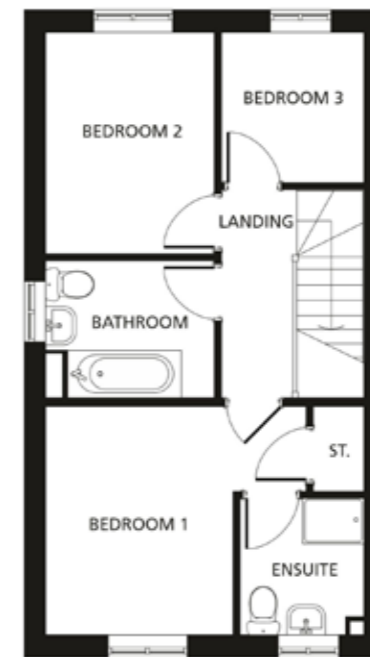
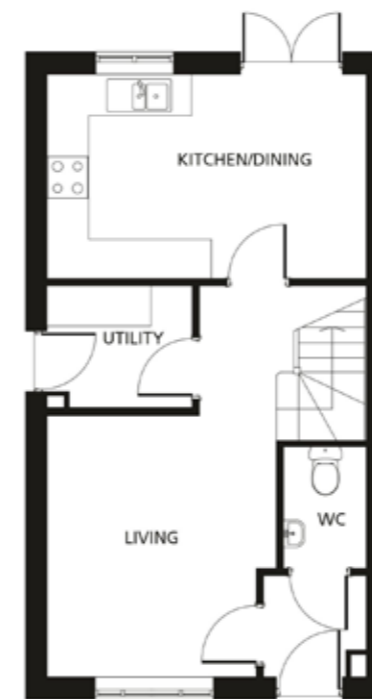
Bedroom 1
3.04m x 3.03m
9'11" x 9'10"

Bedroom 2
4.04m x 3.07m
13'3" x 10'1"

All dimensions are maximum sizes

Ground Floor

First Floor



Kitchen/Dining
4.79m x 3.10m
15'8" x 10'2"

Living
3.45m x 6.00m
11'3" x 20'0"

Bedroom 1
3.93m x 3.47m
12'9" x 11'4"

Bedroom 2
2.60m x 3.35m
8'5" x 10'11"

Bedroom 3
2.17m x 2.28m
7'1" x 7'5"

All dimensions are maximum sizes

Ground Floor

First Floor

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

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The Buckthorn



Ground Floor

First Floor

Kitchen/Dining
5.56m x 3.31m
18'2" x 10'9"

Living
5.56m x 3.27m
18'2" x 10'7"

Bedroom 1
3.14m x 4.04m
10'3" x 13'3"

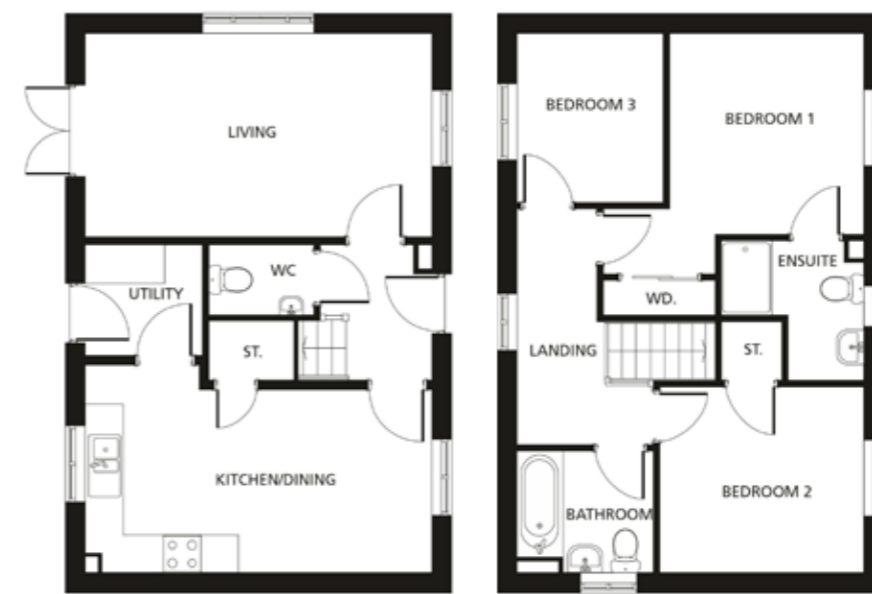
Bedroom 2
2.81m x 3.00m
9'2" x 9'8"

Bedroom 3
2.35m x 2.72m
7'8" x 8'10"

All dimensions are maximum sizes

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The Hawthorn



Ground Floor

First Floor

Kitchen/Dining
5.56m x 3.31m
18'2" x 10'9"

Living
5.56m x 3.27m
18'2" x 10'7"

Bedroom 1
3.14m x 4.04m
10'3" x 13'3"

Bedroom 2
3.29m x 3.00m
10'9" x 9'8"

Bedroom 3
2.35m x 2.73m
7'7" x 8'10"

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The Rowan



Ground Floor

First Floor

Kitchen/Dining
5.56m x 3.31m
18'2" x 10'9"

Living
5.56m x 3.27m
18'2" x 10'7"

Bedroom 1
3.14m x 4.04m
10'3" x 13'3"

Bedroom 2
2.81m x 3.00m
9'2" x 8'9"

Bedroom 3
2.35m x 2.72m
7'8" x 8'10"

All dimensions are maximum sizes

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The Hazel



Ground Floor

First Floor

Kitchen/Dining
6.92m x 3.32m
22'7" x 10'9"

Living
6.92m x 3.49m
22'7" x 11'5"

Bedroom 1
4.10m x 3.32m
13'5" x 10'10"

Bedroom 2
4.10m x 3.33m
13'5" x 10'10"

Bedroom 3
2.76m x 3.32m
9'1" x 10'9"

Bedroom 4
2.76m x 2.86m
9'1" x 9'4"

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Our commitment to you

Before you move

- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homeware booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact 0345 601 9095 or newhomessales@longhurst-group.org.uk





For sales enquiries

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Further information relating to Longhurst Group can be accessed via our website: longhurst-group.org.uk

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