



LODGE LANE

NETTLEHAM

HOMES

BY STIRLIN

“WE SHAPE OUR BUILDINGS AND  
AFTERWARDS OUR BUILDINGS SHAPE US”

– Winston Churchill

## WELCOME

Situated on the edge of the historic village of Nettleham,  
Lodge Lane is the perfect place to find your ideal home.

Homes by Stirlin is proud to offer this wonderful opportunity:  
the prospect of a superior quality crafted home within a highly  
desirable location, surrounded by history and nature.

Quality, elegance and an impressive attention to detail have  
combined to fashion a community with the feel of the countryside  
fused with the convenience of a thriving village.

Lodge Lane is a true embodiment of Homes by Stirlin’s ethos –  
putting exceptional quality, created by Lincolnshire people,  
at the heart of every home.

SITE MAP

Set in 4.5 acres of Lincolnshire semi-rural countryside, Lodge Lane is a highly desirable development in the beautiful village of Nettleham, catering for a wide range of home-buyers

This attractive development boasts 3, 4 and 5-bedroom properties in a location that offers direct commuter links to nearby towns and cities such as Lincoln (less than 5 miles), Newark (approx. 21 miles), Nottingham (approx. 42 miles) and Leicester (approx. 59 miles).

Lodge Lane provides convenient and easy access to the A46 and the A1.

The variety of properties within this modern development ensures that a range of tastes and budgets are catered for, without compromising the quality of each property.

With attention to detail being at the forefront of its design, Lodge Lane has been created by local RIBA Chartered Architects, to be in-keeping with the traditional feel of this Lincolnshire village.

Key

- The Upton
- The Blyton
- The Scampton
- The Owmbly
- The Aubourn
- The Harmston
- The Wickenby
- Ongo
- Phase borders





# THE UPTON

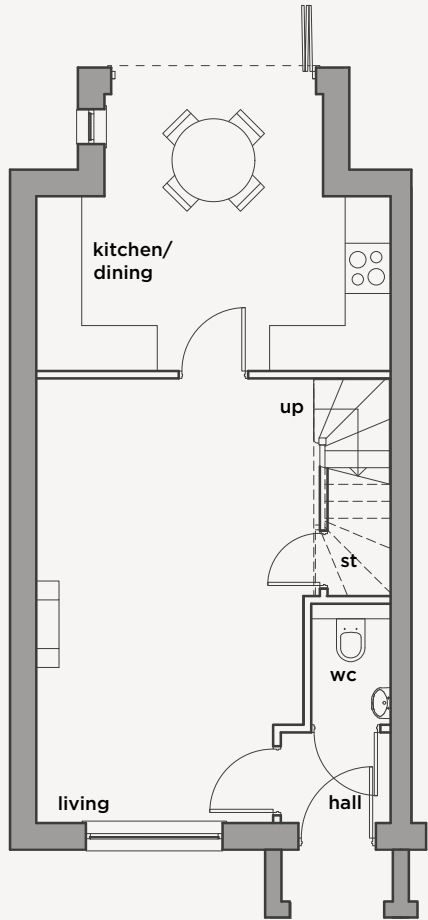
The Upton is a stylish three bedroom house which makes an ideal home for modern couples and families alike.

Intelligently designed to feel both spacious and cosy, the generous living room will become the main hub of this home. The perfect place for family activities and spending evenings together.

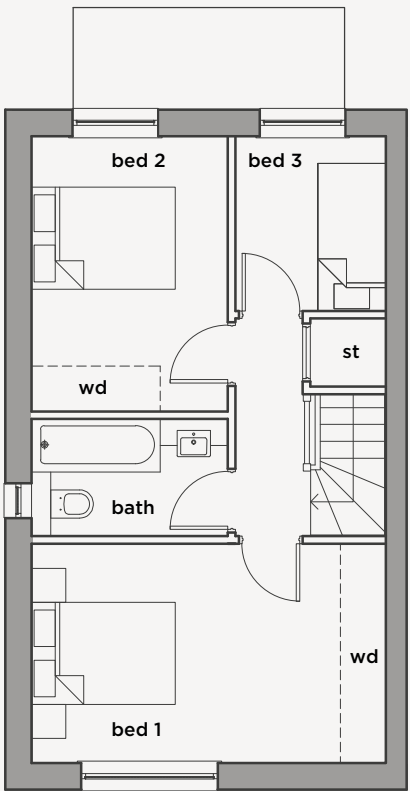
The bi-fold doors at the end of its open-plan kitchen diner open up the space even further into an enclosed garden, allowing you to bring the outside in, on warm summer days and evenings.

Elegant, wide windows allow in air and light to the upstairs bedrooms, two of which contain stylish fitted wardrobes. The benefit of a bathroom on each floor makes life just that little bit easier for the busy family.

The combination of practicality and sophisticated design makes The Upton an ideal, modern and stylish home in a very sought-after location.



Ground Floor



First Floor

Image may include optional extras at additional cost. This computer generated image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. Features may vary throughout the development. Please enquire for further details. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. Plan not to scale.





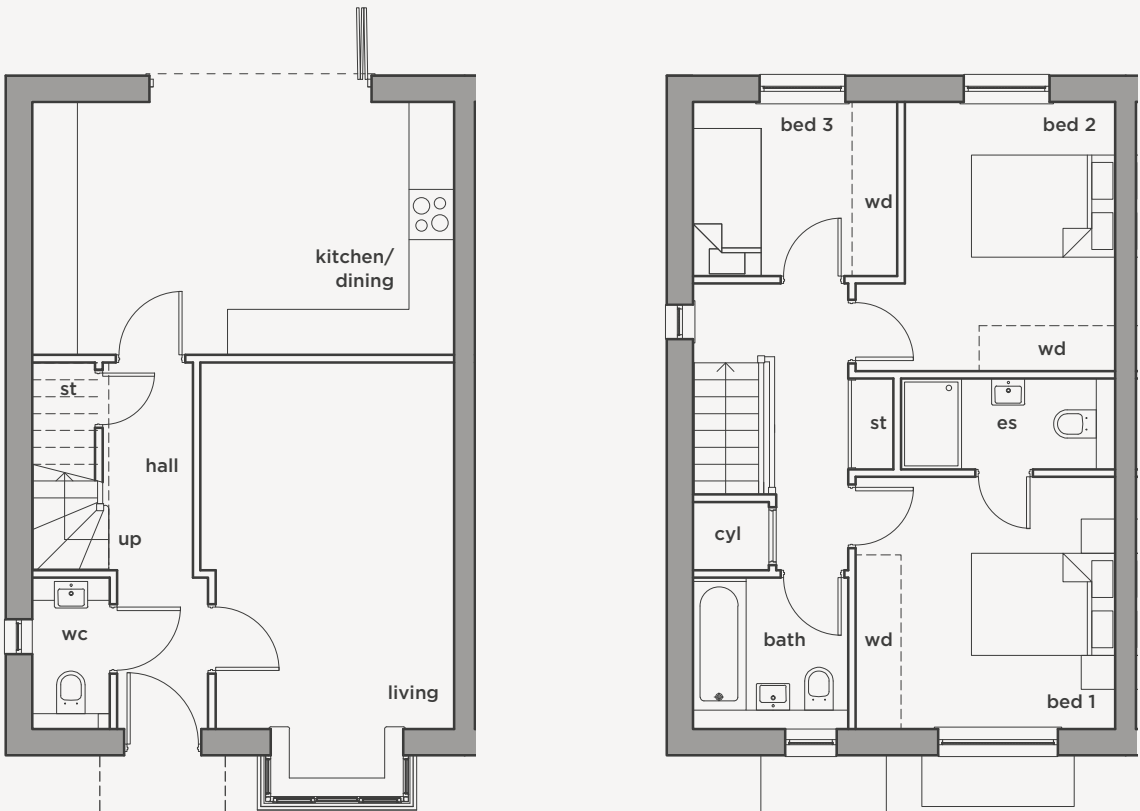
# THE BLYTON

The Blyton is a semi-detached three bedroom home, designed to accommodate many aspects of modern life.

The feature bay window at the front of the house lets a large amount of light into the living room, making it the sought after place to enjoy lazy summer evenings.

At the rear of the property is an enclosed garden. Designed for entertaining, the kitchen diner enjoys elegant bi-fold doors which open up to give full access to the garden from inside.

On the first floor are three bedrooms, each with the convenience of fully fitted wardrobes, and a family bathroom. The master bedroom further benefits from an en-suite shower room.



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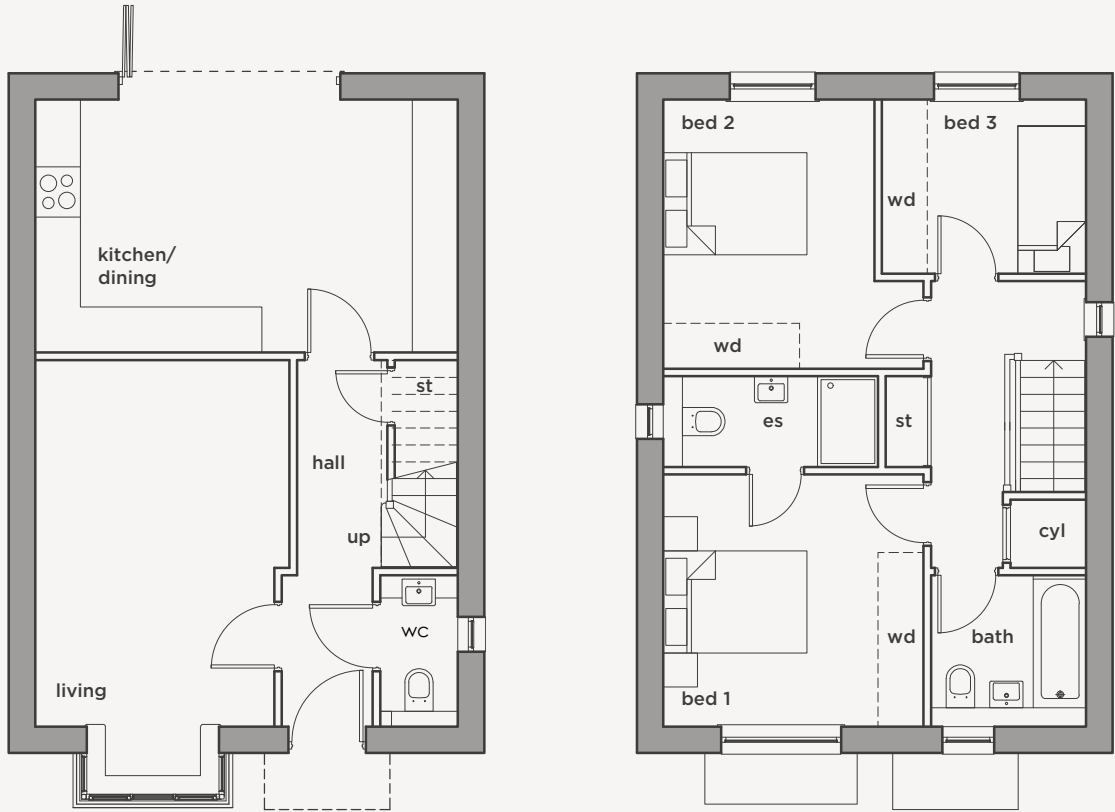
# THE SCAMPTON

The Scampton is a charming three bedroom home that has been designed to a high specification, making it ideal for modern couples or families.

The generous living room is the perfect place to relax and unwind in front of the impressive bay windows.

At the rear of the property, the open plan kitchen and garden room is fitted with bi-fold doors. Opening out into the garden, this room is the perfect place to entertain friends or enjoy time with the family on a beautiful summer day.

On the first floor are three bedrooms, each with fitted wardrobes. The master bedroom also incorporates an en-suite shower room, adding that extra touch of luxury.



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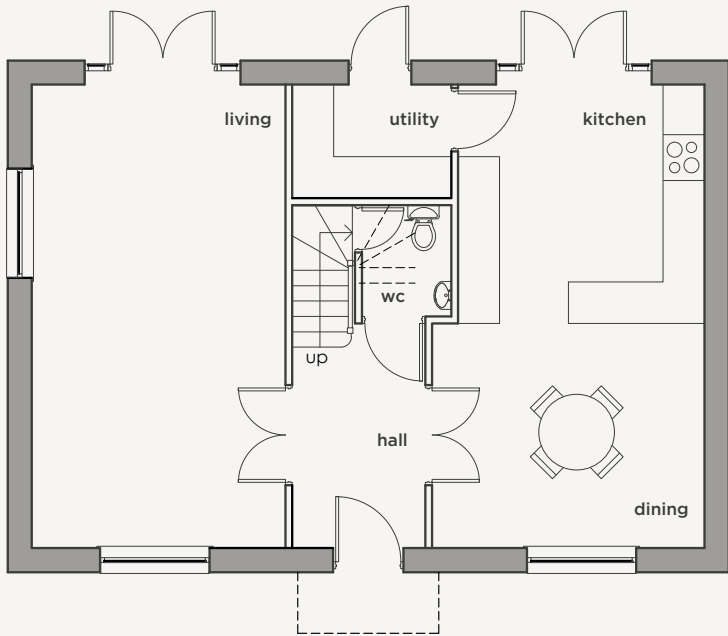
# THE OWMBY

The Owmbly is a very attractive four bedroom detached property which offers an impressive open plan kitchen diner with French doors that lead to the rear garden.

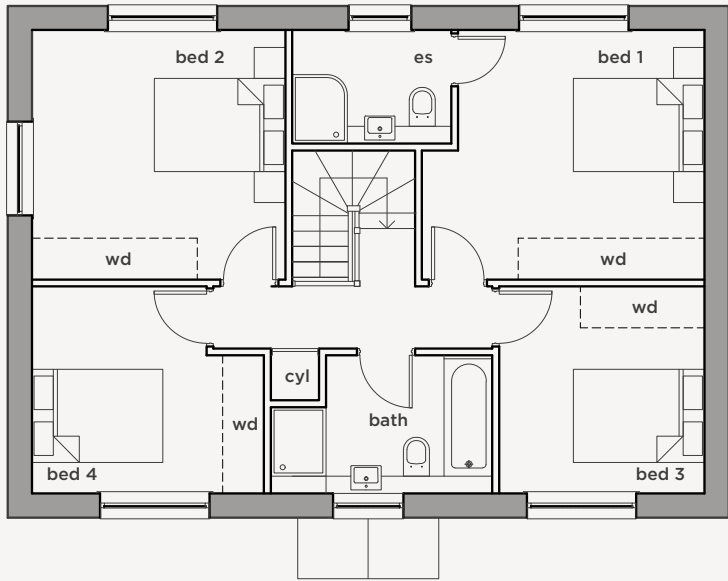
On the ground floor, the house boasts a well fitted utility room and a living room that stretches the entire length of the property. The living room is complete with French doors that open out into the rear garden and includes a feature bay window for plenty of natural light.

On the first floor you'll find four double bedrooms that all benefit from the installation of fitted wardrobes. In addition, the master bedroom includes that all important en-suite shower room.

A truly picturesque family home.



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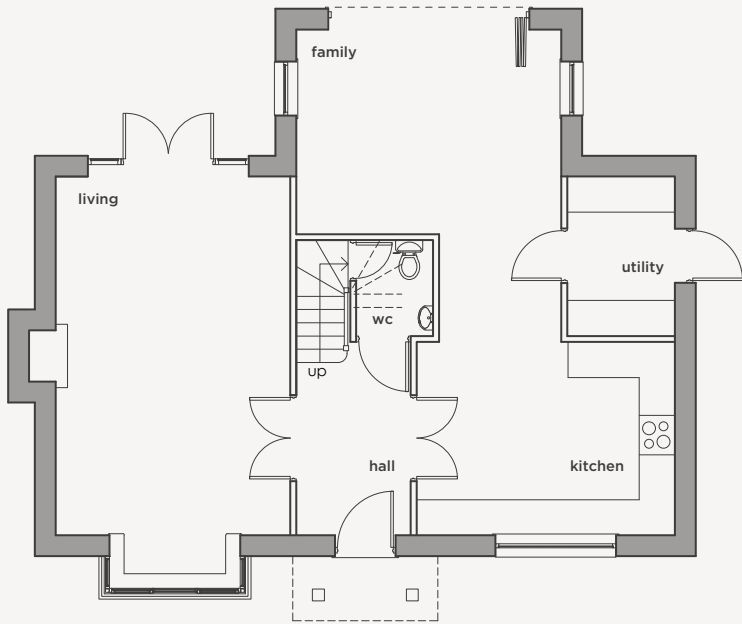
# THE AUBOURN

As soon as you enter this four bedroom detached property, you are greeted with an impressive centralised entrance hall. With rooms spread spaciouly across two floors, The Aubourn has been designed with a striking level of care and attention.

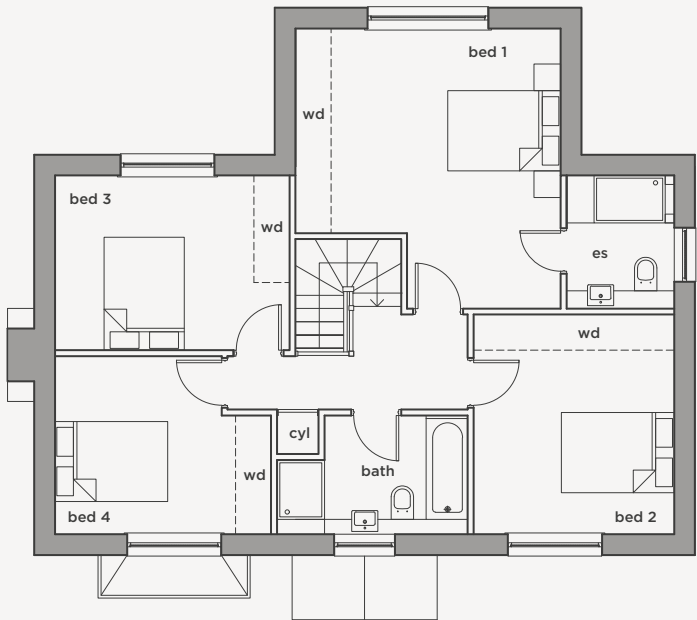
On the ground floor is a combination of convenience and beauty, with bi-fold doors that open up the family room into the garden, an external door to the utility room and a living room that boasts both French doors and a bay window. This house truly keeps you well connected with the outside world.

The living room has a feature multi-fuel burner, which adds both style and warmth to those winter evenings.

On the first floor are four double-sized bedrooms which benefit from fitted wardrobes. The master bedroom further benefits from an en-suite shower room.



Ground Floor



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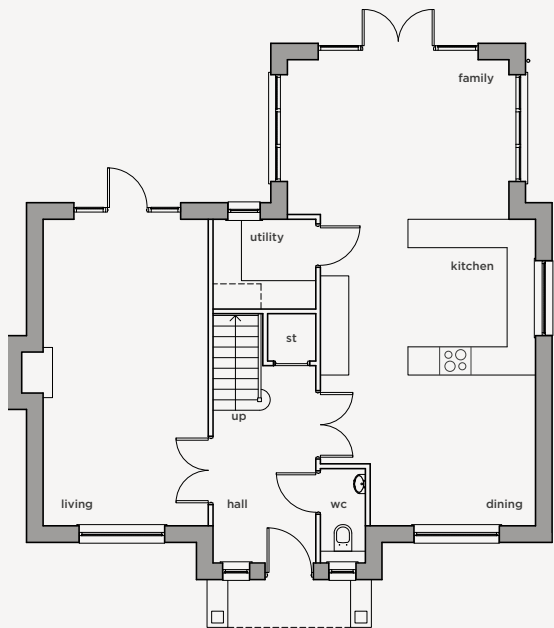
# THE HARMSTON

The Harmston is a traditional looking, detached four-bedroom house, with a spacious and flexible living space extending across two floors.

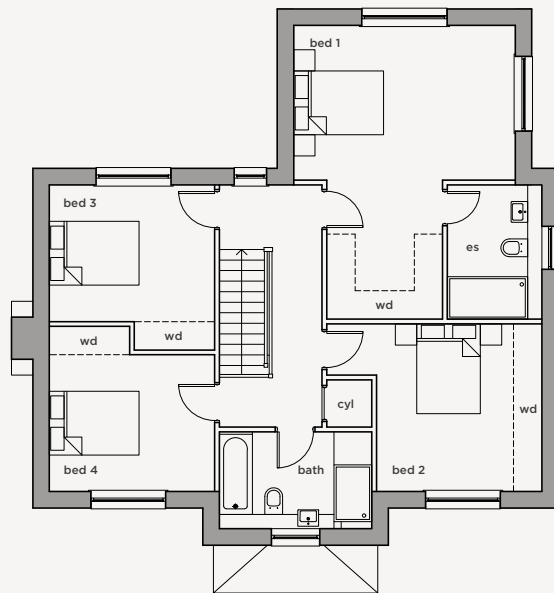
The ground floor boasts an impressive formal sitting room which includes a feature multi-fuel burner. There is a lovely feeling of space throughout the property.

French doors extend the open plan dining room even further into the garden. The Harmston is a warm and inviting house, with easy access and opportunities for social gatherings both inside and out.

On the second floor, each double bedroom has fitted wardrobes, while the master bedroom is accompanied by a dressing room and an en-suite shower room.



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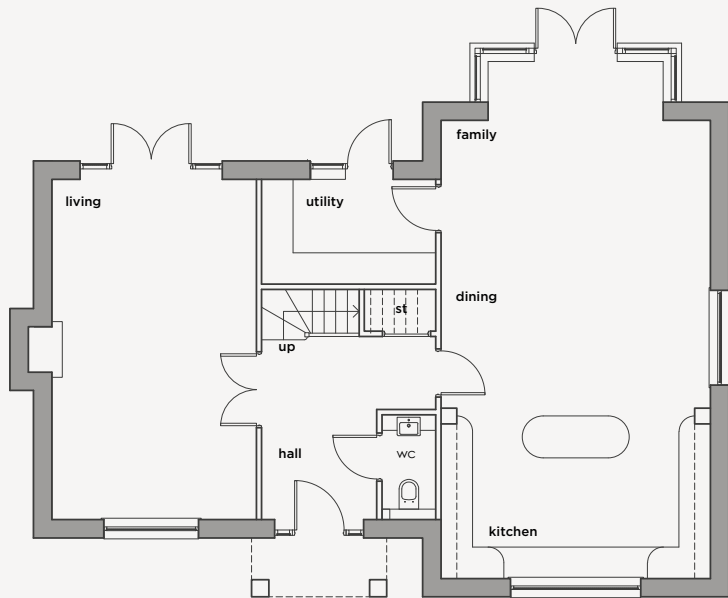
# THE WICKENBY

The Wickenby combines understated elegance with modern practicality. With five bedrooms on the first floor and an eye-catching window feature to the front of the property, both the space and the aesthetics become a real talking point.

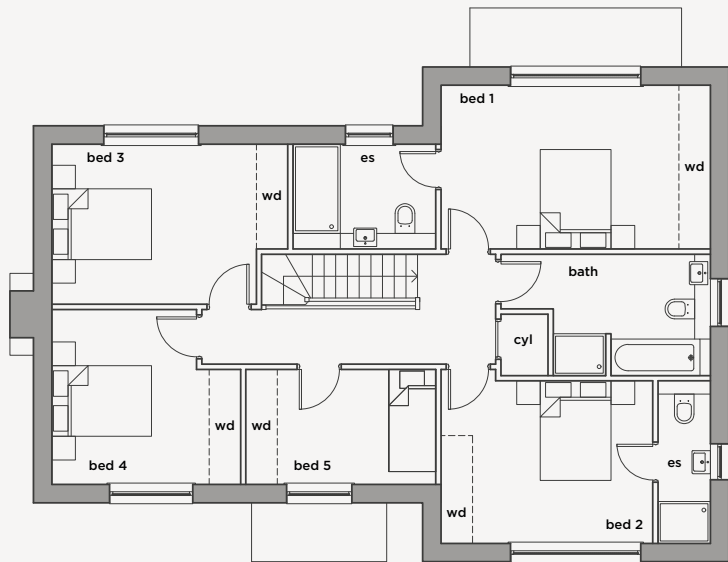
A spacious family kitchen diner room becomes the heart of this home, with a separate utility room for convenience. French doors lead to an enclosed garden, the living area and the open plan kitchen diner, creating an open house feel.

The impressive sitting room boasts a feature multi-fuel burner, ideal for cosy nights at home.

On the first floor are five bedrooms, each with fitted wardrobes, while two bedrooms are accompanied by a private en-suite shower room.



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## NETTLEHAM

The semi-rural countryside village of Nettleham is well known for its picturesque village green, historic church and outstanding infant school.

With a strong community spirit and the close proximity to Lincoln city centre, there are many reasons to set up home at Lodge Lane.

Nettleham is a place where family-run businesses can be found throughout the village. This includes a tea-shop, Italian restaurant, two beauty salons, two newsagents, four public houses serving food, a Post Office, Co-op and various other shops and services.

This is a thriving village: picturesque, traditional and friendly. Lodge Lane offers a superb living environment with wonderful views and an array

of countryside walks, a very inviting development within an equally inviting community.

Nettleham offers local schools for children of all ages, including the ‘outstanding’ infant school (up to year 2) and the ‘good’ primary school (years 3-6) in the village itself.

The village is in the catchment area for William Farr School, a secondary academy with sixth form consistently rated ‘outstanding’ by Ofsted.

Nettleham is also convenient for Queen Elizabeth’s Grammar School, Horncastle.





## BESPOKE SERVICES

At Homes by Stirlin, we take enormous pride in our ability to offer our customers individual choice within the build of their new home.

We build bespoke homes, with the promise of superior quality. You will have the opportunity to personalise your new home and make it yours. Whether that means introducing something extra, or removing or changing any existing features, we are always happy to offer our guidance and advice.

Share your vision with us, and we will help make your new home even more special.

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