



CYGNET

LAKESIDE

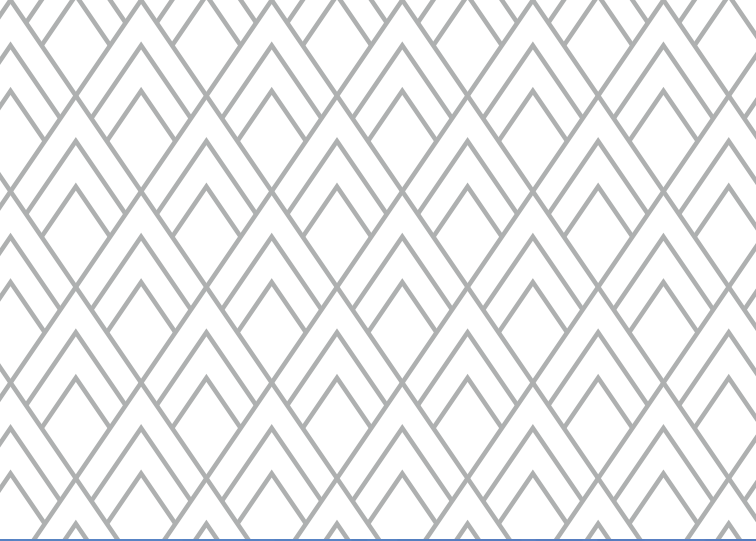
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





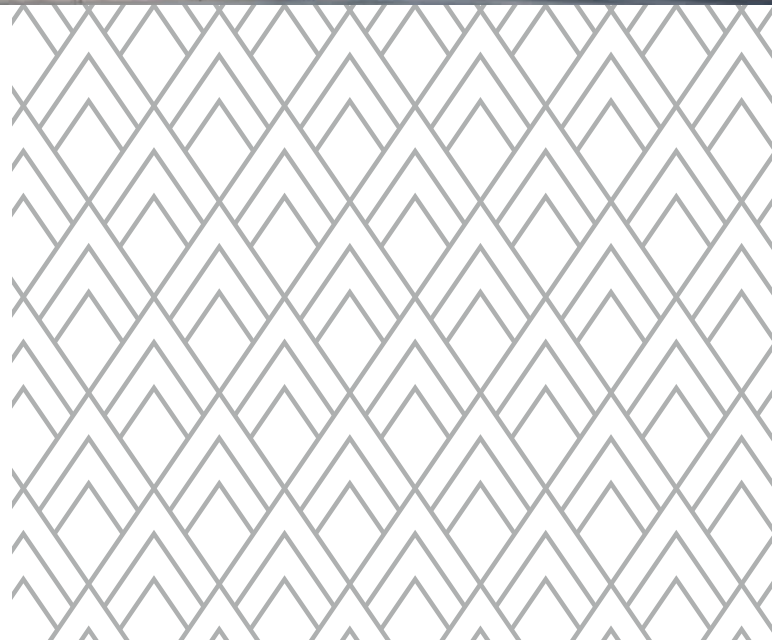
LAKESIDE BOULEVARD, DONCASTER, DN4 5NQ



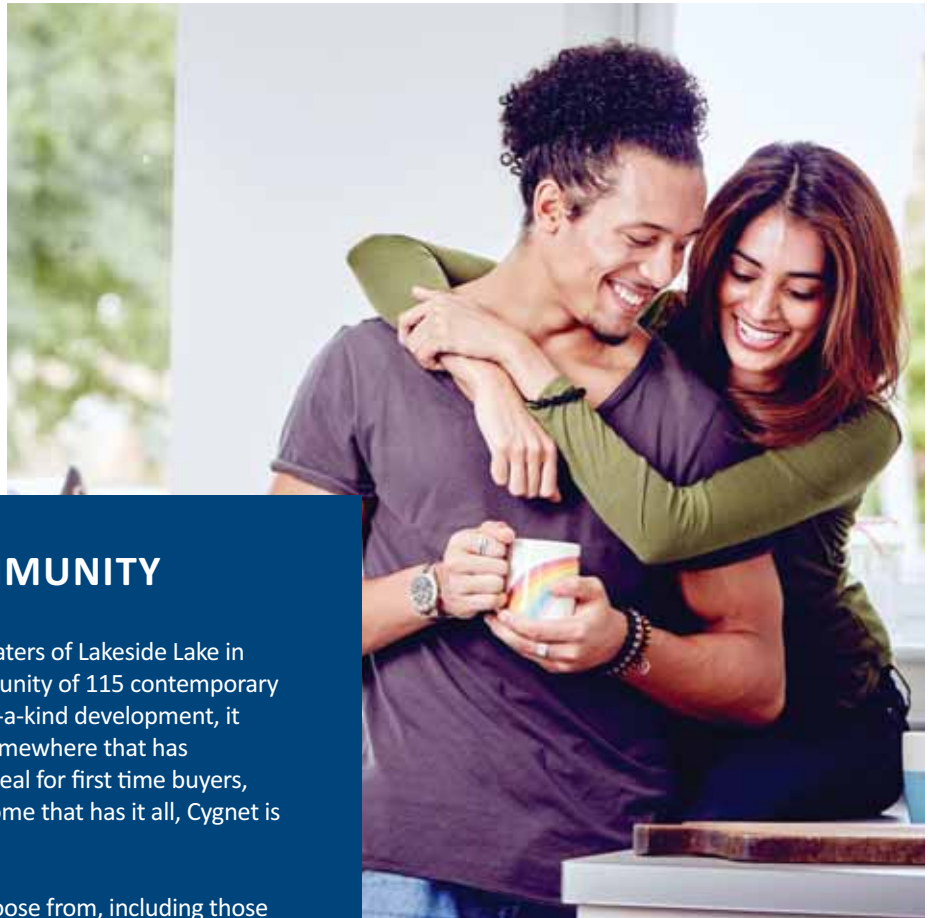
CYGNET

LAKESIDE

► WELCOME TO
CYGNET



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



AN EXCITING NEW COMMUNITY

Set on the edge of the picturesque calm waters of Lakeside Lake in Doncaster, Cygnet is a stunning new community of 115 contemporary 2, 3, and 4 bedroom homes. A truly one-of-a-kind development, it offers an unmissable opportunity to live somewhere that has everything you could wish for and more. Ideal for first time buyers, growing families and those looking for a home that has it all, Cygnet is without doubt the place to be.

With a superb choice of house types to choose from, including those with lakeside views, finding your dream home couldn't be easier. Each one has been built to high standards to ensure you enjoy modern living at its finest.

Every bit as impressive as the choice of high-quality homes at Cygnet is its superb location. Lakeside Lake is arguably the most idyllic spot in Doncaster, boasting stunning views, an abundance of wildlife and wealth of walks. It is a stone's throw from the Lakeside Village Outlet and a short drive to the centre of Doncaster.

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



Easymove



▶ LIFE IN LAKESIDE



LIFE BY THE LAKE

A lake on your doorstep, a bustling town just down the road, who could ask for more? At Cygnet you can relax and make the most of life in a picture-perfect setting, while at the same time having an exceptional choice of nearby amenities.

Lakeside itself is a tranquil spot centred around the lake. Here you can stroll, jog or cycle around its 2-mile perimeter taking in the local wildlife which includes Canada Geese, Moorhens and, of course, the swans after which the development takes its name.

Just a short walk from the development is the newly built Doncaster Lakeside Herten Triangle which features a mix of local and national companies such as Burger King, Costa Coffee, Creams Desserts, Dunkin' Donuts, Estabulo Brazilian Restaurant, Taco Bell, TGI's and Urban Burgers and Fries. Included in this complex is a cinema and bowling alley, offering something for everyone.

Those with children will be pleased to know that there is an excellent choice of primary and secondary schools nearby rated good and outstanding. After-school activities are well-catered for as you'll be close to local attractions such as Doncaster Dome which is one of the region's premier sports, leisure & entertainment destinations, Yorkshire Wildlife Park and Brodsworth Hall and Gardens.

There is a range of gyms to join, while golfers can enjoy a round at any number of different golf courses in the area. In addition, Doncaster Lawn Tennis Club is just a short distance away. If you prefer to watch instead of play, then you'll be pleased to know that the Keepmoat Stadium is within walking distance where you can watch Doncaster Rovers, Doncaster Rugby League Club and Doncaster Rovers Belles Ladies Football Club.



Yorkshire Wildlife Park ▲



Doncaster Racecourse ▲

WELCOME

▶ LOCATION

TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

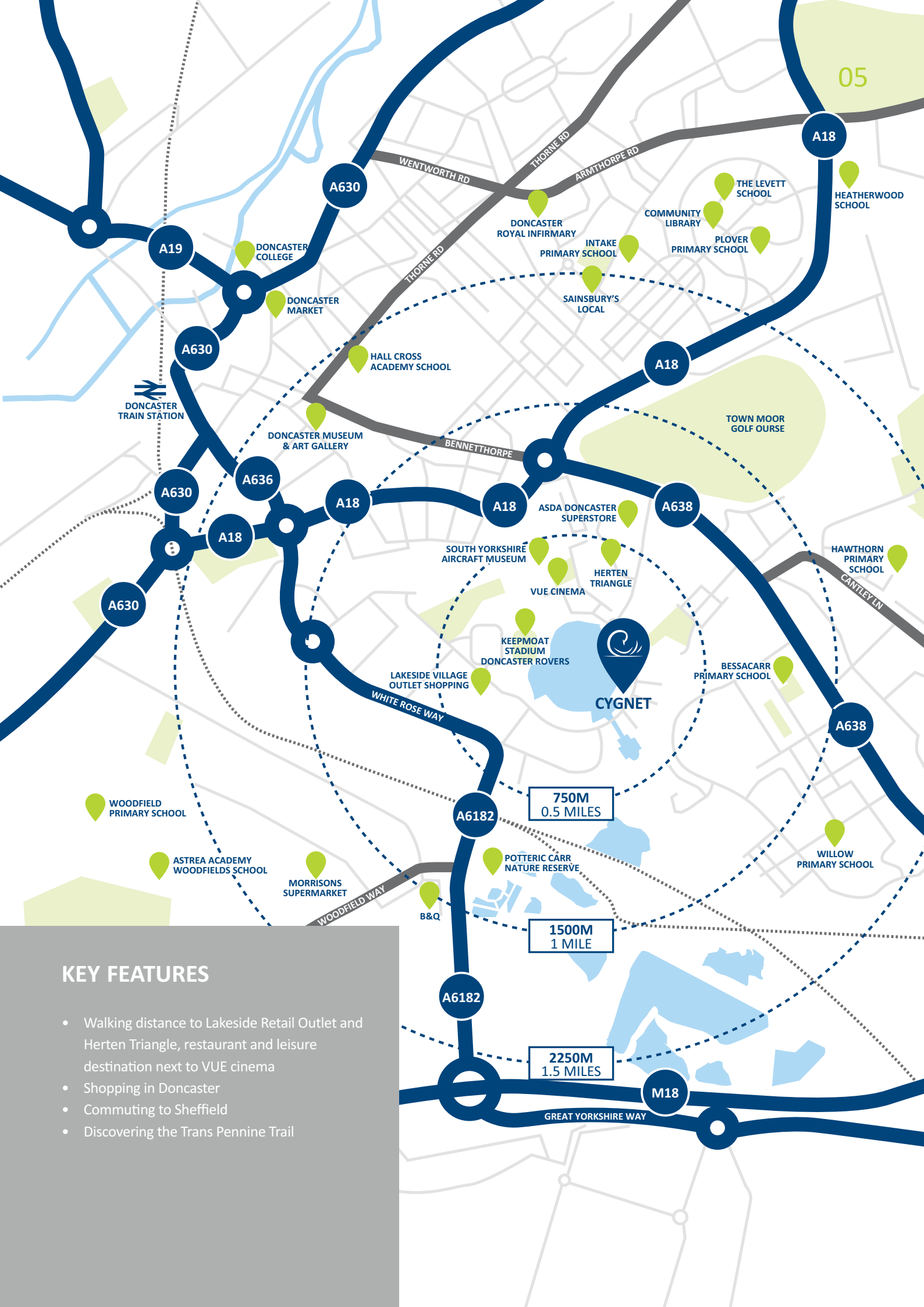
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05

A18

A630

A19

DONCASTER COLLEGE

DONCASTER MARKET

A630

DONCASTER TRAIN STATION

HALL CROSS ACADEMY SCHOOL

DONCASTER MUSEUM & ART GALLERY

A636

A18

A18

ASDA DONCASTER SUPERSTORE

A638

A630

A18

SOUTH YORKSHIRE AIRCRAFT MUSEUM

VUE CINEMA

HERTEN TRIANGLE

KEEPMOAT STADIUM
DONCASTER ROVERS

LAKESIDE VILLAGE OUTLET SHOPPING

CYGNET

BESSACARR PRIMARY SCHOOL

HAWTHORN PRIMARY SCHOOL

A638

WOODFIELD PRIMARY SCHOOL

ASTREA ACADEMY WOODFIELDS SCHOOL

MORRISONS SUPERMARKET

B&Q

750M
0.5 MILES

POTTERIC CARR NATURE RESERVE

WILLOW PRIMARY SCHOOL

1500M
1 MILE

A6182

2250M
1.5 MILES

M18

GREAT YORKSHIRE WAY

KEY FEATURES

- Walking distance to Lakeside Retail Outlet and Herten Triangle, restaurant and leisure destination next to VUE cinema
- Shopping in Doncaster
- Commuting to Sheffield
- Discovering the Trans Pennine Trail

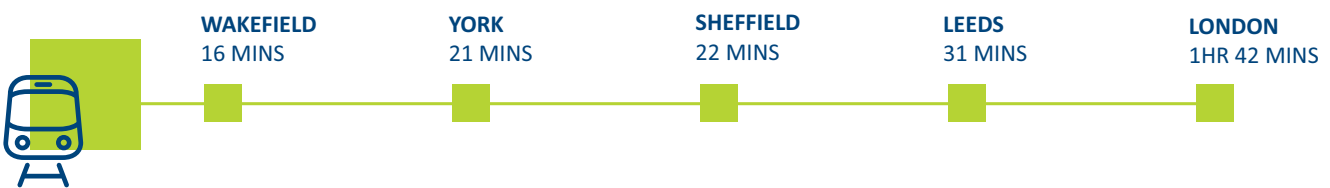
▶ TRAVEL LINKS

TRAVEL FOR WORK, REST AND PLAY

Wherever you're heading, travelling to and from Cygnet is a breeze thanks to its excellent location close to major transport routes. Sheffield, Pontefract, Wakefield, Scunthorpe and Rotherham are all a handy commute. And with the A1(M) and M18 both minutes away, the rest of the UK is your oyster.

Travelling closer to home is just as simple thanks to a wide choice of regular bus services that can take you around the Doncaster region.

If you prefer to travel by rail, then simply head to Doncaster Station only 7 minutes away, where you can then travel to London King's Cross in 1 hour 37 minutes, and Edinburgh with a regular service travelling the length of the UK.



*All train times from Doncaster Train Station

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

WELCOME

LOCATION

▶ TRAVEL LINKS

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SITE PLAN

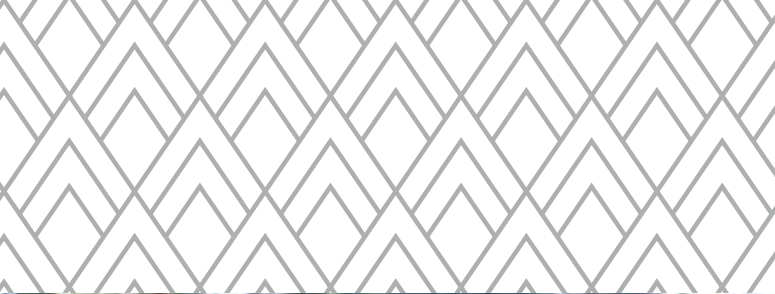
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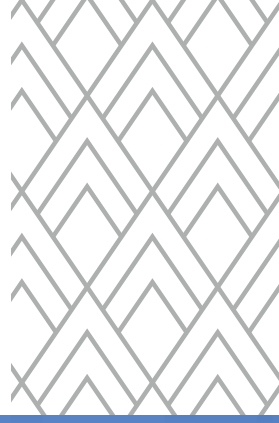
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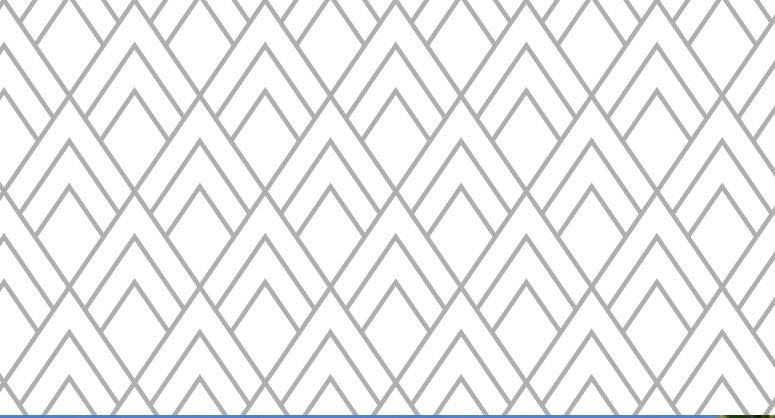











▶ PICTURE YOURSELF HERE



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► SITE PLAN

-  THE ATELIER
1 bedroom home
-  THE BRANTWOOD
2 bedroom home
-  THE BAMBURGH
3 bedroom home
-  THE RICHMOND
4 bedroom home
-  THE CANTLEY
4 bedroom home
-  THE HARDWICK
4 bedroom home
-  APARTMENTS
2 bedroom home
-  AFFORDABLE HOMES



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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.



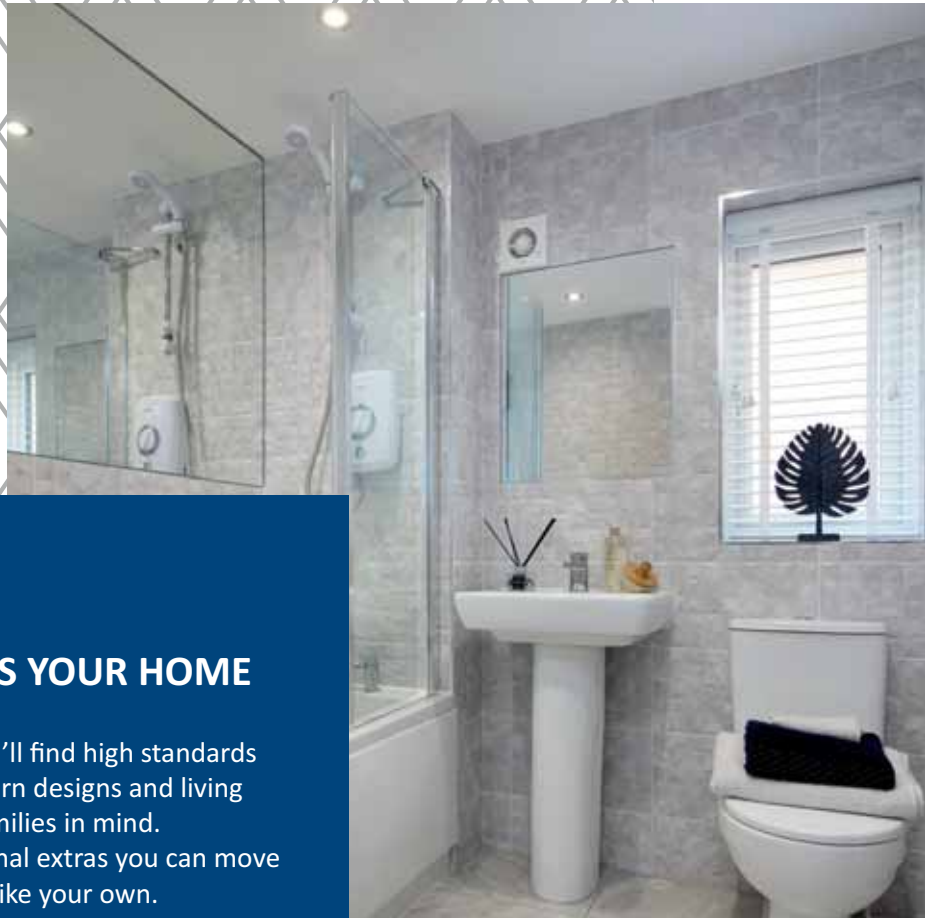
▶ MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from 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 with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



► 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

- ✓ White sockets and switches
- ✓ 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 / sliding doors where applicable
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ Pendant light fittings
- ✓ Outside tap
- ✓ External light to entrance

DECORATING

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

KITCHEN

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

Make it your own with our range of optional extras

*Please see our separate apartment specification.

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *housetype specific. 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.

BATHROOM

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom* (Splashback to basin & around bath)
- ✓ 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

ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties
- ✓ Electric vehicle charging point

SAFETY & SECURITY

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

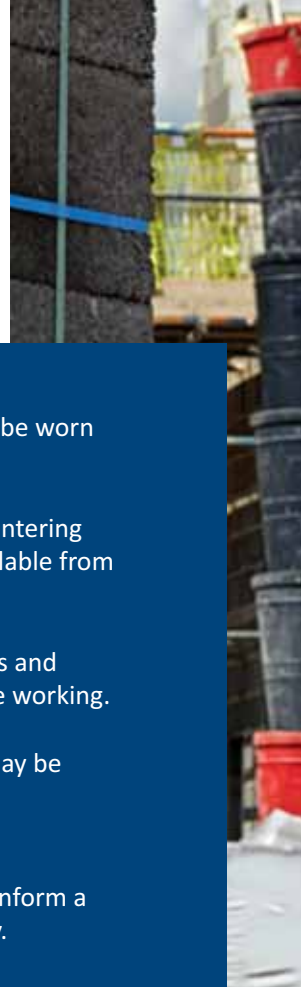
4 BEDROOM HOMES

- ✓ Induction hob
- ✓ Spot lights to Kitchen/diner and all wet rooms
- ✓ Kitchen units to include colour matched plinths, panels and end posts
- ✓ Wine cooler
- ✓ Integrated stainless steel microwave and stainless steel electric fan oven
- ✓ Security alarm
- ✓ LVT flooring to ground floor WC, Kitchen / Dining room, home office* and hallways



► 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.

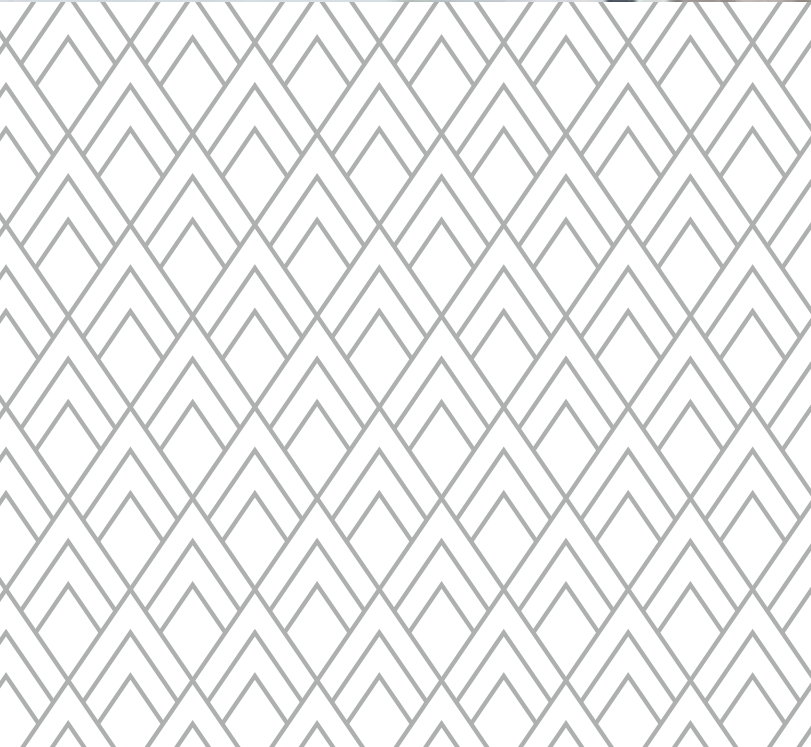
For a safe and enjoyable visit please observe these guidelines at all times.

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SPECIFICATION

► HEALTH & SAFETY

YOUR BUYING GUIDE
30,000 HOMES & COUNTING



▶ 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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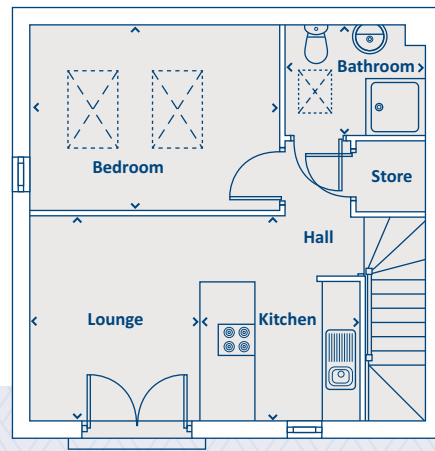
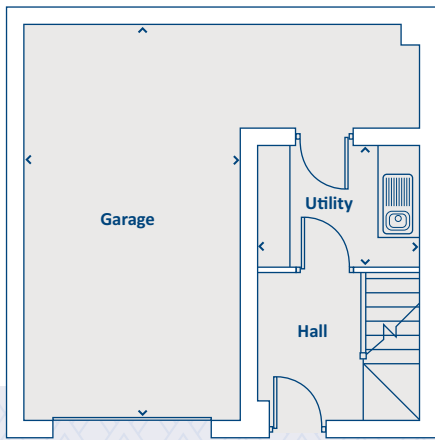
▶ **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE ATELIER 1 bedroom home



GROUND FLOOR

Garage	6223 x 3405	20'5" x 11'2"
Utility	2000 x 2600	6'7" x 8'6"

FIRST FLOOR

Bathroom	1683 x 2185	5'6" x 7'2"
Bedroom	2880 x 3920	9'5" x 12'10"
Kitchen	2278 x 2534	7'6" x 8'4"
Lounge	3225 x 2639	10'7" x 8'8"

› Longest measurement taken

PLEASE NOTE:

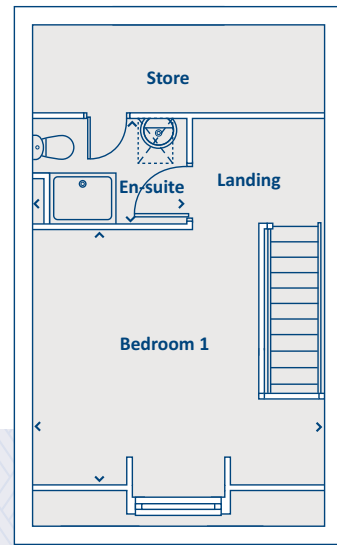
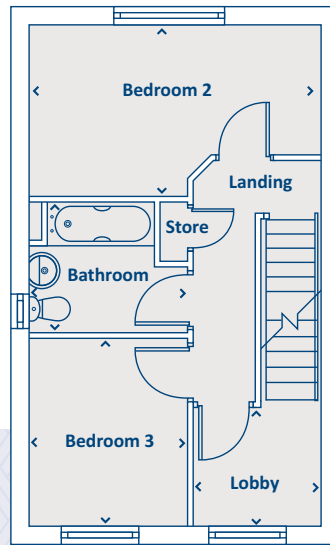
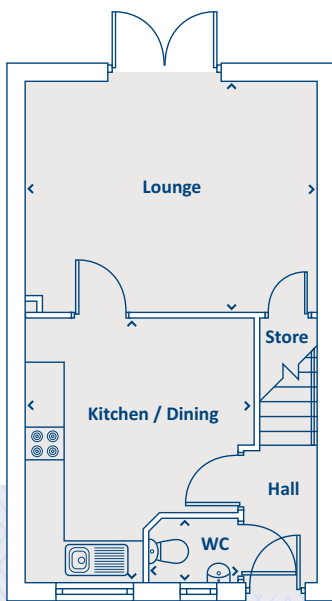
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THE BAMBURGH 3 bedroom home



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

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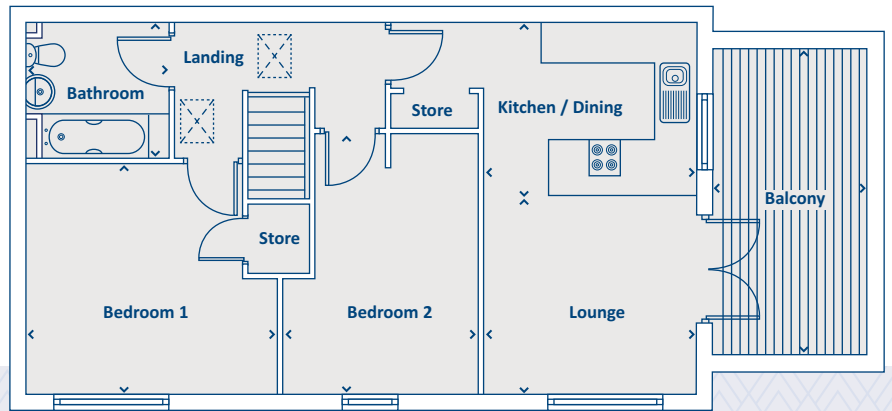
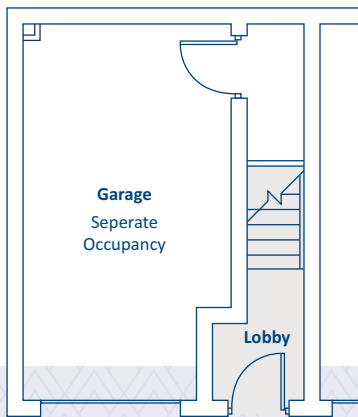
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THE BRANTWOOD 2 bedroom home with balcony



FIRST FLOOR

Kitchen / Dining	3406 x 2946	11'2" x 9'8"
Lounge	3406 x 3027	11'2" x 9'11"
Bathroom	2246 x 2180	7'4" x 7'2"
Bedroom 1	4050 x 3682	13'3" x 12'1"
Bedroom 2	3143 x 4208	10'4" x 13'10"
Balcony	2485 x 5073	8'2" x 16'7"

› Longest measurement taken

PLEASE NOTE:

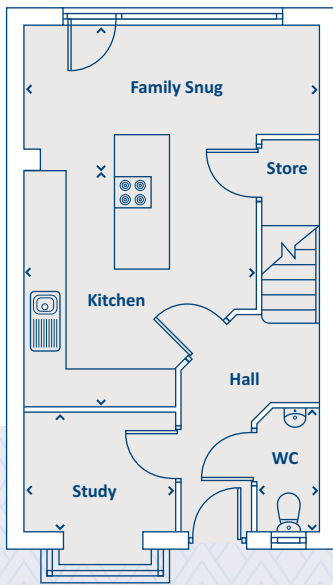
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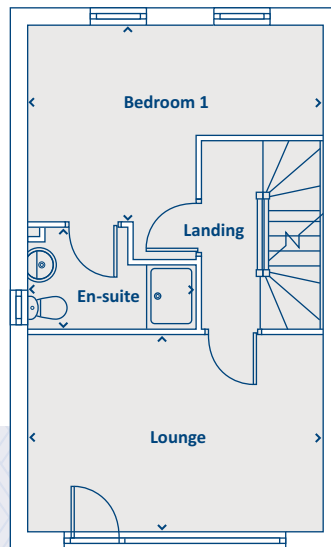
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THE CANTLEY 4 bedroom home



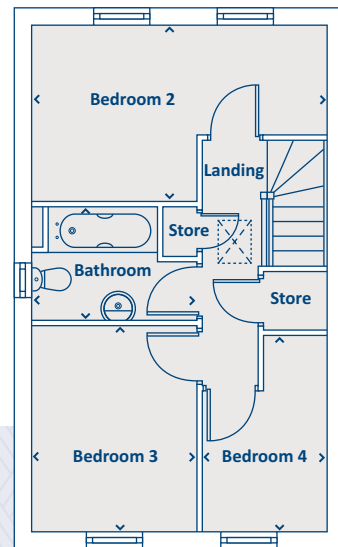
GROUND FLOOR

Study	1800 x 2310	5'11" x 7'7"
Family Snug	2232 x 4499	7'4" x 14'9"
Kitchen	3648 x 3551	12'0" x 11'8"
WC	1873 x 925	6'2" x 3'0"



FIRST FLOOR

Bedroom 1	3579 x 4499	11'9" x 14'9"
En-suite	1573 x 2550	5'2" x 8'4"
Lounge	3000 x 4499	9'10" x 14'9"



SECOND FLOOR

Bathroom	1743 x 2500	5'9" x 8'2"
Bedroom 2	2693 x 4499	8'10" x 14'9"
Bedroom 3	3136 x 2500	10'3" x 8'2"
Bedroom 4	3000 x 1906	9'10" x 6'3"

> Longest measurement taken

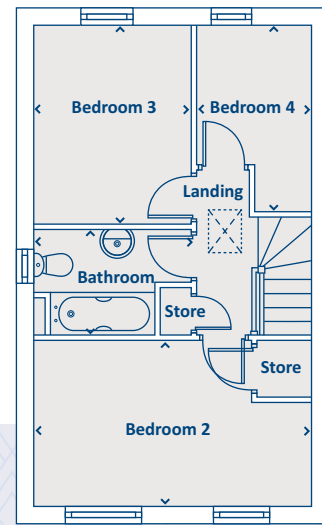
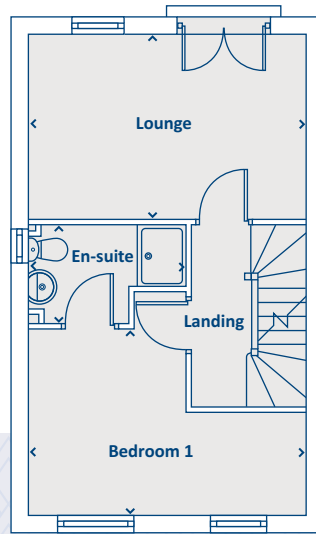
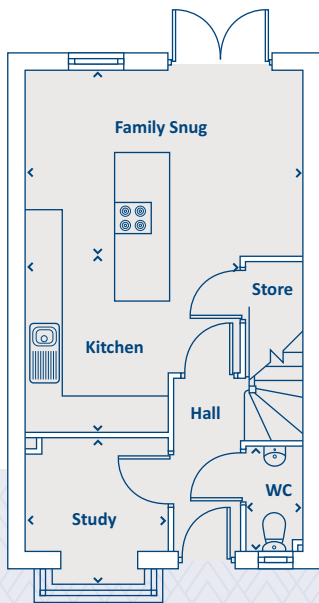
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THE RICHMOND 4 bedroom home



GROUND FLOOR

Family Snug	3000 x 4499	9'10" x 14'9"
Kitchen	5253 x 3471	17'3" x 11'5"
Study	1800 x 2300	5'11" x 7'7"
WC	1667 x 935	5'6" x 3'1"

FIRST FLOOR

Bedroom 1	3579 x 4499	11'9" x 14'9"
En-suite	1587 x 2550	5'2" x 8'4"
Lounge	3000 x 4499	9'10" x 14'9"

SECOND FLOOR

Bathroom	1716 x 2500	5'8" x 8'2"
Bedroom 2	2653 x 4499	8'8" x 14'9"
Bedroom 3	3218 x 2500	10'7" x 8'2"
Bedroom 4	3000 x 1906	9'10" x 6'3"

› Longest measurement taken

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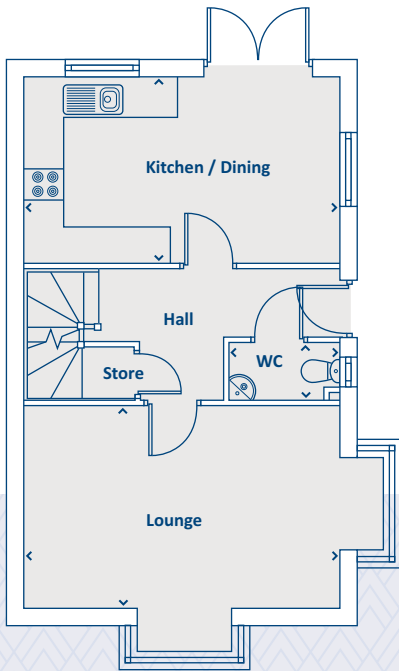
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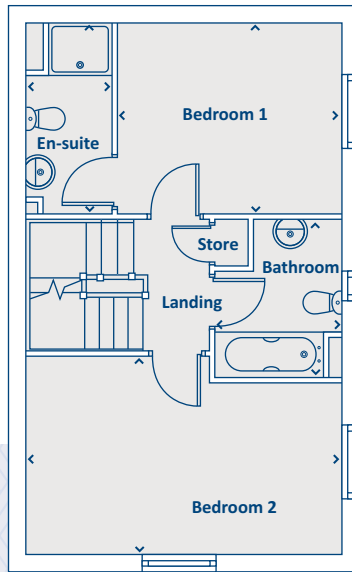
Artists impression, features may vary

THE HARDWICK 4 bedroom home



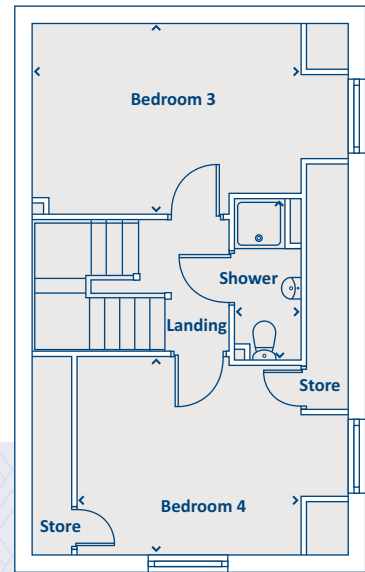
GROUND FLOOR

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"
Shower	2505 x 999	8'3" x 3'3"

› Longest measurement taken

PLEASE NOTE:

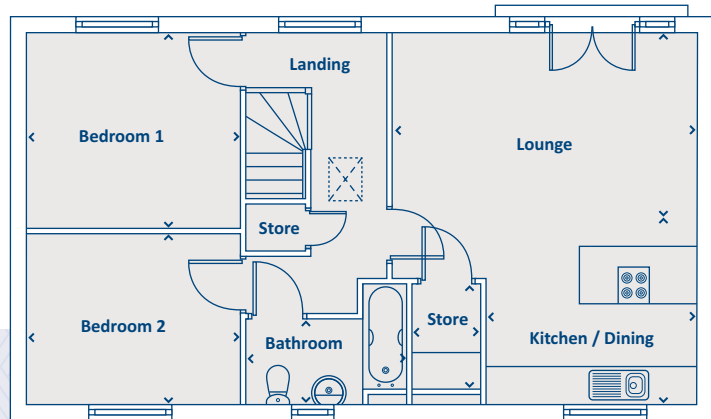
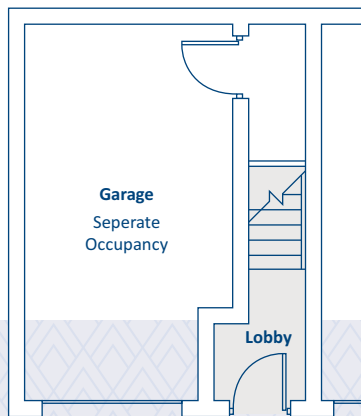
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Artists impression, features may vary

THE BRANTWOOD 2 bedroom home with Juliet balcony



FIRST FLOOR

Kitchen / Dining	3406 x 3027	11'2" x 9'11"
Lounge	4906 x 2946	16'1" x 9'8"
Bathroom	2588 x 1700	8'6" x 5'7"
Bedroom 1	3450 x 3130	11'4" x 10'3"
Bedroom 2	3450 x 2750	11'4" x 9'0"

› Longest measurement taken

PLEASE NOTE:

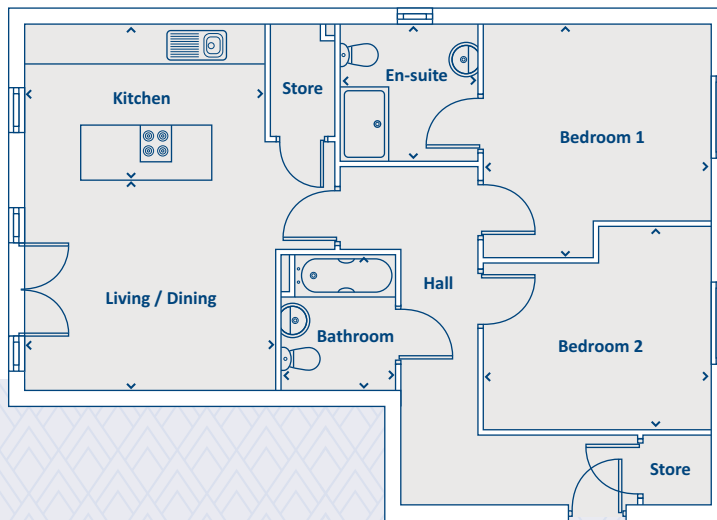
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Artists impression, features may vary

THE SANDBECK 2 bedroom apartment



Block A	Apt
Ground Floor	32
First Floor	36
Second Floor	40
Third Floor	44

Block C	Apt
Ground Floor	110
First Floor	114
Second Floor	118
Third Floor	122

Block D	Apt
Ground Floor	126
First Floor	130
Second Floor	134
Third Floor	138



Kitchen	2498 x 3904	8'2" x 12'10"
Living / Dining	3377 x 4080	11'1" x 13'5"
Bedroom 1	3657 x 3760	12'0" x 12'4"
En-suite	2228 x 2190	7'4" x 7'2"
Bedroom 2	3657 x 3318	12'0" x 10'11"
Bathroom	1915 x 2150	6'3" x 7'1"

› Longest measurement taken

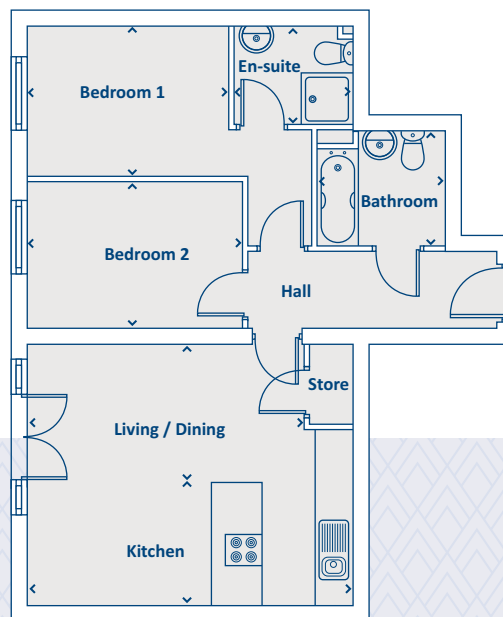
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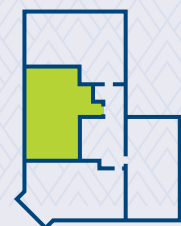


Artists impression, features may vary

THE SUTTON 2 bedroom apartment



Block A	Apt
Ground Floor	33
First Floor	37
Second Floor	41
Third Floor	45
Block C	Apt
Ground Floor	111
First Floor	115
Second Floor	119
Third Floor	123
Block D	Apt
Ground Floor	127
First Floor	131
Second Floor	135
Third Floor	139



Kitchen	5843 x 2210	19'2" x 7'3"
Living / Dining	5006 x 2420	16'5" x 7'11"
Bedroom 1	3616 x 2710	11'10" x 8'11"
En-suite	2128 x 1805	7'0" x 5'11"
Bedroom 2	3875 x 2596	12'9" x 8'6"
Bathroom	2025 x 2148	6'8" x 7'0"

› Longest measurement taken

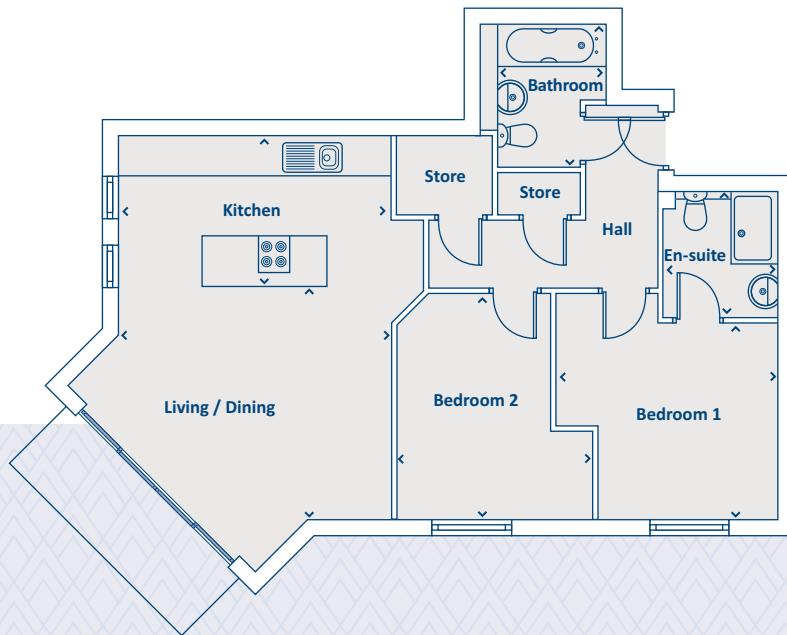
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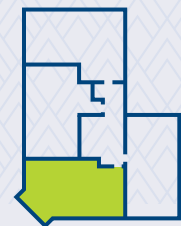


Artists impression, features may vary

THE THORNBRIDGE 2 bedroom apartment



Block A	Apt
Ground Floor	34
First Floor	38
Second Floor	42
Third Floor	46
Block C	Apt
Ground Floor	112
First Floor	116
Second Floor	120
Third Floor	124
Block D	Apt
Ground Floor	128
First Floor	132
Second Floor	136
Third Floor	140



Kitchen	4591 x 2500	15'1" x 8'2"
Living / Dining	3957 x 4578	13'0" x 15'0"
Bedroom 1	3726 x 3367	12'3" x 11'1"
En-suite	1957 x 2117	6'5" x 6'11"
Bedroom 2	3301 x 3871	10'10" x 12'8"
Bathroom	1824 x 2388	6'0" x 7'10"

› Longest measurement taken

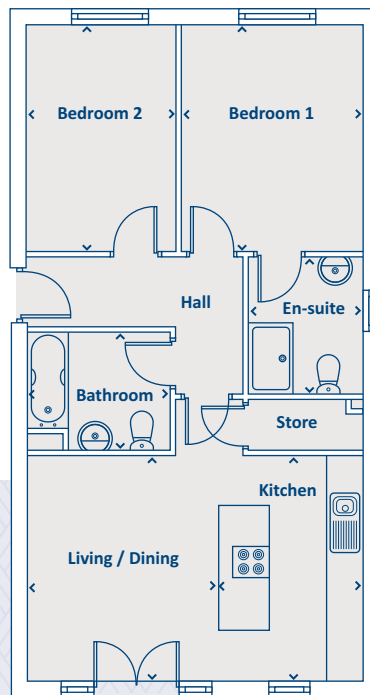
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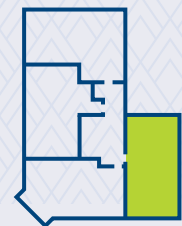


Artists impression, features may vary

THE LONGSTONE 2 bedroom apartment



Block A	Apt
Ground Floor	35
First Floor	39
Second Floor	43
Third Floor	47
Block C	Apt
Ground Floor	113
First Floor	117
Second Floor	121
Third Floor	125
Block D	Apt
Ground Floor	129
First Floor	133
Second Floor	137
Third Floor	141



Kitchen	2500 x 3900	8'2" x 12'10"
Living / Dining	3328 x 3900	10'11" x 12'10"
Bedroom 1	3129 x 3955	10'3" x 13'0"
En-suite	1953 x 2364	6'5" x 7'9"
Bedroom 2	2599 x 3955	8'6" x 13'0"
Bathroom	2475 x 2078	8'1" x 6'10"

› Longest measurement taken

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CYGNET

LAKESIDE

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