

LOVELL
HOMES

PRESENTS

VALENTINE PARK

KING'S LYNN

IN PARTNERSHIP WITH

Borough Council of
**King's Lynn &
West Norfolk**



WELCOME TO

VALENTINE PARK

KING'S LYNN

Valentine Park is an exciting new development of thoughtfully-designed two, three and four-bedroom homes, brought to you by Lovell in partnership with the Borough Council of King's Lynn & West Norfolk.

Named in honour of John Sutherland Valentine, the railway engineer behind the 1860s expansion of the King's Lynn to Hunstanton railway, the development pays tribute to the town's rich history while offering modern homes for today's buyers.

With a variety of desirable house styles available, Valentine Park is perfect for buyers at every stage of home ownership - whether taking your first step onto the property ladder, moving up to accommodate a growing family, or looking to rightsize.



LOVELL LIFE

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

VALENTINE PARK
KING'S LYNN



SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Show home interior

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

VALENTINE PARK

KING'S LYNN

A THRIVING TOWN, FULL OF HERITAGE

King's Lynn is a town that is steeped in history yet full of modern energy. Once a major medieval port, today it flourishes as a lively market town with a strong sense of community, excellent transport connections, and convenient access to north Norfolk's stunning countryside and coastline. With a home at Valentine Park, you'll benefit from living in a town that offers opportunity, charm, and plenty to explore.

Wander through the town's historic streets and you'll find grand merchant houses, traditional marketplaces and picturesque quaysides that echo its maritime past. The town centre is a blend of independent shops, cafés and well-known brands, with the Vancouver Quarter providing the primary retail hub. For entertainment, the Majestic Cinema offers a characterful setting to catch the latest films, while local theatres and music venues bring live performances to the heart of the town.

Green spaces are in no short supply, with The Walks providing a much-loved public park that hosts events throughout the year. From summer picnics to the impressive 'Fawkes in The Walks' fireworks display, it's a popular spot for all ages. Sports and fitness enthusiasts are well catered for at the nearby Lynnsport, which offers top-class facilities for everything from swimming to tennis, as well as a skate park and outdoor courts.

VALENTINE PARK

KING'S LYNN



Custom House



The Walks



King's Lynn Minster



Castle Rising



Hunstanton Striped Cliffs



The Corn Exchange

Beyond the town, there are endless places to explore. Castle Rising is a short drive away and offers a fantastic countryside setting for a weekend stroll, with a charming tearoom that's perfect for a well-earned break. Further afield, the stunning beaches at Old Hunstanton and Holkham offer vast golden sands, beautiful coastal walks, and a chance to enjoy Norfolk's famous big skies.

Travelling around the area is easy, with reliable bus routes linking King's Lynn to surrounding towns and villages. The Coast Hopper service provides a direct route to Wells-Next-the-Sea and Fakenham, making trips to the beach or local markets simple and stress-free. Whether it's a day out by the water or an afternoon exploring a historic Norfolk town or village, there's plenty to discover just a short journey away.

For shopping and leisure, Hardwick Retail Park offers a great selection of major stores with free parking. Whether you're browsing for homeware, grabbing a quick bite to eat or meeting up with friends, it's a convenient hub for all your needs. Meanwhile, for an evening out, Tuesday Market Place is home to a variety of restaurants and the Corn Exchange, where live performances and cultural events bring the town to life.

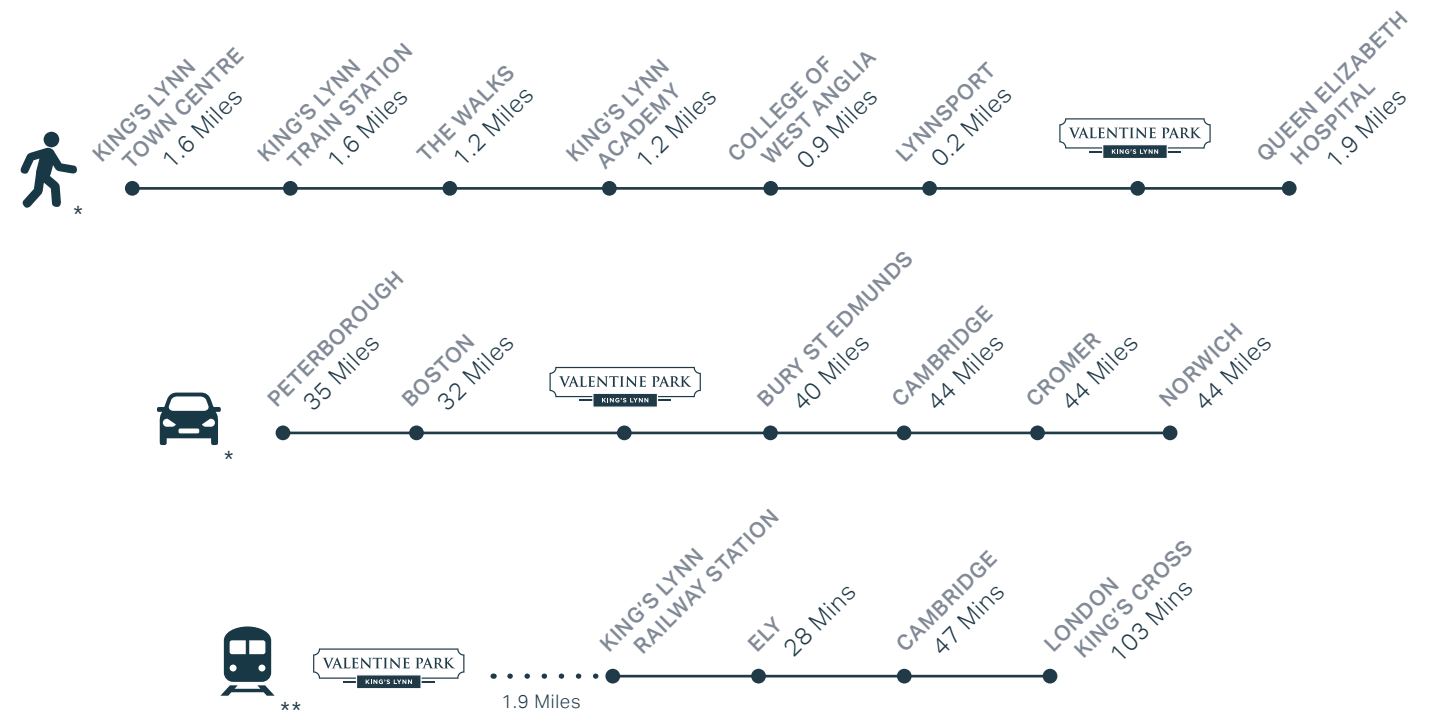
King's Lynn is a town that embraces its past while looking to the future. Whether you're drawn to its rich heritage, its thriving community or the ease of access to Norfolk's beautiful landscapes, with a home at Valentine Park you'll be living in a place where history and modern living come together seamlessly.

VALENTINE PARK
KING'S LYNN

IDEALLY LOCATED

Valentine Park enjoys excellent transport links. King’s Lynn railway station is just under two miles away, offering regular direct services to London King’s Cross. Major A-roads provide convenient access to the stunning coastline to the north and make travelling across the East of England and beyond effortless.

Whether for work or leisure, getting where you need to go is simple and stress-free.



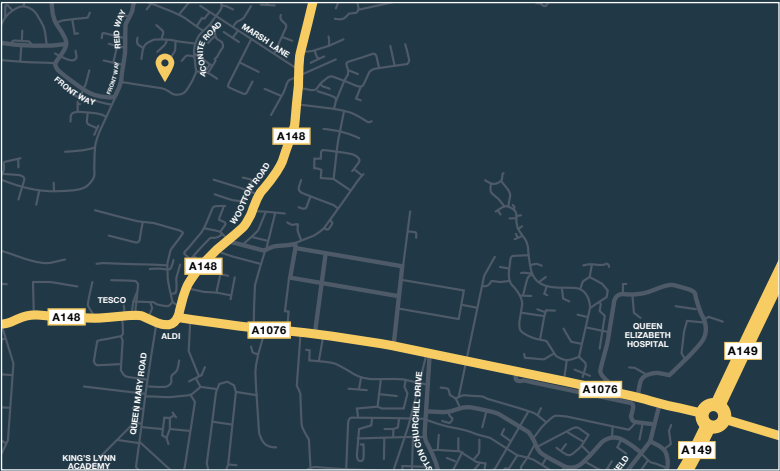
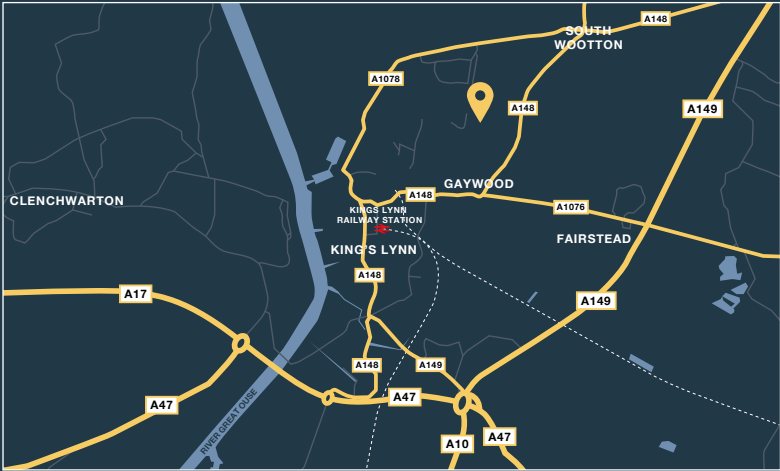
*Distances taken from Google Maps. **Fastest times taken from thetrainline.com

FROM KING’S LYNN TOWN CENTRE

Head east along the A148. As you pass Aldi keep left onto Wootton Road and continue for a further half mile before turning left onto Marsh Lane. Take the second turn on the left onto Aconite Road, continuing on until you reach Valentine Park.

FROM THE EAST

Head west along the A1076 Gayton Road, before turning right onto the A148 Wootton Road. Continue for half a mile, before turning left onto Marsh Lane. Take the second turn on the left onto Aconite Road, continuing on until you reach Valentine Park.



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



REGISTER

Register your interest with Lovell and we will put you in touch with an Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Valentine Park is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

VALENTINE PARK

KING'S LYNN

THE DEVELOPMENT

VALENTINE PARK

KING'S LYNN

CGIs are Indicative only and elevations are subject to change, external finishes and features may vary.

VALENTINE PARK

KING'S LYNN



LOVELL
HOMES

This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way.

GAINSBOROUGH
2 bedroom home

VALENTINE PARK

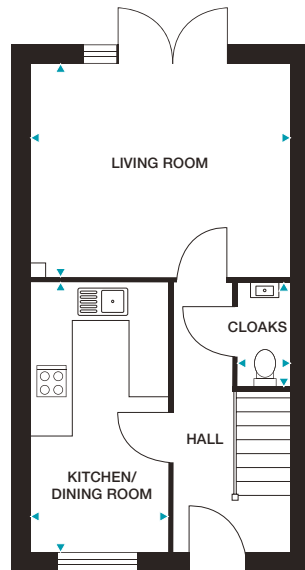
KING'S LYNN

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GAINSBOROUGH

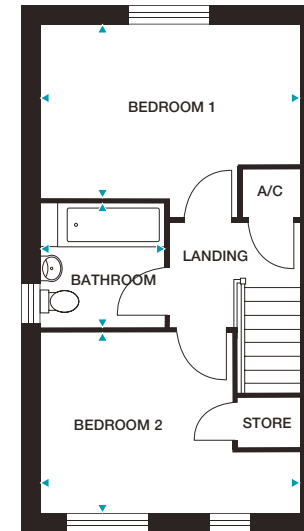
2 bedroom home

Plots 7, 8, 9, 56, 57, 58 and 59



GROUND FLOOR

Kitchen/Dining Room 2219mm x 4405mm (max) 7'3" x 14'5" (max)
Living Room 4236mm x 3466mm (max) 13'11" x 11'4" (max)
Cloaks 840mm x 1590mm (max) 2'9" x 5'3" (max)



FIRST FLOOR

Bedroom 1 4236mm x 2840mm 13'11" x 9'4"
Bedroom 2 4236mm x 2943mm (max) 13'11" x 9'8" (max)
Bathroom 2003mm x 1983mm (max) 6'7" x 6'6" (max)

Please note: Plots 8, 9, 30, 57 and 59 are handed.

Kitchen side elevation window to plot 9 only. No bathroom window to plots 8, 57 and 58.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

HOLLINWELL
2 bedroom home

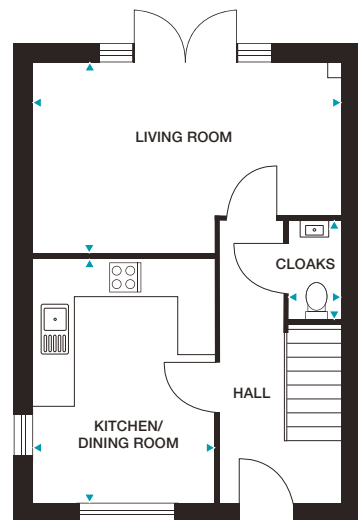
VALENTINE PARK

KING'S LYNN

HOLLINWELL

2 bedroom home

Plots 22, 23, 51 and 52

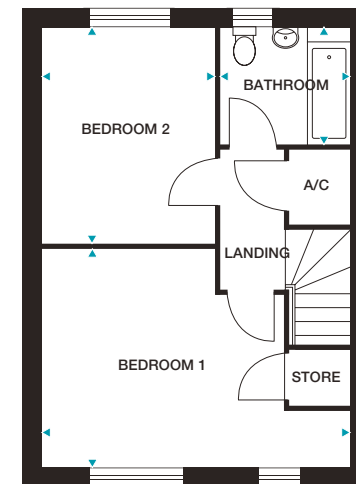


GROUND FLOOR

Kitchen/Dining Room 2960mm x 3985mm (max) 9'9" x 13'0" (max)

Living Room 5061mm x 3110mm (max) 16'7" x 10'2" (max)

Cloaks 847mm x 1590mm (max) 2'9" x 5'3" (max)



FIRST FLOOR

Bedroom 1 5061mm x 3570mm (max) 16'7" x 11'9" (max)

Bedroom 2 2820mm x 3535mm 9'3" x 11'7"

Bathroom 2113mm x 1891mm (max) 6'11" x 6'3" (max)

Please note: Plots 23 and 52 are handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LANSDOWN

3 bedroom home

VALENTINE PARK

KING'S LYNN

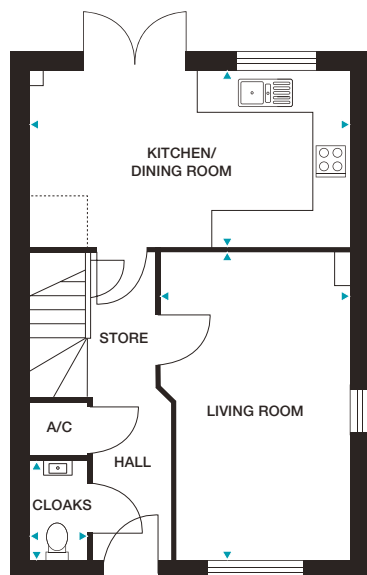


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LANSDOWN

3 bedroom home

Plots 4, 5, 18, 19, 32, 33, 34, 66 and 67

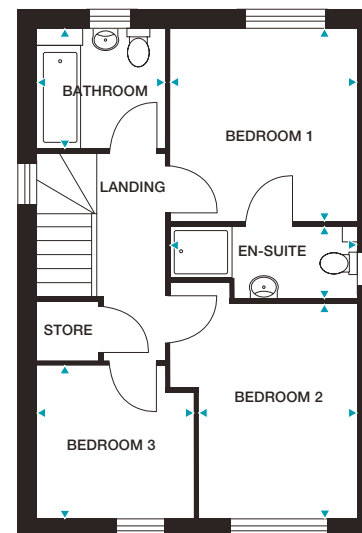


GROUND FLOOR

Kitchen/Dining Room 5237mm x 2875mm (max) 17'2" x 9'5" (max)

Living Room 3095mm x 5016mm (max) 10'2" x 16'5" (max)

Cloaks 890mm x 1600mm (max) 2'11" x 5'3" (max)



FIRST FLOOR

Bedroom 1 3037mm x 3150mm 9'11" x 10'4"

En-Suite 3037mm x 1132mm (max) 9'11" x 3'8" (max)

Bedroom 2 2570mm x 3472mm 8'5" x 11'5"

Bedroom 3 2548mm x 2458mm (max) 8'5" x 8'1" (max)

Bathroom 2072mm x 1920mm (max) 6'10" x 6'3" (max)

Please note: Plots 4, 18 and 67 are handed.

Living room side elevation window to plots 4, 5, 66 and 67 only. First floor side elevation windows to plots 32, 33 and 34 only.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LEASIDE
3 bedroom home

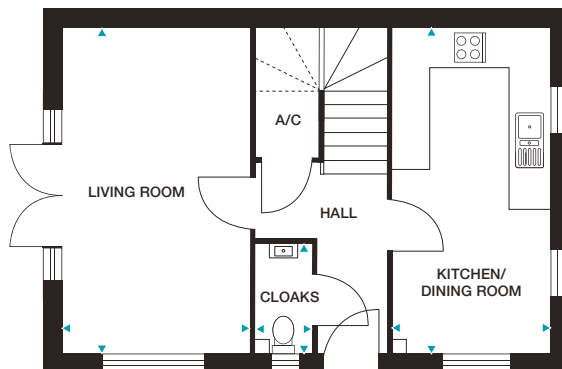
VALENTINE PARK

KING'S LYNN

LEASIDE

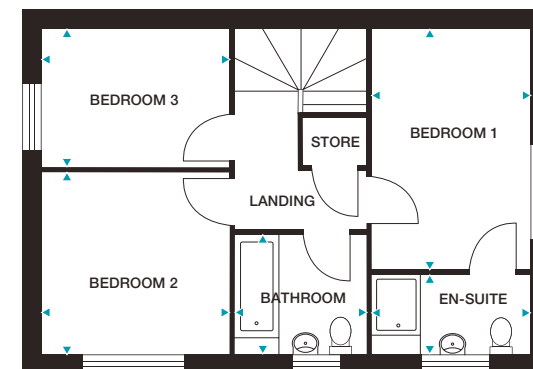
3 bedroom home

Plots 1, 6, 17, 24, 31, 48, 55, 65 and 77



GROUND FLOOR

Kitchen/Dining Room 2571mm x 5311mm (max) 8'5" x 17'5" (max)
Living Room 3066mm x 5311mm 10'1" x 17'5"
Cloaks 891mm x 1774mm (max) 2'11" x 5'9" (max)



FIRST FLOOR

Bedroom 1 2571mm x 3920mm 8'5" x 12'10"
En-Suite 2586mm x 1286mm (max) 8'6" x 4'3" (max)
Bedroom 2 3066mm x 2964mm 10'1" x 9'8"
Bedroom 3 3066mm x 2228mm 10'1" x 7'4"
Bathroom 2118mm x 1944mm (max) 6'11" x 6'5" (max)

Please note: Plots 6, 17, 24 and 65 are handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

NEWBURY
3 bedroom home

VALENTINE PARK

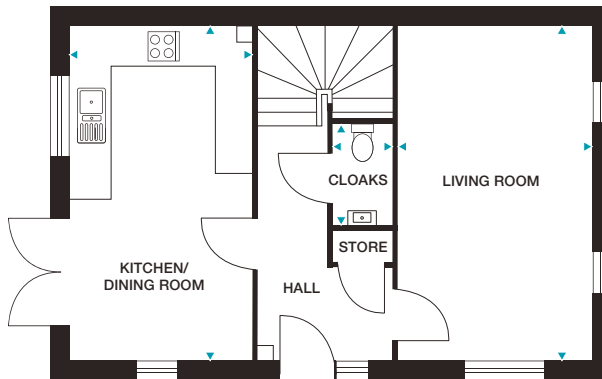
KING'S LYNN

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NEWBURY

3 bedroom home

Plots 3, 47, 53, 54, 82, 84 and 88

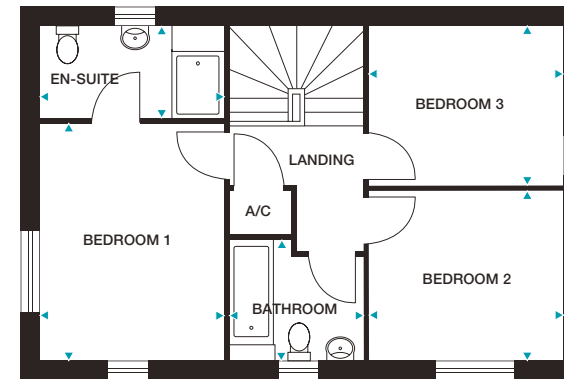


GROUND FLOOR

Kitchen/Dining Room 2970mm x 5423mm (max) 9'9" x 17'9" (max)

Living Room 3153mm x 5423mm 10'4" x 17'9"

Cloaks 940mm x 2011mm (max) 3'1" x 6'7" (max)



FIRST FLOOR

Bedroom 1 2970mm x 3844mm 9'9" x 12'7"

En-Suite 2970mm x 1460mm (max) 9'9" x 4'10" (max)

Bedroom 2 3143mm x 2745mm 10'4" x 9'0"

Bedroom 3 3143mm x 2559mm 10'4" x 8'6"

Bathroom 2182mm x 1921mm (max) 7'2" x 6'4" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

PUTTENHAM
3 bedroom home

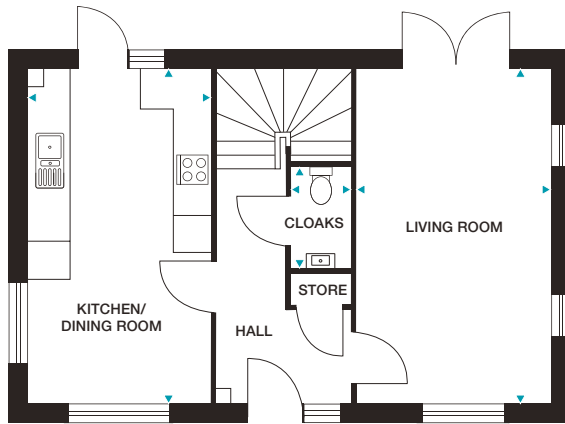
VALENTINE PARK

KING'S LYNN

PUTTENHAM

3 bedroom home

Plots 15, 16, 78, 83 and 93

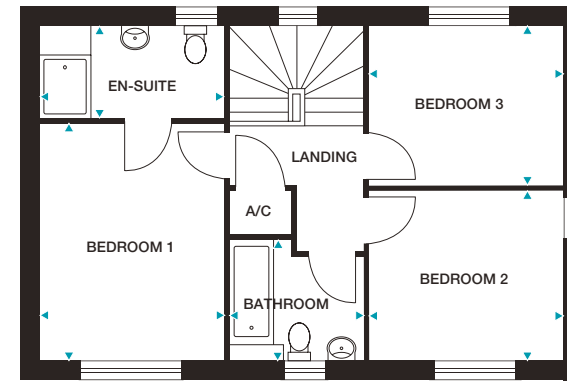


GROUND FLOOR

Kitchen/Dining Room 2970mm x 5423mm (max) 9'9" x 17'9" (max)

Living Room 3165mm x 5423mm 10'5" x 17'9"

Cloaks 940mm x 1648mm (max) 3'1" x 5'5" (max)



FIRST FLOOR

Bedroom 1 2970mm x 3849mm 9'9" x 12'8"

En-Suite 2970mm x 1455mm (max) 9'9" x 4'10" (max)

Bedroom 2 3165mm x 2745mm 10'5" x 9'0"

Bedroom 3 3165mm x 2559mm 10'5" x 8'5"

Bathroom 2182mm x 1922mm (max) 7'2" x 6'4" (max)

Please note: Plots 15 and 93 are handed.

No living room or bedroom 2 side elevation windows to plots 15 and 16. No kitchen/dining room side elevation windows to plot 93.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

ROSEBERRY
4 bedroom home

VALENTINE PARK

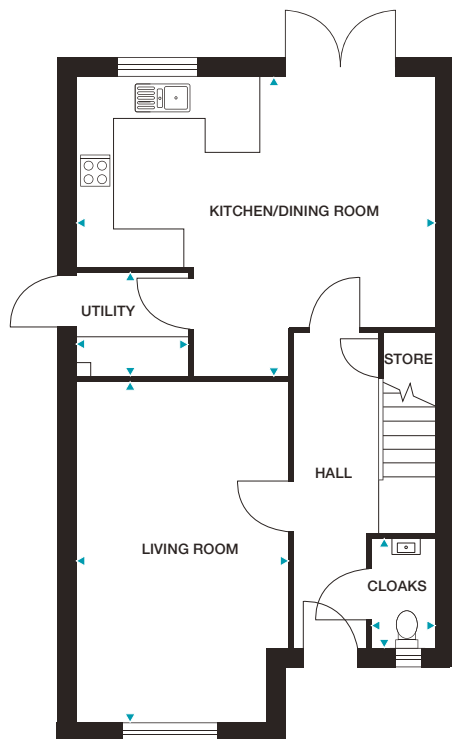
KING'S LYNN

CGIs are indicative only and elevations are subject to change. External finishes and features may vary.

ROSEBERRY

4 bedroom home

Plots 25, 26, 44, 45, 46, 85,
86, 89, 90 and 91



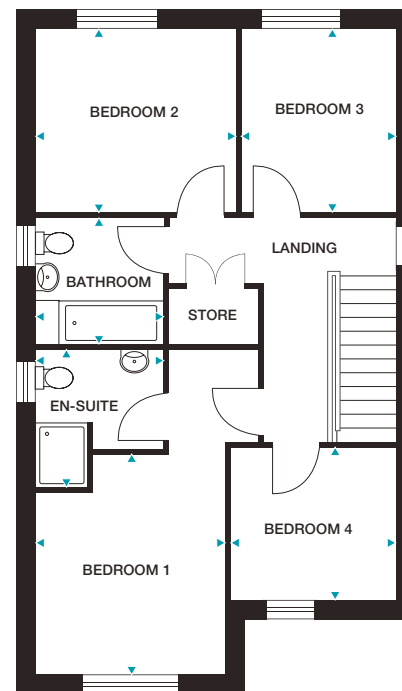
GROUND FLOOR

Kitchen/Dining Room 5986mm x 4890mm (max) 19'8" x 16'1" (max)

Living Room 3466mm x 5579mm (max) 11'5" x 18'4" (max)

Utility 1787mm x 1647mm (max) 5'10" x 5'5" (max)

Cloaks 1110mm x 1739mm (max) 3'8" x 5'8" (max)



FIRST FLOOR

Bedroom 1 3059mm x 3584mm 10'0" x 11'9"

En-Suite 2050mm x 2211mm (max) 6'9" x 7'3" (max)

Bedroom 2 3255mm x 2980mm 10'8" x 9'9"

Bedroom 3 2611mm x 2980mm 8'7" x 9'9"

Bedroom 4 2806mm x 2465mm 9'2" x 8'1"

Bathroom 2050mm x 2045mm (max) 6'9" x 6'9" (max)

Please note: Plots 85, 86, 89, 90 and 91 are handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

SILVERDALE
4 bedroom home

VALENTINE PARK

KING'S LYNN

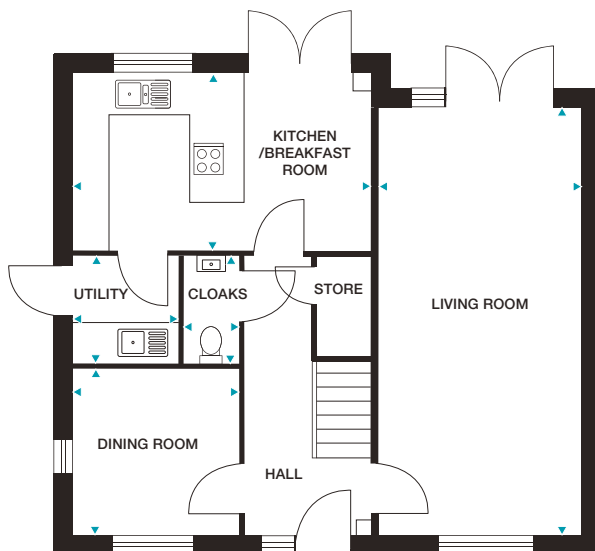


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SILVERDALE

4 bedroom home

Plots 2, 11, 12, 13, 60, 87, 94 and 95



GROUND FLOOR

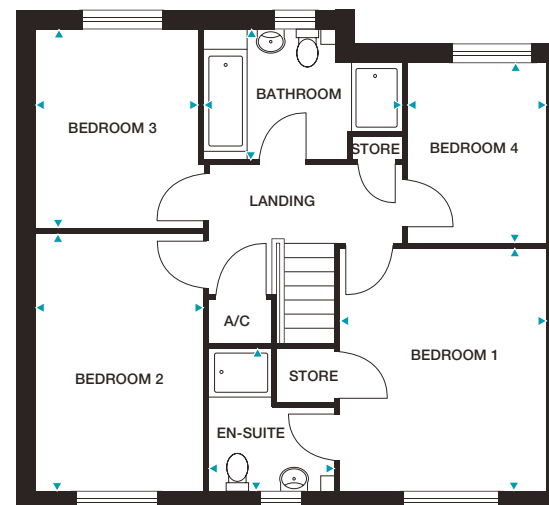
Kitchen/Breakfast Room 4860mm x 2880mm (max) 15'11" x 9'6" (max)

Living Room 3328mm x 6998mm 10'11" x 22'11"

Dining Room 2713mm x 2696mm 8'11" x 8'10"

Utility 1695mm x 1726mm (max) 5'7" x 5'8" (max)

Cloaks 879mm x 1726mm (max) 2'11" x 5'8" (max)



FIRST FLOOR

Bedroom 1 3356mm x 3960mm 11'0" x 13'0"

En-Suite 2031mm x 2286mm (max) 6'8" x 7'6" (max)

Bedroom 2 2713mm x 4194mm 8'11" x 13'9"

Bedroom 3 2613mm x 3248mm 8'7" x 10'8"

Bedroom 4 2256mm x 2919mm 7'5" x 9'7"

Bathroom 3222mm x 2103mm (max) 10'7" x 6'11" (max)

Please note: Plots 11, 12 and 87 are handed.

Living room and bedroom 1 side elevation windows to plots 11 and 60 only. No dining room side elevation window to plots 60 and 87.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

RICHMOND
4 bedroom home

VALENTINE PARK

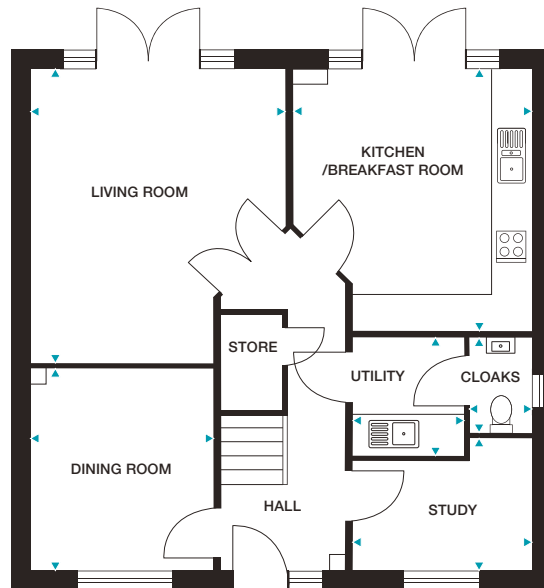
KING'S LYNN

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RICHMOND

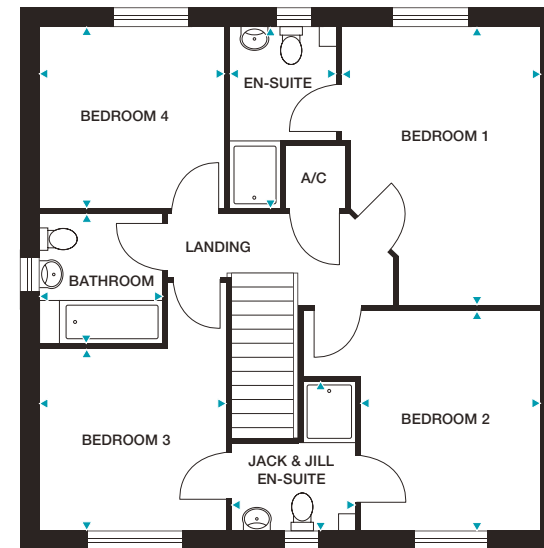
4 bedroom home

Plots 10, 14, 92 and 96



GROUND FLOOR

Kitchen/Breakfast Room	3890mm x 4286mm (max)	12'9" x 14'0" (max)
Living Room	4175mm x 4825mm (max)	13'8" x 15'10" (max)
Dining Room	2988mm x 3291mm (max)	9'10" x 10'10" (max)
Study	2922mm x 2130mm (max)	9'7" x 7'0" (max)
Utility	1803mm x 1913mm (max)	5'11" x 6'3" (max)
Cloaks	970mm x 1551mm (max)	3'2" x 5'1" (max)



FIRST FLOOR

Bedroom 1	3253mm x 4566mm (max)	10'8" x 15'0" (max)
En-Suite	1731mm x 2960mm (max)	5'8" x 9'8" (max)
Bedroom 2	3339mm x 3550mm	11'0" x 11'8"
Bedroom 3	3037mm x 2922mm	10'0" x 9'7"
Jack & Jill En-Suite	1997mm x 2377mm (max)	6'7" x 7'9" (max)
Bedroom 4	2996mm x 2969mm	9'10" x 9'9"
Bathroom	1981mm x 2089mm (max)	6'6" x 6'10" (max)

Please note: Living room and dining room side elevation windows to plot 10 only.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

A modern kitchen interior featuring dark blue cabinetry with gold-colored handles. The countertop is white, and the backsplash is a light-colored stone. A stainless steel range hood is mounted above the stove. A window with white blinds is positioned above the sink, which has a chrome faucet. On the windowsill, there is a potted plant and some jars. To the right of the window, a round blue clock with white Roman numerals is mounted on the wall. In the foreground, a wooden dining table is set with white dishes, including a bowl and a plate, and a glass. A white chair is visible behind the table.

THE SPECIFICATION

VALENTINE PARK

KING'S LYNN

SPECIFICATION

	Gainsborough	Hollinwell	Lansdown	Leaside	Newbury	Puttenham	Roseberry	Silverdale	Richmond
10 year LABC Warranty	●	●	●	●	●	●	●	●	●
2-year emergency cover	●	●	●	●	●	●	●	●	●
Air Source Heat Pump/Cylinder for hot water storage	●	●	●	●	●	●	●	●	●
Independent heating controls to each floor	●	●	●	●	●	●	●	●	●
Kitchen / Utility Room									
Symphony kitchen with soft closers to cupboards & drawers	●	●	●	●	●	●	●	●	●
95mm laminate upstands to match worktop	●	●	●	●	●	●	●	●	●
Brushed steel single electric oven	●	●							
Brushed steel double electric oven			●	●	●	●	●	●	●
Ceramic hob	●	●	●	●	●	●	●	●	●
Brushed steel chimney hood	●	●	●	●	●	●	●	●	●
Brushed steel island hood								●	
Stainless steel splashback to hob	●	●	●	●	●	●	●	●	●
Single bowl stainless steel sink with mixer tap	●	●							
1 ½ bowl stainless steel sink with mixer tap			●	●	●	●			
Rangemaster Glendale sink with mixer tap							●	●	●
Integrated fridge freezer							●	●	●
Integrated dishwasher							●	●	●
Chrome downlighters**	●	●	●	●	●	●	●	●	●
Plumbing for washing machine	●	●	●	●	●	●	●	●	●
Bathroom									
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●
Mira Minimal shower	●	●						●	
Chrome downlighters**	●	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●	●
Cloakroom									
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●
Chrome downlighters**	●	●	●	●	●	●	●	●	●

	Gainsborough	Hollinwell	Lansdown	Leaside	Newbury	Puttenham	Roseberry	Silverdale	Richmond
En-Suite									
White Ideal Standard sanitaryware			●	●	●	●	●	●	●
Porcelanosa wall tiles*			●	●	●	●	●	●	●
Ideal Standard taps & fittings			●	●	●	●	●	●	●
Mira Minimal shower			●	●	●	●	●	●	●
Mira Azora electric shower to en-suite 2									●
Chrome downlighters**			●	●	●	●	●	●	●
Electrical									
White slimline sockets & switches	●	●	●	●	●	●	●	●	●
TV & BT sockets to living room and bedroom 1	●	●	●	●	●	●	●	●	●
Chrome door bell	●	●	●	●	●	●	●	●	●
General									
Anthracite UPVC front door	●	●	●	●	●	●	●	●	●
Anthracite UPVC rear door	●	●	●	●	●	●	●	●	●
Anthracite UPVC double-glazed windows and French doors**	●	●	●	●	●	●	●	●	●
5-panel vertical internal doors in white	●	●	●	●	●	●	●	●	●
Chrome ironmongery	●	●	●	●	●	●	●	●	●
White emulsion walls and ceilings	●	●	●	●	●	●	●	●	●
White satinwood to woodwork	●	●	●	●	●	●	●	●	●
Mains-operated smoke detectors to all floors	●	●	●	●	●	●	●	●	●
Stelrad Elite radiators	●	●	●	●	●	●	●	●	●
External									
Timber 1800mm fence on timber posts***	●	●	●	●	●	●	●	●	●
Turfed and landscaped front gardens.***	●	●	●	●	●	●	●	●	●
External tap							●	●	●
EV charging point	●	●	●	●	●	●	●	●	●
PIR activation external light to front door	●	●	●	●	●	●	●	●	●
PIR activation external light to rear elevation	●	●	●	●	●	●	●	●	●

* Choice of tiles subject to build stage

** Please check with Sales Executive for details of specific housetype

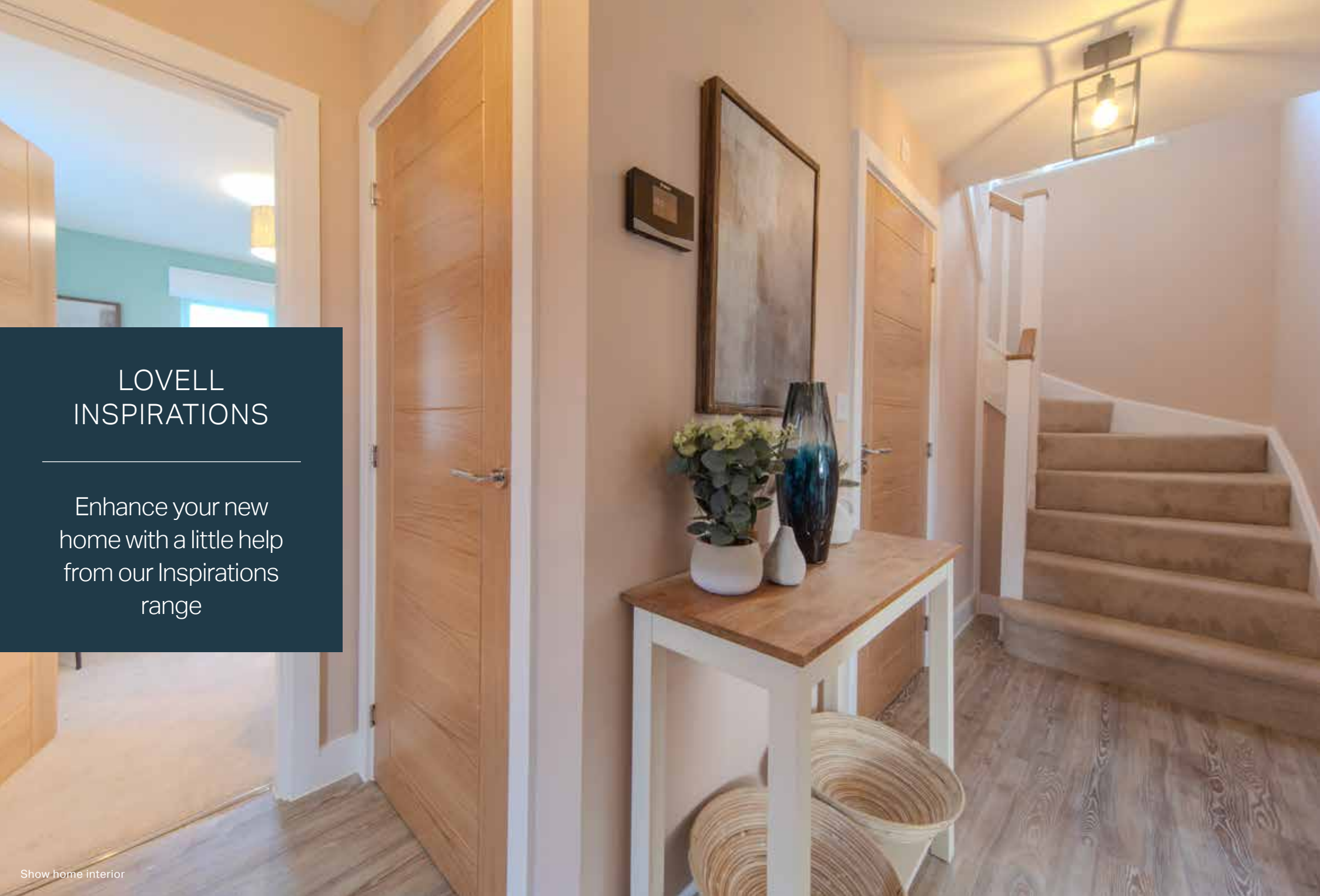
*** Refer to landscaping and boundary treatment plan

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LOVELL INSPIRATIONS

Enhance your new
home with a little help
from our Inspirations
range

Show home interior



INSPIRATIONS

You can express your personal preferences by adding enhancements to your new home. It could be a simple item such as a chrome socket or you could personalise your home by choosing from a list of items from our stylish and comprehensive 'INSPIRATIONS' range.

Whatever you choose it will be installed before you move into your new home. So, to avoid any future fuss or mess why not add a little 'INSPIRATION'? Please check the appropriate build stage by which items must be ordered to allow us to include your selections during construction.



KITCHEN

- Ovens
- Microwaves
- Hobs
- Fridge Freezers
- Dishwashers
- Washing machines
- Washer dryers
- Tumble dryers
- Glass splashbacks
- Granite worktops
- Chimney hoods
- Sinks and taps
- Lighting
- Wine cooler
- Drawer accessories



BATHROOM

- Showers
- Shower screen
- Bathroom accessories
- Mirrors & cabinets
- Radiator/towel rail

TILING/FLOORING

- Additional wall tiling
- Vinyl flooring
- Carpets
- Fitted doormats
- Amtico
- Floor tiling



BEDROOM

- Wardrobes
- Chests of drawers
- Dressing tables

ELECTRICAL

- Light switches
- Fused spurs
- Plug sockets
- Cooker point
- Shaver socket
- TV points
- Wireless security alarm & CCTV
- Downlighters
- Smart home technology



GENERAL

- Large mirror
- Underfloor heating
- Solid internal doors
- Door handles
- Home office furniture

HEATING

- Electric fires and surrounds
- Electric wood burner



EXTERNAL

- Turf
- Flagstones
- External tap
- Power socket
- Sheds
- External lights

Availability is dependent on style of home and build stage. Please check with your Sales Executive on availability.

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VALENTINE PARK

KING'S LYNN

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