



WARREN WOOD VIEW

GAINSBOROUGH

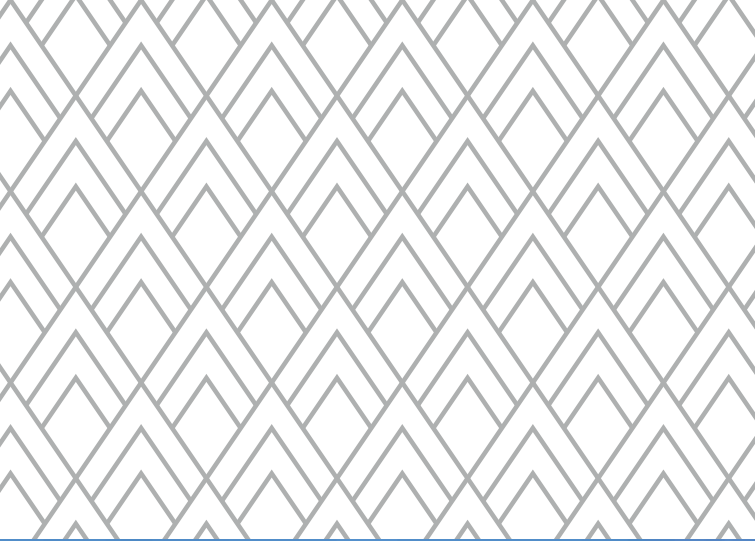
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





FOXBY LANE, GAINSBOROUGH, DN21 1PN

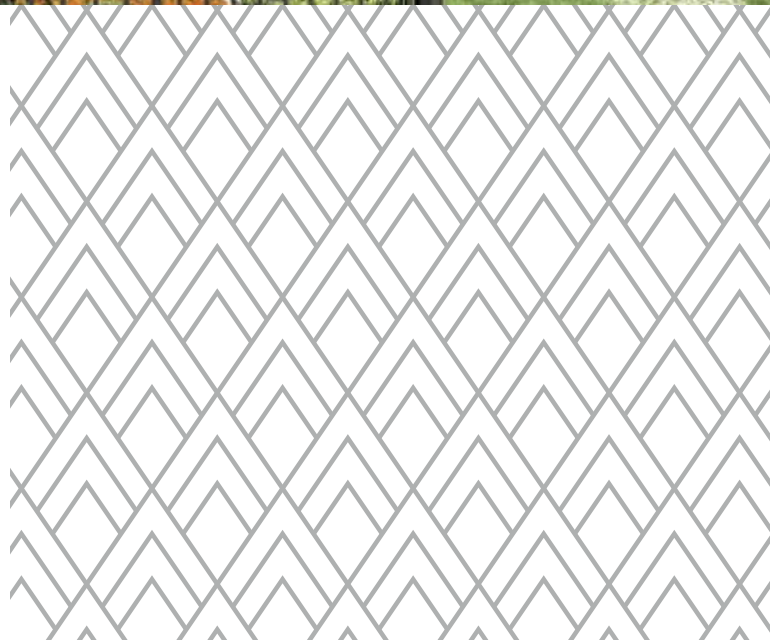


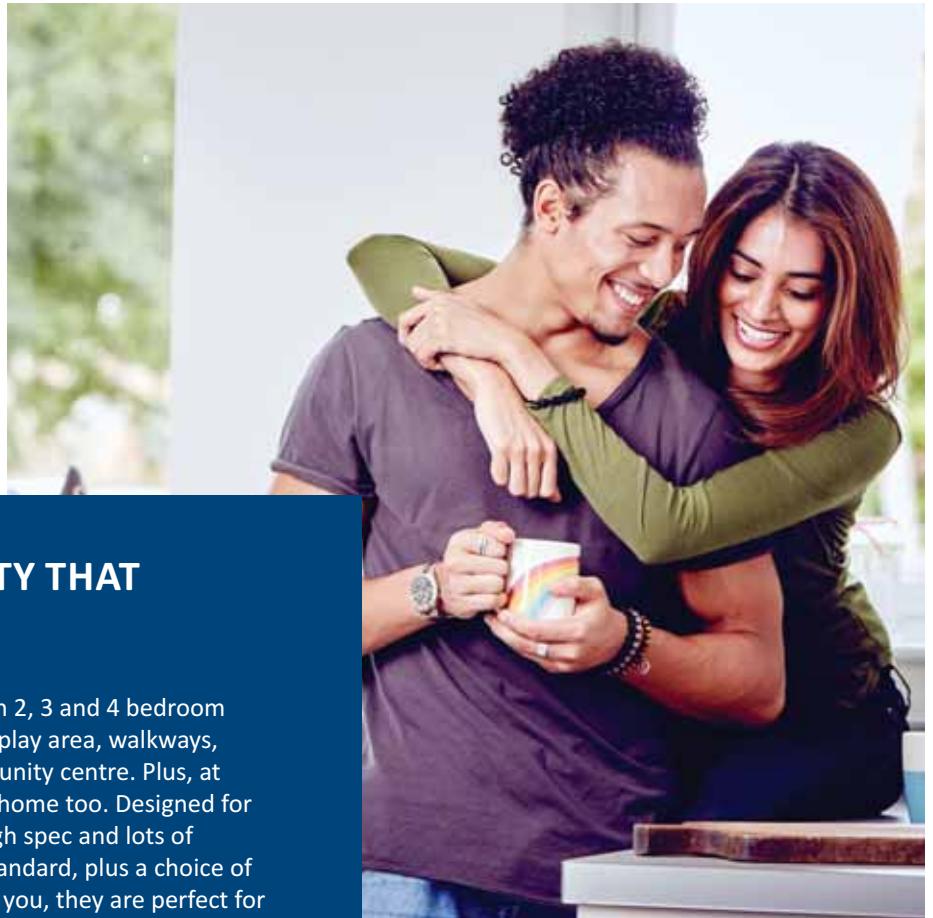
WARREN WOOD
VIEW

▶ WELCOME TO
WARREN WOOD



- ▶ **WELCOME**
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
HEALTH & SAFETY
YOUR BUYING GUIDE
30,000 HOMES & COUNTING





A GROWING COMMUNITY THAT HAS IT ALL

This exciting new development of modern 2, 3 and 4 bedroom homes will include public open spaces, a play area, walkways, woodland views, local shops and a community centre. Plus, at Keepmoat, we know what makes a great home too. Designed for how we live today, they combine both high spec and lots of individual style. With many features as standard, plus a choice of options and extras to tailor your home to you, they are perfect for first time buyers and growing families.

So, whether you're looking for your first home, or moving up to something bigger, better and more you, you'll find it here. And with us by your side every step of the way, we make buying as easy and affordable as possible. Talk to us today about starting the next exciting phase of your life at Warren Wood View.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



▶ LIFE IN GAINSBOROUGH



▼ Lincoln Cathedral Gainsborough Old Hall ▲



WELCOME

▶ **LOCATION**

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Local Area:

On the edge of Gainsborough, just 1.5 miles from the bustling centre of town, Warren Wood View perfectly combines modern, connected living with the peace and quiet of rural life.

Within the development itself, we are creating relaxing green open spaces, interesting walkways and woodland views to make the most of this amazing location. There's also a play area, shops and a community centre to give Warren Wood View a strong community feel from day one.

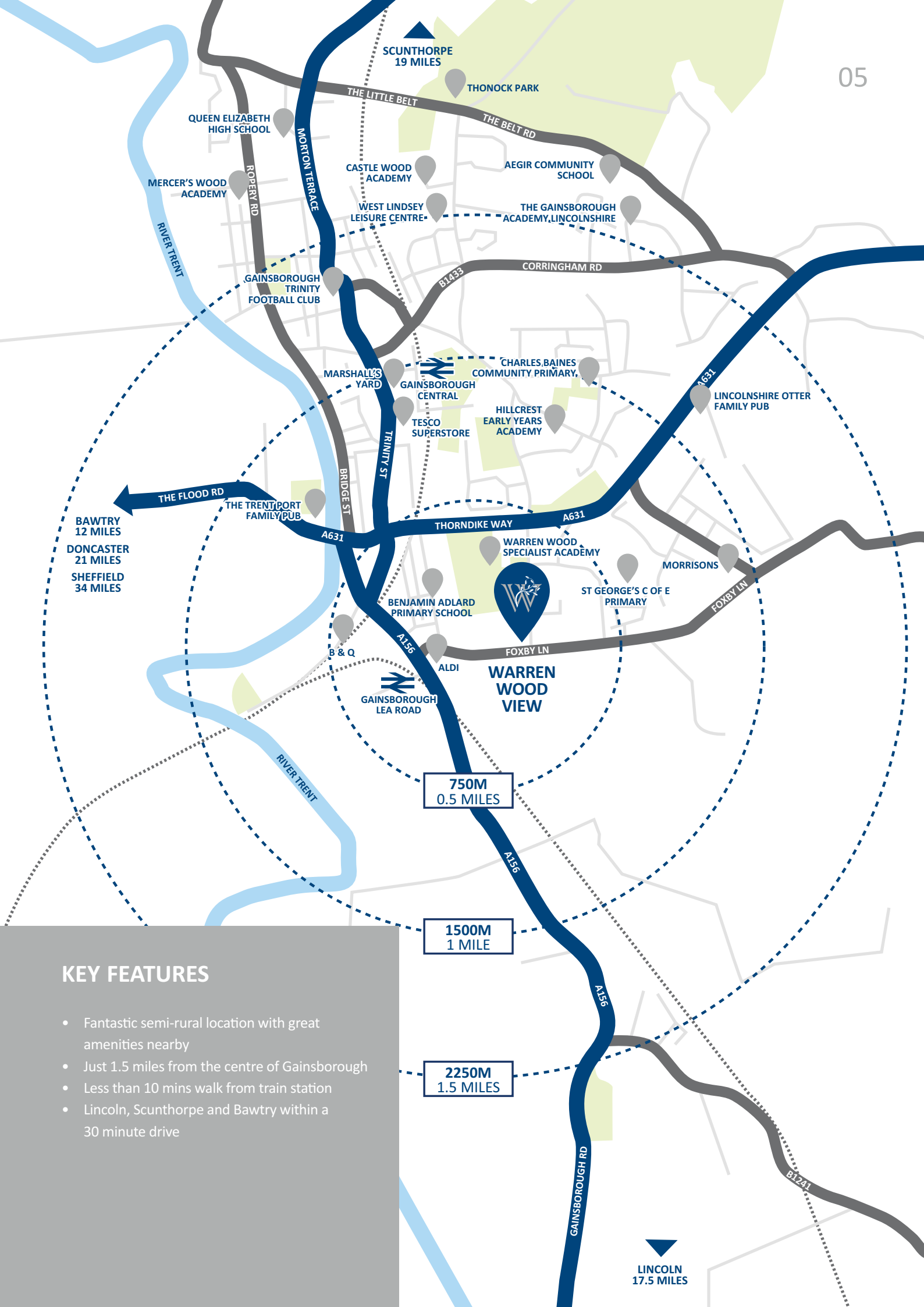
Out and about:

One of the great things about this location is how easy so many places are to get to. Bawtry, Doncaster and Sheffield are not far away. Plus, the historic city of Lincoln with its cathedral, castle, equally famous and aptly named Steep Hill, not to mention shops, bars restaurants and more are just 17 miles away.

The Lincolnshire Wolds Area of Outstanding Natural Beauty is nearby too. With picturesque villages, streams, wildlife-rich marsh land, ancient woods and so much more, it's a place you'll never tire of exploring. Or if you fancy a little sea air, there's the wide sandy beaches of the Lincolnshire coastline waiting for you too.



Lincolnshire Wolds ▲



KEY FEATURES

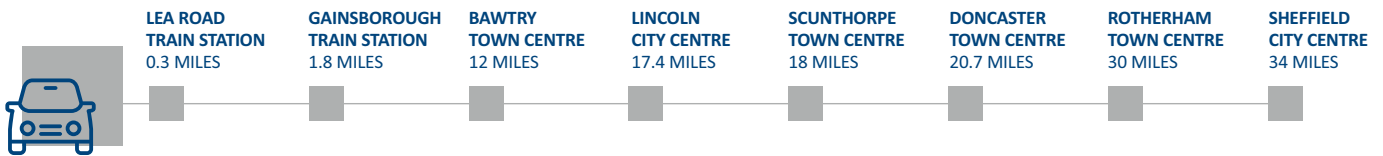
- Fantastic semi-rural location with great amenities nearby
- Just 1.5 miles from the centre of Gainsborough
- Less than 10 mins walk from train station
- Lincoln, Scunthorpe and Bawtry within a 30 minute drive

▶ TRAVEL LINKS

THE IDEAL COMMUTING HUB

Warren Wood View is great for commuting. Near the A631 and A156, getting around by car is easy. There are also two train stations nearby. Gainsborough Central and even closer to home, Lea Road train station. Less than a 10 minute walk from the development, here you can catch regular services to Sheffield (58mins) and Lincoln (24mins).

A regular bus service also operates from directly in front of the development entrance to Gainsborough Centre and Morton.



All train times from Gainsborough Lea Road Train Station

*All times are take from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME
LOCATION

▶ TRAVEL LINKS

SITE PLAN

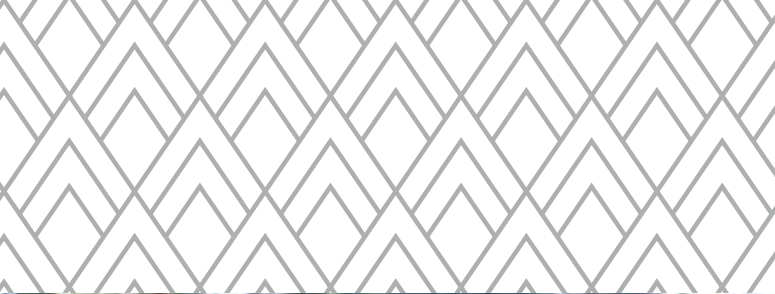
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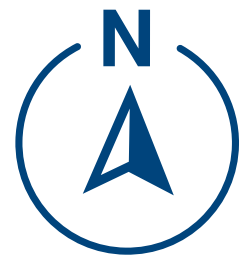
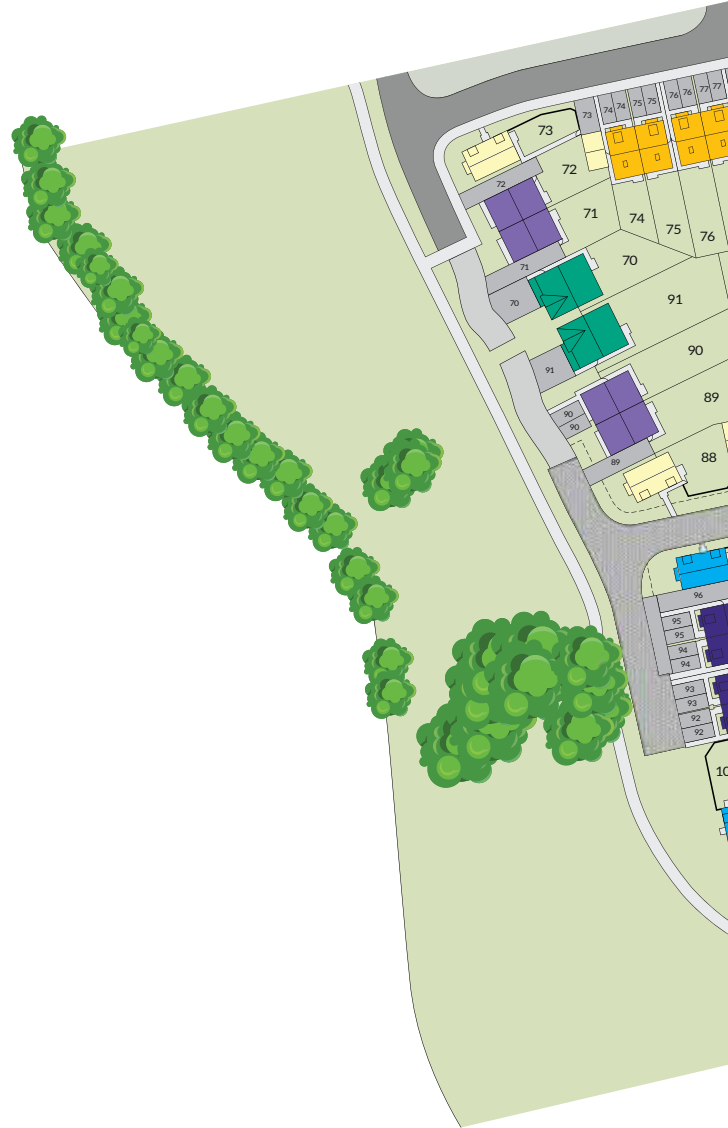
30,000 HOMES & COUNTING



► SITE PLAN

| | |
|---|--|
|  THE HALSTEAD 2 bedroom home |  THE HARLAND 2 bedroom home |
|  THE WINDSOR 3 bedroom home |  THE WEAVER 3 bedroom home |
|  THE BAMBURGH 3 bedroom home |  THE BRADSHAW 3 bedroom home |
|  THE STRATTON 3 bedroom home |  THE STANFORD 3 bedroom home |
|  THE STAVELEY 3 bedroom home |  THE STEETON 3 bedroom home |
|  THE ROTHWAY 4 bedroom home |  THE RYEBANK 4 bedroom home |
|  THE EATON 4 bedroom home |  THE EGFORD 4 bedroom home |
|  THE HARDWICK 4 bedroom home |  THE HOVETON 4 bedroom home |

-  SALES INFORMATION CENTRE
Plots 5-7
-  SHOWHOMES
Plots 1-4



- WELCOME
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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GENERAL

- ✓ Chrome finish ironmongery to internal doors
- ✓ Landscaped front garden*
- ✓ 1.8m close boarded fence* Plot specific treatments should be discussed with your Sales Executive
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork

KITCHEN / UTILITY

- ✓ Choice of kitchen units*
- ✓ Choice of worktop with upstand*
- ✓ Stainless steel conventional electric oven
- ✓ Gas hob
- ✓ Stainless steel splashback
- ✓ Integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties
- ✓ White sockets and switches
- ✓ Pendant light fittings
- ✓ PV Solar panels*

Make it your own with our range of optional extras

BATHROOM

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom* (Splashback to basin & around bath)
- ✓ Thermostatic shower over bath with tiled enclosure and glass screen*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant flush light fitting*

EN-SUITE

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to shower enclosure* (Splashback to basin & full height to shower enclosure)
- ✓ Thermostatic shower*
- ✓ Extractor fan
- ✓ Moisture resistant flush light fitting*
- ✓ Glass shower enclosure

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

4 BEDROOM HOMES

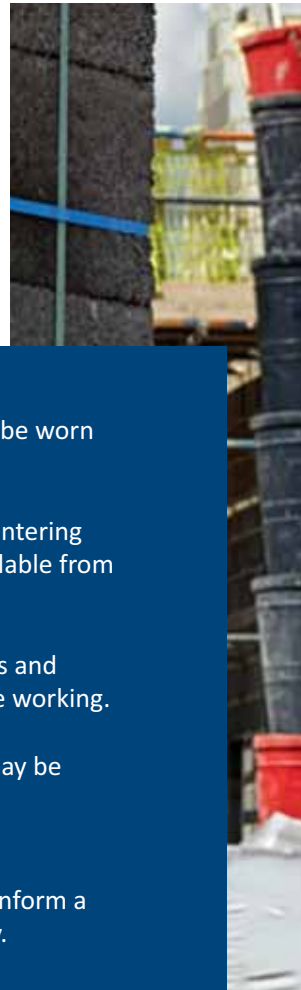
- ✓ Upgraded kitchen level to include matching frontals, plinths, ends and posts
- ✓ Integrated dishwasher, fridge freezer and washing machine to kitchen
- ✓ Stainless steel single fan assisted oven to kitchen
- ✓ Electric shower to main bathroom with glass screen to bath
- ✓ Upgraded bathroom tile area to full height around bath
- ✓ Outside tap
- ✓ Turf to rear
- ✓ External lights to front and rear

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *housetype and plot specific or alternative 4 bedroom home specification. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



► HEALTH & SAFETY

At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.



- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

For a safe and enjoyable visit please observe these guidelines at all times.

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▶ YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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STEP 02

Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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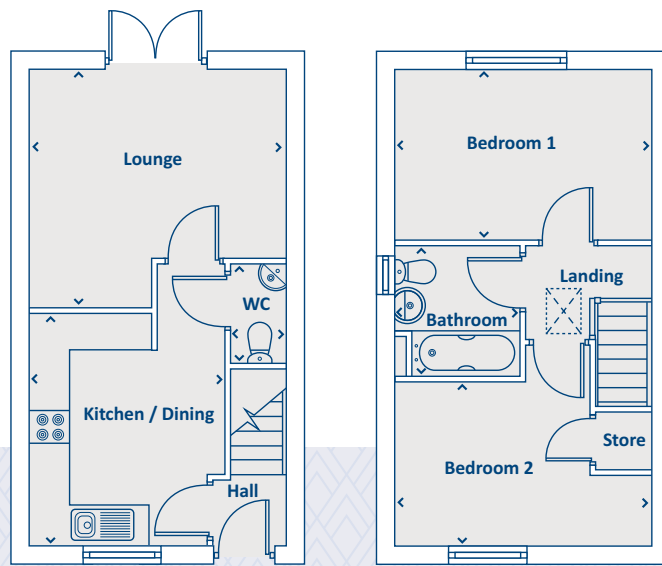
▶ **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE HALSTEAD 2 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3625 x 3045 | 11'11" x 10'0" |
| Lounge | 3717 x 3993 | 12'2" x 13'1" |
| WC | 1558 x 855 | 5'1" x 2'10" |

FIRST FLOOR

| | | |
|-----------|-------------|--------------|
| Bathroom | 2016 x 1941 | 6'7" x 6'4" |
| Bedroom 1 | 2673 x 3993 | 8'9" x 13'1" |
| Bedroom 2 | 2560 x 3993 | 8'5" x 13'1" |

› Longest measurement taken

PLEASE NOTE:

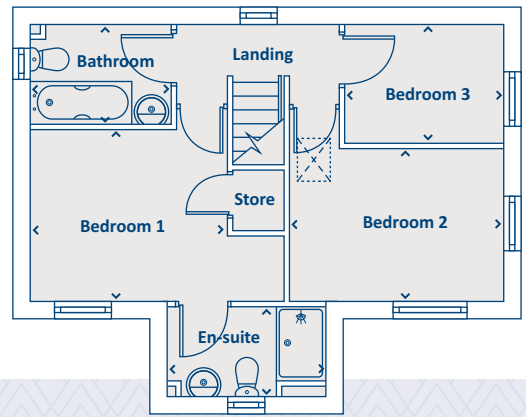
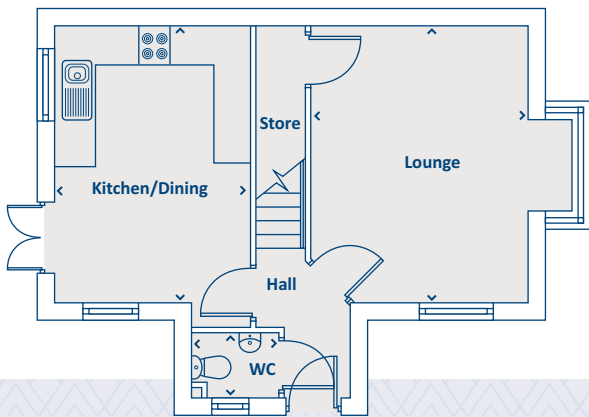
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Artists impression, features may vary

THE WINDSOR 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3202 x 4510 | 10'6" x 14'10" |
| Lounge | 3530 x 4510 | 11'7" x 14'10" |
| WC | 1454 x 1054 | 4'9" x 3'5" |

FIRST FLOOR

| | | |
|-----------|-------------|--------------|
| Bathroom | 2292 x 1586 | 7'6" x 5'2" |
| Bedroom 1 | 3202 x 2831 | 10'6" x 9'3" |
| Bedroom 2 | 3530 x 2500 | 11'7" x 8'2" |
| Bedroom 3 | 2568 x 1917 | 8'5" x 6'3" |
| En-suite | 2598 x 1482 | 8'6" x 4'10" |

› Longest measurement taken

PLEASE NOTE:

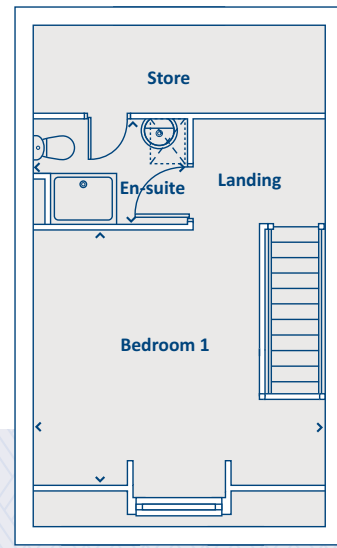
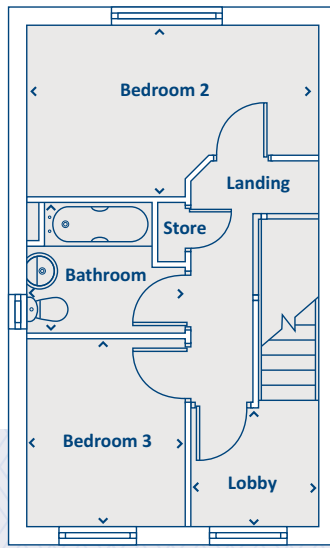
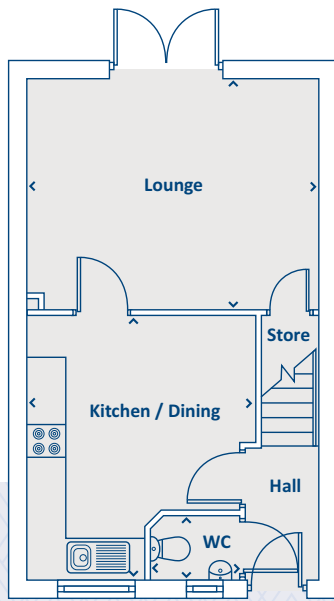
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Artists impression, features may vary

THE BAMBURGH 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|---------------|
| Kitchen / Dining | 3551 x 4100 | 11'8" x 13'5" |
| Lounge | 4499 x 3580 | 14'9" x 11'9" |
| WC | 1408 x 1010 | 4'7" x 3'4" |

FIRST FLOOR

| | | |
|-----------|-------------|--------------|
| Bathroom | 2465 x 2034 | 8'1" x 6'8" |
| Bedroom 2 | 4499 x 2670 | 14'9" x 8'9" |
| Bedroom 3 | 2465 x 2883 | 8'1" x 9'6" |
| Lobby | 1941 x 1777 | 6'4" x 5'10" |

SECOND FLOOR

| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 4499 x 5735 | 14'9" x 18'10" |
| En-suite | 2369 x 1660 | 7'9" x 5'5" |

› Longest measurement taken

PLEASE NOTE:

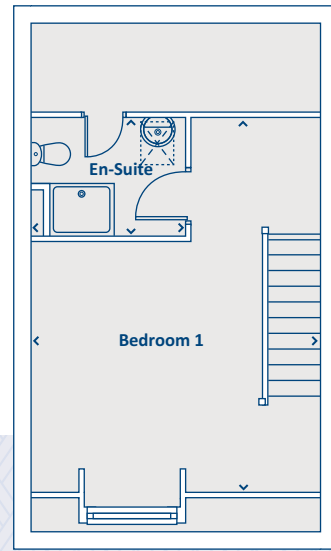
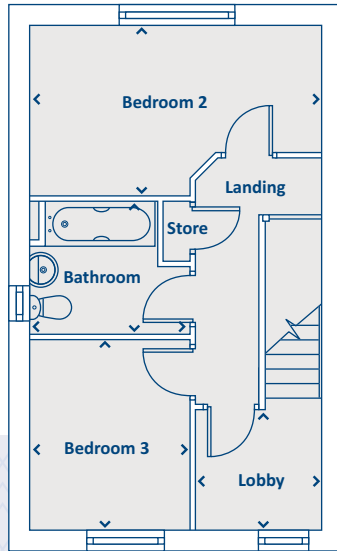
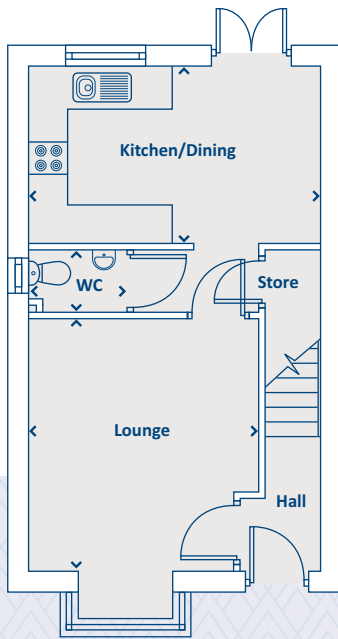
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Artists impression, features may vary

THE STRATTON 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|---------------|
| Kitchen / Dining | 4499 x 2735 | 14'9" x 9'0" |
| Lounge | 3551 x 3892 | 11'8" x 12'9" |
| WC | 1510 x 960 | 4'11" x 3'2" |

FIRST FLOOR

| | | |
|-----------|-------------|--------------|
| Bathroom | 2465 x 2034 | 8'1" x 6'8" |
| Bedroom 2 | 4499 x 2670 | 14'9" x 8'9" |
| Bedroom 3 | 2465 x 2883 | 8'1" x 9'6" |
| Lobby | 1941 x 1777 | 6'4" x 5'10" |

SECOND FLOOR

| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 4499 x 5735 | 14'9" x 18'10" |
| En-suite | 2369 x 1660 | 7'9" x 5'5" |

› Longest measurement taken

PLEASE NOTE:

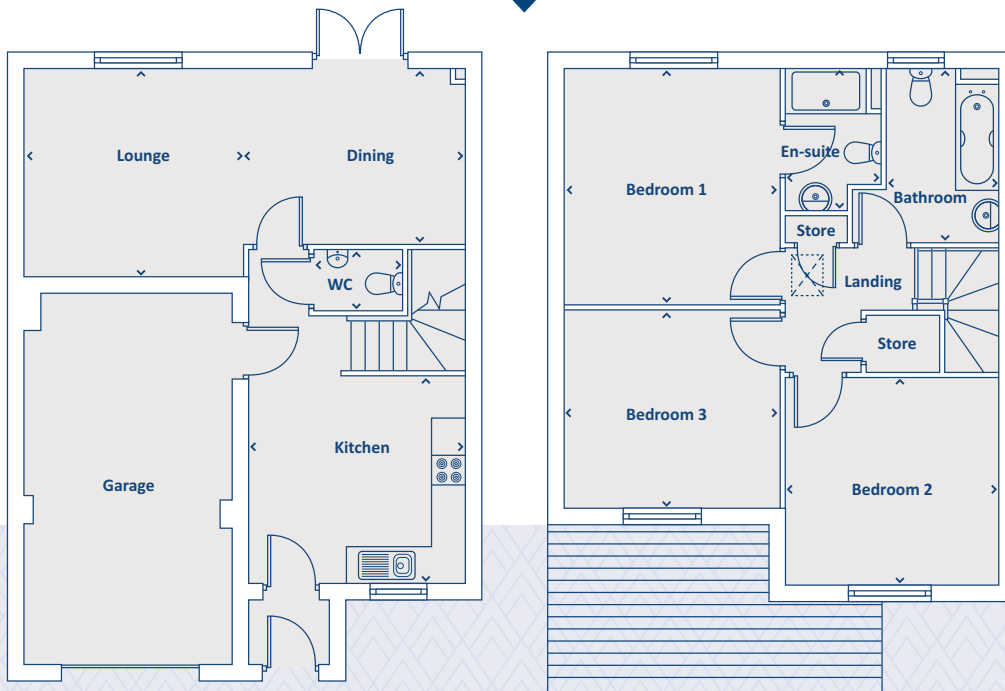
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Artists impression, features may vary

THE STAVELEY 3 bedroom home



GROUND FLOOR

| | | |
|---------|-------------|----------------|
| Dining | 2775 x 3478 | 9'1" x 11'5" |
| Kitchen | 3302 x 3385 | 10'10" x 11'1" |
| Lounge | 3350 x 3507 | 11'0" x 11'6" |
| WC | 1010 x 1430 | 3'4" x 4'8" |

› Longest measurement taken

FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bathroom | 2775 x 1850 | 9'1" x 6'1" |
| Bedroom 1 | 3775 x 3507 | 12'5" x 11'6" |
| Bedroom 2 | 3295 x 3385 | 10'10" x 11'1" |
| Bedroom 3 | 3117 x 3507 | 10'3" x 11'6" |
| En-suite | 2232 x 1442 | 7' 4" x 4'9" |

PLEASE NOTE:

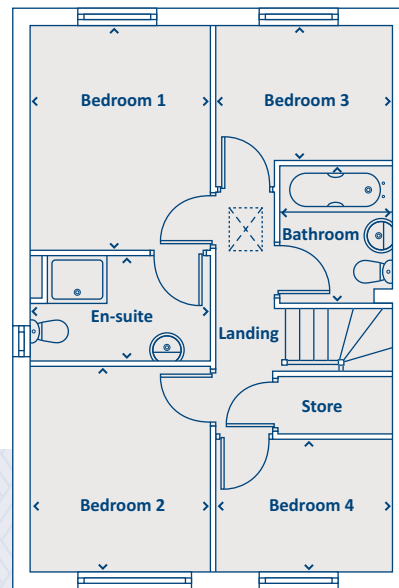
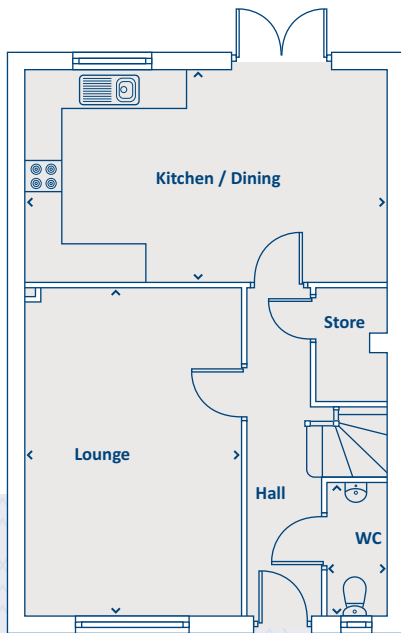
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Artists impression, features may vary

THE ROTHWAY 4 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3285 x 5568 | 10'9" x 18'3" |
| Lounge | 5070 x 3325 | 16'8" x 10'11" |
| WC | 2010 x 907 | 6'7" x 3'0" |

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bathroom | 2093 x 1700 | 6'10" x 5'7" |
| Bedroom 1 | 3469 x 2761 | 11'5" x 9'1" |
| Bedroom 2 | 3149 x 2761 | 10'4" x 9'1" |
| Bedroom 3 | 2112 x 2714 | 6'11" x 8'11" |
| Bedroom 4 | 2010 x 2714 | 6'7" x 8'11" |
| En-suite | 1644 x 2761 | 5'5" x 9'1" |

› Longest measurement taken

PLEASE NOTE:

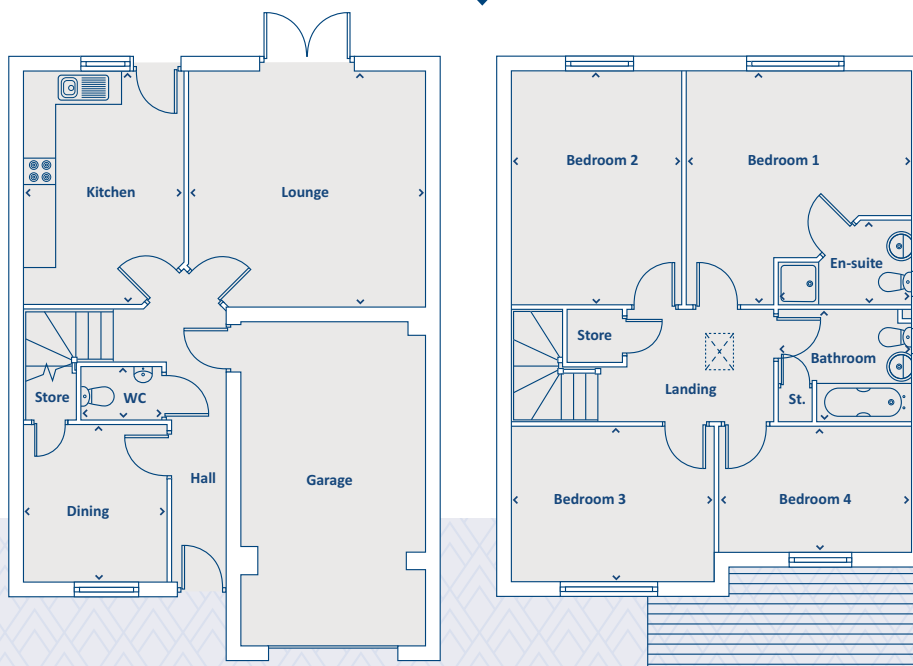
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Artists impression, features may vary

THE EATON 4 bedroom home



GROUND FLOOR

| | | |
|---------|-------------|---------------|
| Dining | 2836 x 2650 | 9'4" x 8'8" |
| Kitchen | 4263 x 2935 | 14'0" x 9'8" |
| Lounge | 4335 x 4295 | 14'3" x 14'1" |
| WC | 1010 x 1450 | 3'4" x 4'9" |

› Longest measurement taken

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bathroom | 2038 x 2425 | 6'8" x 7'11" |
| Bedroom 1 | 4275 x 4083 | 14'0" x 13'5" |
| Bedroom 2 | 4263 x 3147 | 14'0" x 10'4" |
| Bedroom 3 | 3698 x 2836 | 12'2" x 9'4" |
| Bedroom 4 | 2274 x 3532 | 7'6" x 11'7" |
| En-suite | 2417 x 1507 | 7'11" x 4'11" |

PLEASE NOTE:

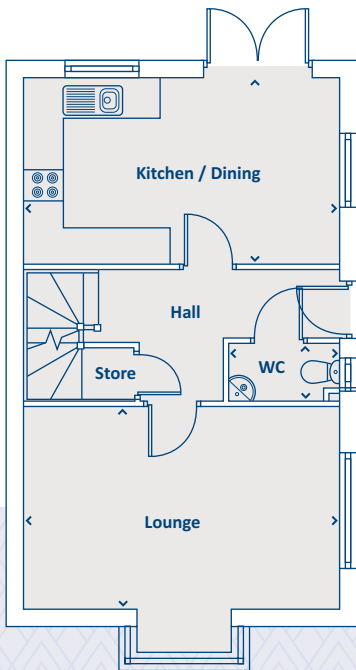
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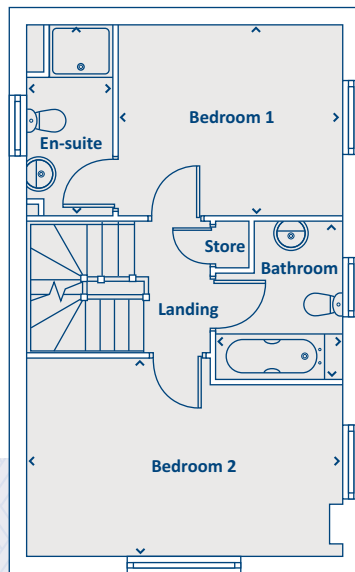
Artists impression, features may vary

THE HARDWICK 4 bedroom home



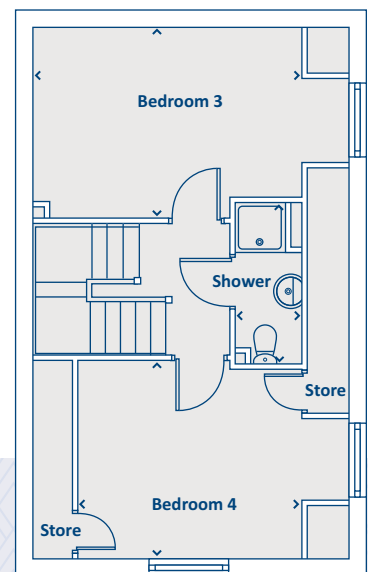
GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 2909 x 4848 | 9'7" x 15'11" |
| Lounge | 3048 x 4848 | 10'0" x 15'11" |
| WC | 900 x 1660 | 2'11" x 5'5" |



FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bathroom | 2423 x 1941 | 7'11" x 6'4" |
| Bedroom 1 | 2960 x 3440 | 9'9" x 11'3" |
| Bedroom 2 | 3048 x 4848 | 10'0" x 15'11" |
| En-suite | 2960 x 1315 | 9'9" x 4'4" |



SECOND FLOOR

| | | |
|-----------|-------------|--------------|
| Bedroom 3 | 2960 x 4153 | 9'9" x 13'7" |
| Bedroom 4 | 2910 x 3458 | 9'7" x 11'4" |
| WC | 2480 x 999 | 8'2" x 3'3" |

› Longest measurement taken

PLEASE NOTE:

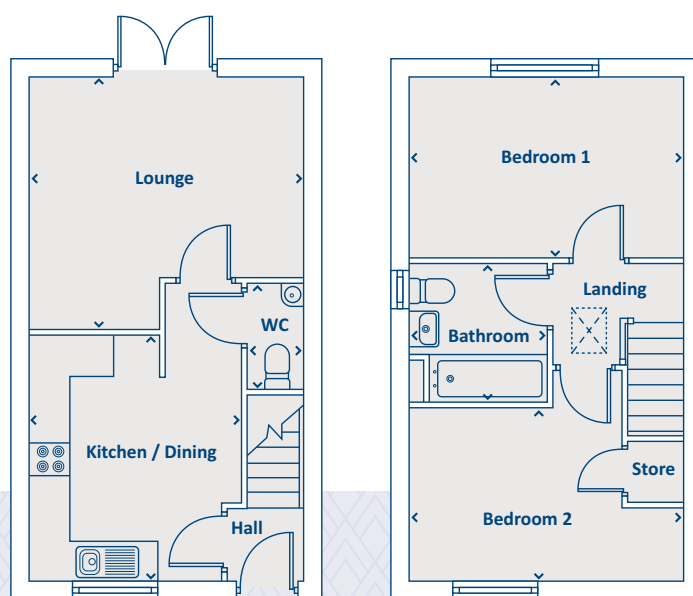
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Artists impression, features may vary

THE HARLAND 2 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3625 x 3082 | 11'11" x 10'1" |
| Lounge | 3730 x 4030 | 12'3" x 13'3" |
| WC | 1558 x 855 | 5'1" x 2'10" |

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 2686 x 4030 | 8'10" x 13'3" |
| Bedroom 2 | 2560 x 4030 | 8'5" x 13'3" |
| Bathroom | 2008 x 1978 | 6'7" x 6'6" |

› Longest measurement taken

PLEASE NOTE:

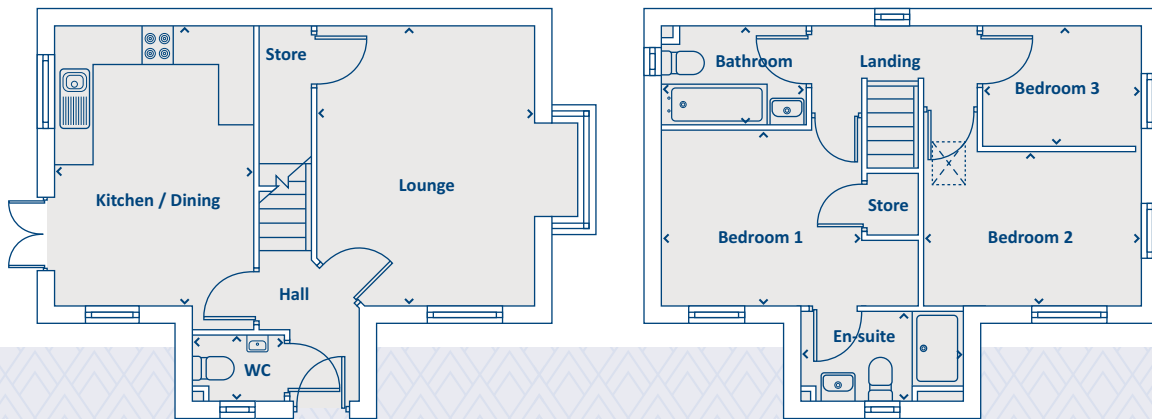
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Artists impression, features may vary

THE WEAVER 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3202 x 4523 | 10'6" x 14'10" |
| Lounge | 3542 x 4523 | 11'7" x 14'10" |
| WC | 1450 x 1100 | 4'9" x 3'7" |

FIRST FLOOR

| | | |
|-----------|-------------|--------------|
| Bedroom 1 | 3202 x 2831 | 10'6" x 9'3" |
| En-suite | 2610 x 1482 | 8'7" x 4'10" |
| Bedroom 2 | 3542 x 2500 | 11'7" x 8'2" |
| Bedroom 3 | 2581 x 1930 | 8'6" x 6'4" |
| Bathroom | 2292 x 1599 | 7'6" x 5'3" |

› Longest measurement taken

PLEASE NOTE:

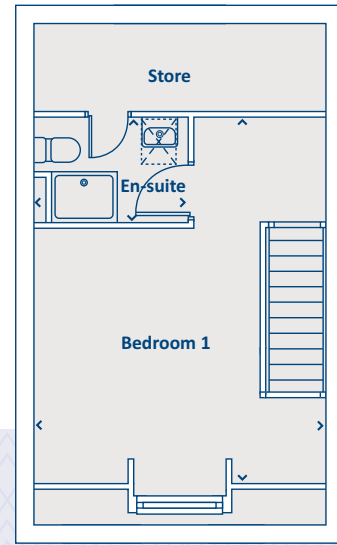
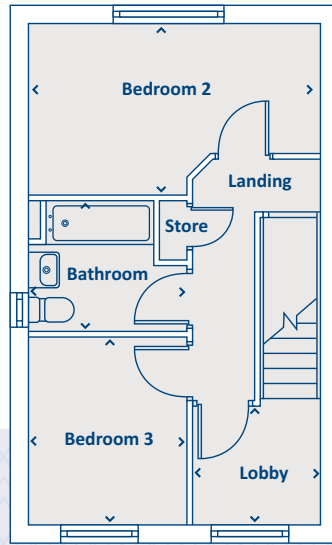
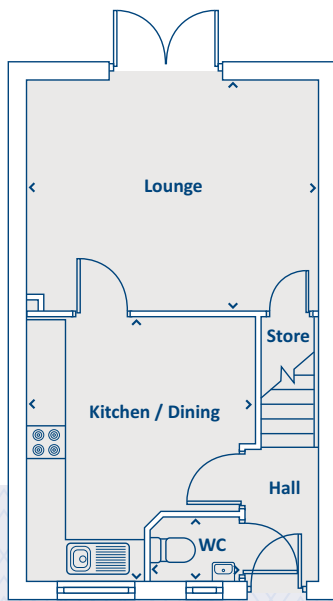
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Artists impression; features may vary

THE BRADSHAW 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3588 x 4100 | 11'9" x 13'5" |
| Lounge | 4536 x 3592 | 14'11" x 11'9" |
| WC | 1470 x 1004 | 4'10" x 3'4" |

FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bedroom 2 | 4536 x 2682 | 14'11" x 8'10" |
| Bedroom 3 | 2503 x 2883 | 8'3" x 9'6" |
| Lobby | 1941 x 1777 | 6'4" x 5'10" |
| Bathroom | 2503 x 2034 | 8'3" x 6'8" |

SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4536 x 5735 | 14'11" x 18'10" |
| En-suite | 2406 x 1660 | 7'11" x 5'5" |

› Longest measurement taken

PLEASE NOTE:

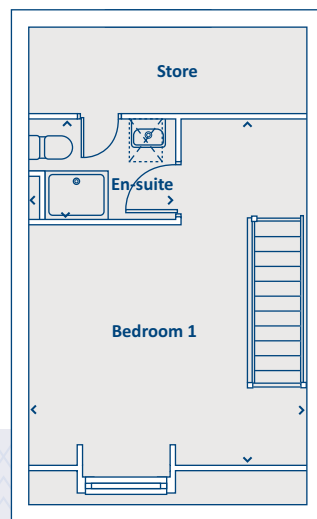
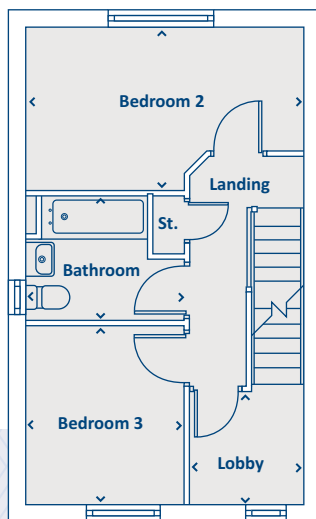
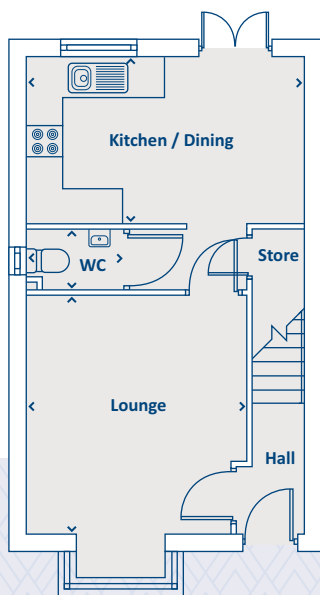
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Artists impression, features may vary

THE STANFORD 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|---------------|
| Kitchen / Dining | 4536 x 2735 | 14'11" x 9'0" |
| Lounge | 3588 x 3892 | 11'9" x 12'9" |
| WC | 1548 x 973 | 5'1" x 3'2" |

FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bathroom | 2503 x 2034 | 8'3" x 6'8" |
| Bedroom 2 | 4536 x 2682 | 14'11" x 8'10" |
| Bedroom 3 | 2503 x 2883 | 8'3" x 9'6" |
| Lobby | 1941 x 1777 | 6'4" x 5'10" |

SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4536 x 5735 | 14'11" x 18'10" |
| En-suite | 2406 x 1660 | 7'11" x 5'5" |

› Longest measurement taken

PLEASE NOTE:

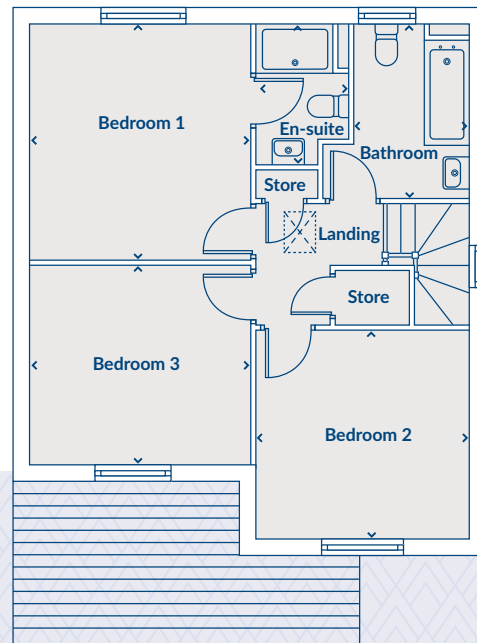
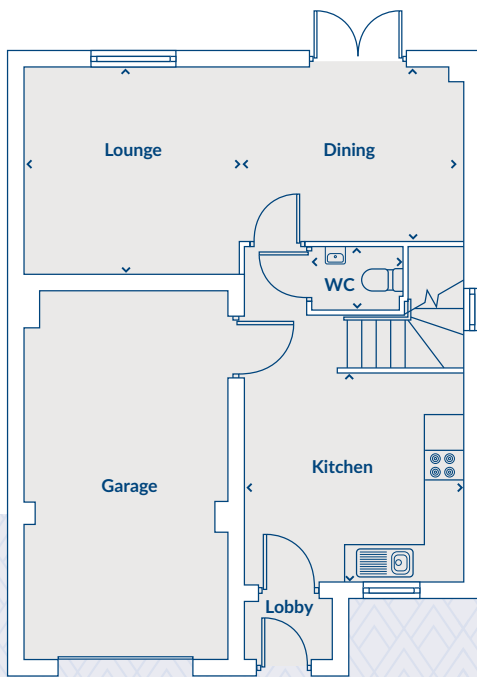
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Artists impression, features may vary

THE STEETON 3 bedroom home



GROUND FLOOR

| | | |
|---------|-------------|----------------|
| Dining | 2788 x 3491 | 9'2" x 11'5" |
| Kitchen | 3302 x 3398 | 10'10" x 11'2" |
| Lounge | 3338 x 3507 | 10'11" x 11'6" |
| WC | 999 x 1456 | 3'3" x 4'9" |

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3763 x 3507 | 12'4" x 11'6" |
| En-suite | 2245 x 1455 | 7'4" x 4'9" |
| Bedroom 2 | 3289 x 3398 | 10'9" x 11'2" |
| Bedroom 3 | 3130 x 3507 | 10'3" x 11'6" |
| Bathroom | 2788 x 1850 | 9'2" x 6'1" |

› Longest measurement taken

PLEASE NOTE:

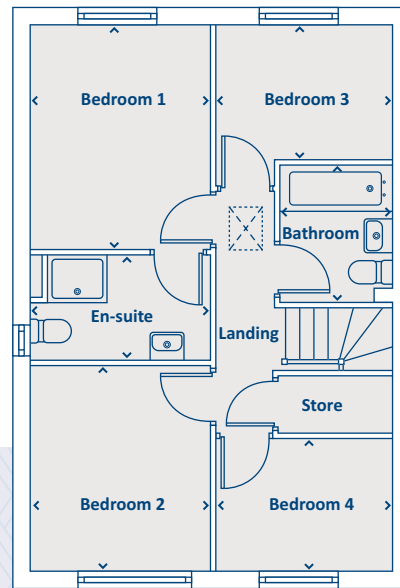
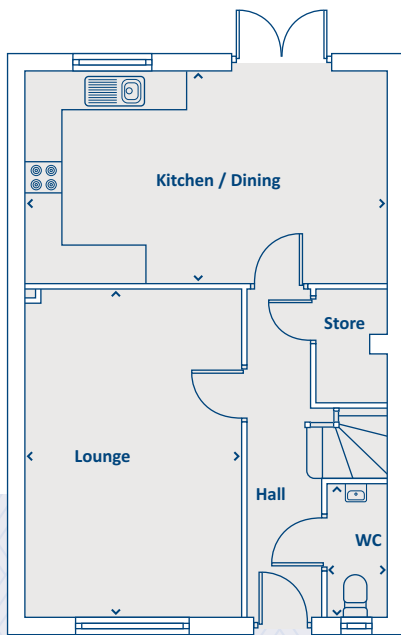
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Artists impression, features may vary

THE RYEBANK 4 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3285 x 5605 | 10'9" x 18'5" |
| Lounge | 5082 x 3325 | 16'8" x 10'11" |
| WC | 2010 x 907 | 6'7" x 3'0" |

› Longest measurement taken

FIRST FLOOR

| | | |
|-----------|-------------|--------------|
| Bedroom 1 | 3469 x 2761 | 11'5" x 9'1" |
| En-suite | 1644 x 2761 | 5'5" x 9'1" |
| Bedroom 2 | 3149 x 2761 | 10'4" x 9'1" |
| Bedroom 3 | 2112 x 2751 | 6'11" x 9'0" |
| Bedroom 4 | 2010 x 2751 | 6'7" x 9'0" |
| Bathroom | 2093 x 1700 | 6'10" x 5'7" |

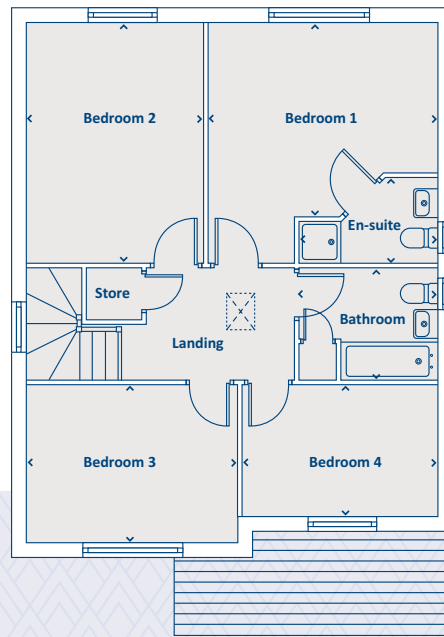
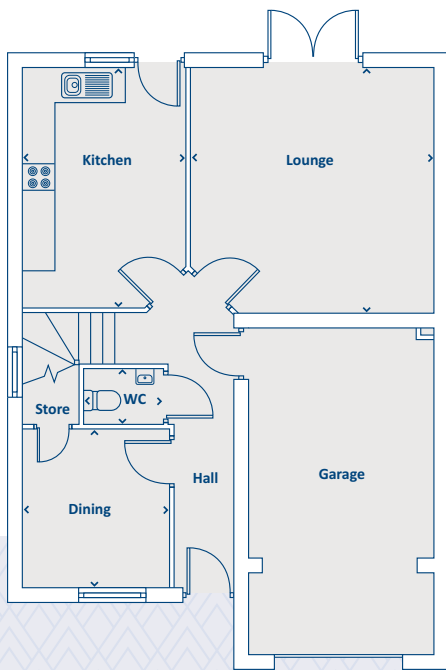
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Artists impression, features may vary

THE EGFORD 4 bedroom home



GROUND FLOOR

| | | |
|---------|-------------|---------------|
| Dining | 2848 x 2650 | 9'4" x 8'8" |
| Kitchen | 4288 x 2935 | 14'1" x 9'8" |
| Lounge | 4400 x 4307 | 14'5" x 14'2" |
| WC | 1010 x 1457 | 3'4" x 4'9" |

› Longest measurement taken

FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 3425 x 4095 | 11'3" x 13'5" |
| En-suite | 2430 x 1532 | 8'0" x 5' - 0" |
| Bedroom 2 | 4288 x 3147 | 14'1" x 10'4" |
| Bedroom 3 | 3763 x 2848 | 12'4" x 9'4" |
| Bedroom 4 | 2286 x 3480 | 7'6" x 11'5" |
| Bathroom | 2026 x 2430 | 6'8" x 8'0" |

PLEASE NOTE:

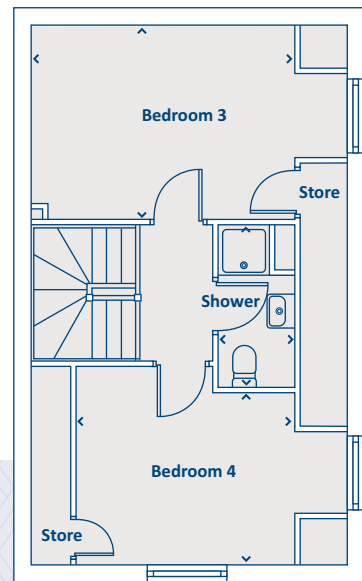
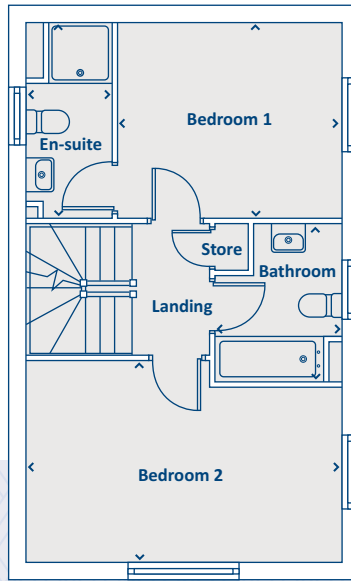
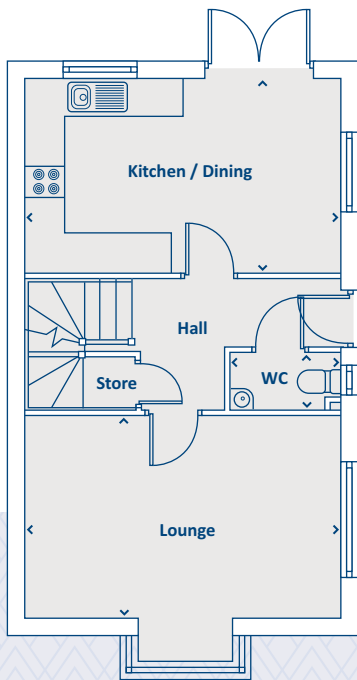
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Artists impression, features may vary

THE HOVETON 4 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 2960 x 4860 | 9'9" x 15'11" |
| Lounge | 3061 x 4848 | 10'0" x 15'11" |
| WC | 900 x 1673 | 2'11" x 5'6" |

FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bathroom | 2423 x 1953 | 7'11" x 6'5" |
| Bedroom 1 | 2960 x 3453 | 9'9" x 11'4" |
| Bedroom 2 | 3061 x 4860 | 10'0" x 15'11" |
| En-suite | 2960 x 1315 | 9'9" x 4'4" |

SECOND FLOOR

| | | |
|-----------|-------------|---------------|
| Bedroom 3 | 2960 x 4053 | 9'9" x 13'4" |
| Bedroom 4 | 2597 x 3310 | 8'6" x 10'10" |
| Shower | 2492 x 1149 | 8'2" x 3'9" |

› Longest measurement taken

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WARREN WOOD
VIEW

GAINSBOROUGH

All enquiries:

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