



Bembridge
Close

—
HECKINGTON

A BESPOKE COLLECTION OF
3, 4 & 5 BEDROOM PREMIUM HOMES

THE CHARM & CHARACTER OF Bembridge Close

Bembridge Close is a premium village-edge development of executive family homes located in the incredibly secluded yet scenic Burton Road area of Heckington. Residents can enjoy open countryside vistas on their doorstep, whilst still being within easy reach of all the convenient amenities Heckington has to offer.

Brimming with natural charm and character, this development brilliantly combines traditional construction curb appeal with an assortment of modern twists. Stand out features include a range of stone walled boundaries, arched windows, double height feature glass frontages, wrought iron boundary fencing, stone sills, arched window headers, clay pantile roofs and a selection of complimenting rustic brick types.

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10 YEAR

NEW BUILD
WARRANTY





ATTENTION TO DETAIL BY Natomar Homes

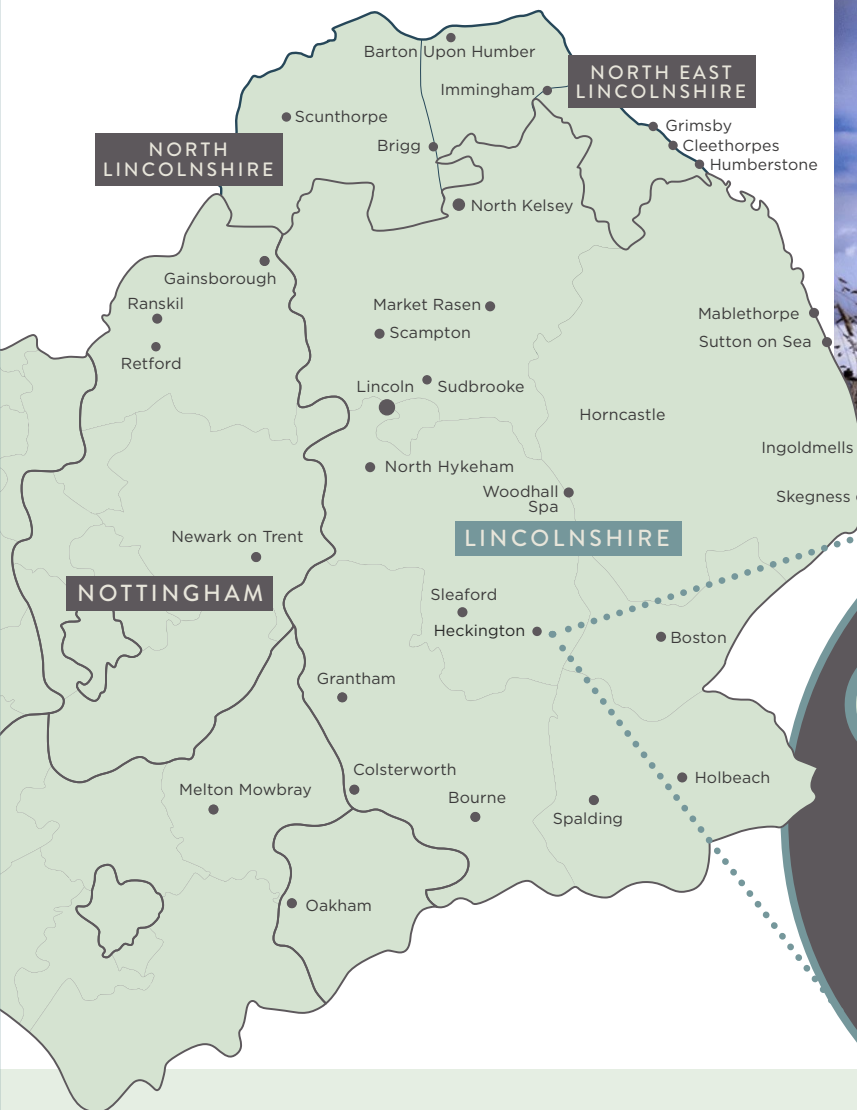
Attention to detail by the developer Natomar Homes is clear to see from the second you step foot on this exclusive development.

With an array of varying sizes and designs, Bembridge Close will offer a mixture of hand crafted house types, to include 3 and 4 bedroom semi-detached homes, a detached chalet style home, 3, 4 and 5 bedroom detached homes and a 4 bedroom single storey home.

With 17 bespoke homes in total, there are never more than three of each house type cross the development, ensuring an attractive mixture of aesthetic designs.

Most properties come with either double garages or larger than average singles, whilst all enjoy generous, well-spaced plots which come with an incredibly generous Indian Sandstone patio and freshly turfed lawn. A mixture of stone walling and premium featheredge fencing make up the external boundaries to create a traditional, premium feel throughout.

All homes on the West side of the site back on to open field views for as far as the eye can see, with the developer giving buyers the choice of either 6ft privacy fencing or 4ft low level fencing to enjoy the views. All homes will be built and finished to a high specification, both inside and out. For limited time only, certain plots are still available with internal customisation, allowing buyers to choose kitchen and bathroom designs, along with flooring and tiling choices.



ABOUT THE LOCATION

Heckington

Welcome to the charming village of Heckington, set between Sleaford and Swineshead Bridge. Widely regarded as the 'go-to' village in the area, Heckington is extremely popular with both local and out-of-area buyers thanks to its excellent amenities, close proximity to the nearby towns of Sleaford and Boston, and its range of scenic countryside vistas.

Alongside a delightful village green, Heckington has a range of independent shops, a primary school, doctors' surgery and CO-OP Foodstore.

Other amenities within the village include takeaway restaurants, a chemist, dentist's surgery, veterinary clinic and two thriving pubs. Steeped in almost 1,000 years of history, this sought-after village is well known for its unique working windmill and microbrewery, the only 8-sailed working windmill remaining in Europe!

Situated just off the A17, residents have easy access to the market towns of Sleaford and Boston. Lincoln, Newark, Grantham, Spalding and Bourne are also within reach. The A1 and an intercity rail service to London Kings Cross are available from Grantham or Newark.

INTERNAL & EXTERNAL Specification

• KITCHEN

All properties in this luxury development offer bespoke kitchens, depending on build stage.

- Traditional Shaker door style or contemporary handleless design
- Integrated Appliances including: fridge freezer, hob, ovens, extractor fan and dishwasher
- Quartz worktops to all detached plots

• BATHROOMS

- Modern sanitaryware
- Large, low profile shower trays
- Rainfall shower heads and separate handheld shower head
- Fully tiled and half tiled walls depending on plot
- Large range of tiles to choose from
- Separate walk-in showers and freestanding bath plot dependent

• FLOORING

- Premium ceramic tiling to hall, utility, kitchens, dining areas and ground floor WC
- Carpets to lounge, study, bedrooms, stairs and landing
- Plush carpets in a range of colours for buyers to choose from, depending on stage of construction

• ELECTRICAL

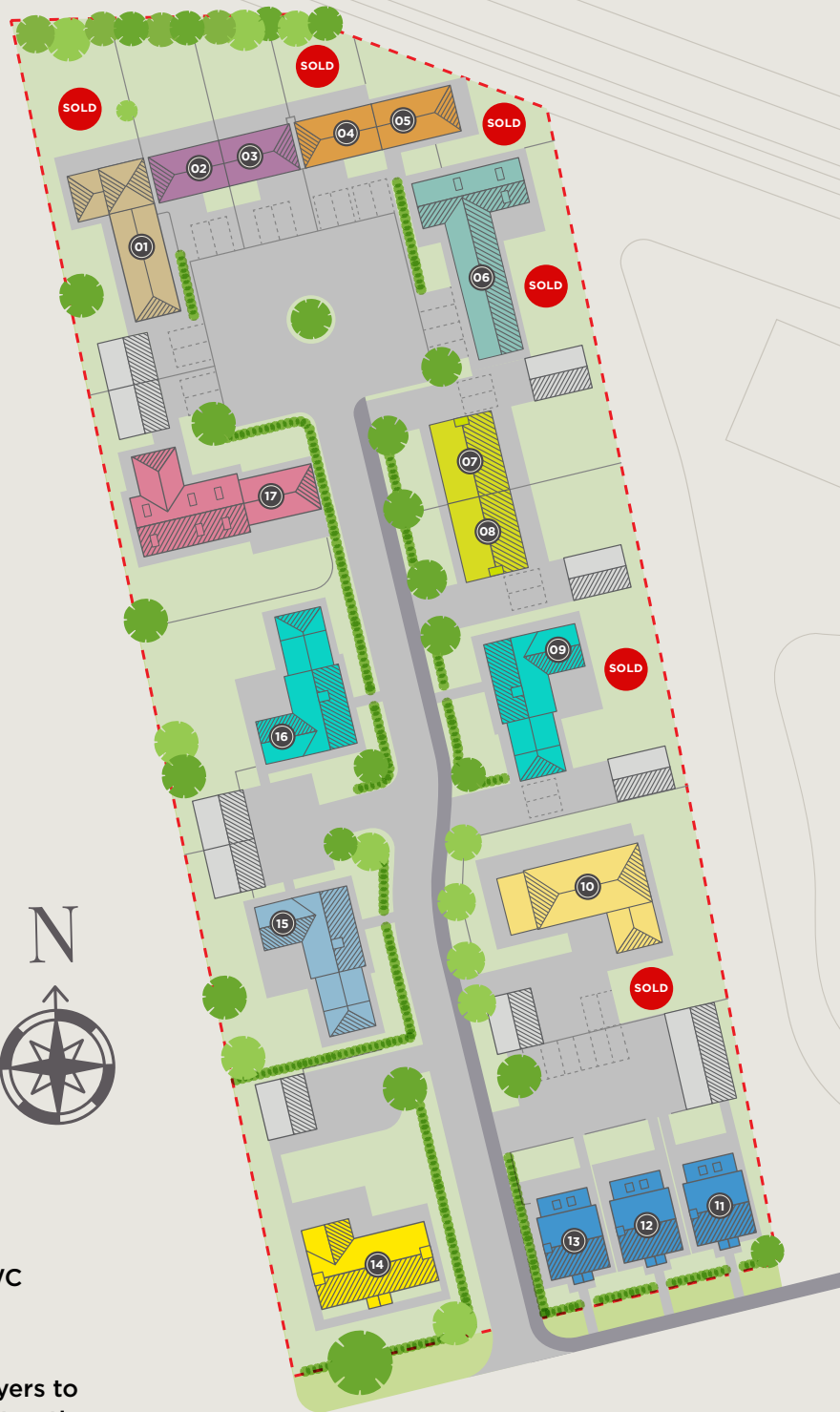
- Mix of LED downlighters and pendant lights
- Direct full fibre broadband connection wired straight to each property
- Hard wired alarm systems as standard

• INTERNAL FINISH

- Oak internal doors with chrome furniture
- Bifold doors to rear gardens
- Wood-effect double glazed windows in country crème
- Inglenook fireplaces with chimneys to select plots
- Underfloor heating to ground floor with radiators to first floor

• EXTERNAL

- Electric sectional garage doors to all plots with garages
- Electric car charging to all plots
- Automatic PIR sensor outside lighting and switch controlled up and down lights
- Indian natural stone paving slabs to patio
- Turf to front and rear gardens
- Block paved access roads and driveways





Bembridge Close
HECKINGTON



House Type I | Plot 17 | 4 Bedroom Detached

This exceptional 4-bedroom dormer home is one-of-a-kind, offering grandeur on a scale rarely seen in a new build home. With four incredibly well-sized double bedrooms, two on the ground floor and two on the first floor, this home is designed to suit every need. Both the living room and master bedroom are fitted with king post solid oak trusses to allow for luxurious full height vaulted ceilings.

Flooded with natural light from a roof mounted skylight, the galleried entrance hall leads into a generous kitchen/dining room with quartz worktops and integrated appliances, along with a central island & breakfast bar which makes for the perfect entertaining space. The kitchen is adjoined by a separate utility which is both spacious and versatile, giving access to the rear garden. From the kitchen, a set of oak double doors lead through to the most sensational vaulted ceiling living room spanning over 32ft (almost 10m) with an inglenook fireplace and log burner, in addition to aluminium bifold doors giving access to the rear garden.

The ground floor also hosts the master bedroom with impressive, vaulted ceilings and an almost palatial 4-piece ensuite bathroom which features a walk-in shower and contemporary freestanding bath. Bedroom two is also easily accessible on the ground floor and enjoys rear garden views and a sleek 3-piece ensuite shower room. To the first floor are two additional spacious double bedrooms which both benefit from the use of generously sized 3-piece shower room and a larger than average linen cupboard for storage.

“ One-of-a-kind, offering grandeur on a scale rarely seen in a new build home. ”



4 Bedrooms



3 Bathrooms



Double Garage



3 Reception Rooms

**THE NEW
HOMES
AGENT**

SALES ENQUIRIES

THE NEW HOMES AGENT | **01522 440445**
enquiries@tnha.co.uk | tnha.co.uk

House Type I

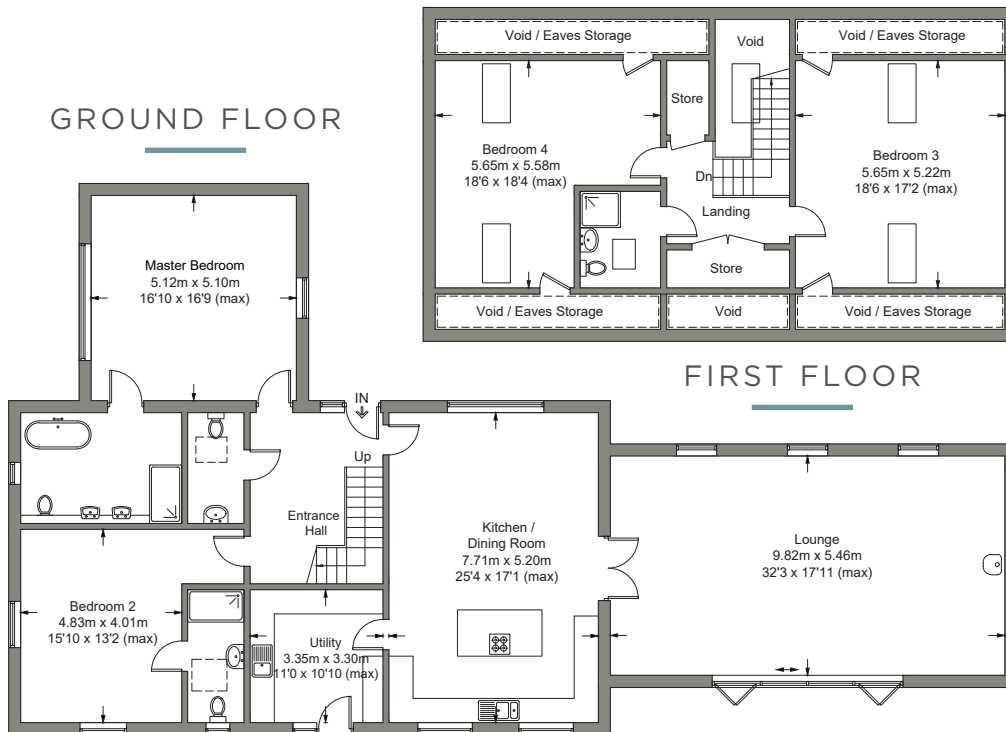
MEASUREMENTS

Ground Floor	Size (M)	Size (FT)
Entrance Hall	3.35 x 4.31	11' 0" x 14' 2"
Dining Kitchen	5.20 x 7.71	17' 1" x 25' 4"
Utility Room	3.35 x 3.30	11' 0" x 10' 10"
Lounge	9.82 x 5.46	32' 3" x 17' 11"
Bedroom 1	5.12 x 5.10	16' 10" x 16' 9"
En-Suite Bathroom	4.01 x 2.80	13' 2" x 9' 2"
Bedroom 2	4.01 x 4.83	13' 2" x 15' 10"
En-Suite Shower Room	1.40 x 3.30	4' 7" x 10' 10"
WC	1.40 x 2.80	4' 7" x 9' 2"

First Floor	Size (M)	Size (FT)
Bedroom 3	5.22 x 5.65	17' 2" x 18' 6"
Bedroom 4	5.58 x 5.65	18' 4" x 18' 6"
Shower Room	2.00 x 2.86	6' 7" x 9' 5"



GROUND FLOOR



Development Address: Bembridge Close | Off Burton Road | Heckington | NG34 9QS

All layouts, sizes and specification details are accurate at the time of writing. However, the developer reserves the right to make reasonable amendments to the design and specification throughout the build. Computer generated imagery is provided as a visual guide only and cannot be relied upon as an exact representation of how the property or wider development will look once completed.

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A DEVELOPMENT BY

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