

# Tennyson Fields Louth





## There's no place like home

### Putting customers first

Building homes is what Amplius does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





# Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

**Home is for making memories**  
Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

**Home is where your family grows**  
From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

**Home is a warm place**  
Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

**Homes built to last**  
There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.



# Home is where love resides

The picturesque market town of Louth has an array of Georgian and Victorian architecture and offers delicious local food and produce.

Known as the 'Capital of the Wolds', the town sits at the foot of the Wolds and has a host of independent shops and specialist grocers including the nationally recognised The Cheese Shop.

Also boasting a rich heritage, the area has one of the most prestigious universities in the country, and the River Cam winds its way through the county which is a captivating destination for all.

## Education

Louth has three primary schools and two secondary schools, one of which is a grammar school. The town also has a further education college, so educational needs are well served here.

## Food and drink

Louth is a foodie's haven, with lots of pubs and restaurants as well as specialist and independent food stores.

If you fancy a night off from cooking, you're sure to find somewhere serving your chosen cuisine in Louth.

## Commuting

While not on the national railway network, Louth is well connected by roads. You can reach Grimsby and Cleethorpes on the A16 and Lincoln via the A157.

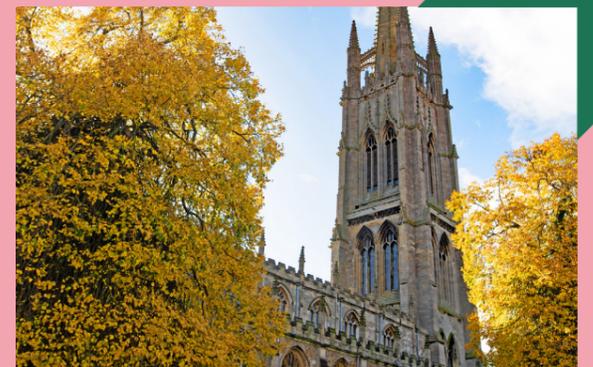
There are also regular Stagecoach buses connecting the town to Grimsby, Skegness, Mablethorpe and Lincoln, where onward travel can be accessed.

## Things to do

If getting out into nature is more your thing, Hubbard's Hills is an Area of Outstanding Natural Beauty on the outskirts of town and is ideal for a free day out. Formed during the last ice age, you'll find idyllic views, ducks, swans and stepping stones across the stream.

Kenwick Park golf course is also in the town, and for motorsport fans, Cadwell Park is about seven miles away.

Of course, who can forget the many hiking trails throughout the Lincolnshire Wolds or Alvingham Lakes for any fishing enthusiasts.



# Tennyson Fields Louth

## Development Plan

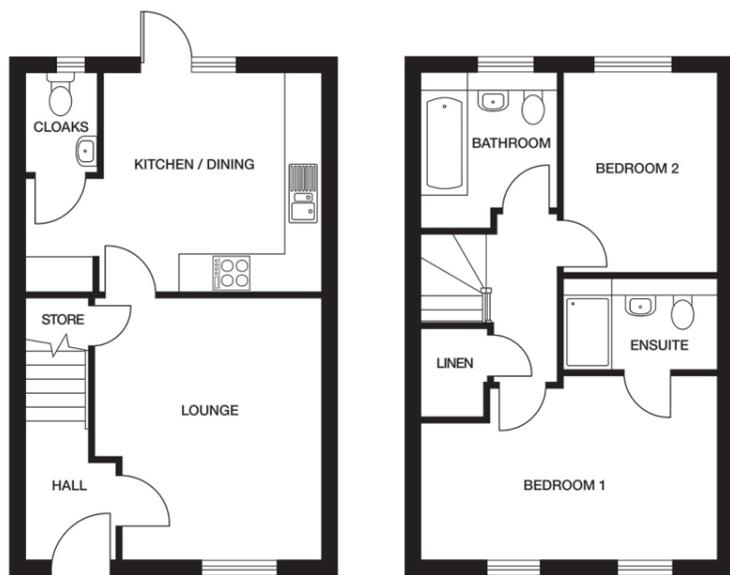
-  Henbury  
2 bedroom home
-  Lansdown  
3 bedroom home
-  Milford  
3 bedroom home
-  Newbury  
3 bedroom home



This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



## Henbury



Ground Floor

First Floor

**Kitchen/Dining**  
4685mm x 3520mm  
15'4" x 11'7"

**Lounge**  
3555mm x 4202mm  
11'8" x 13'9"

**Bedroom 1**  
4685mm x 2935mm  
15'4" x 9'8"

**Ensuite**  
2416mm x 1457mm  
7'11" x 4'9"

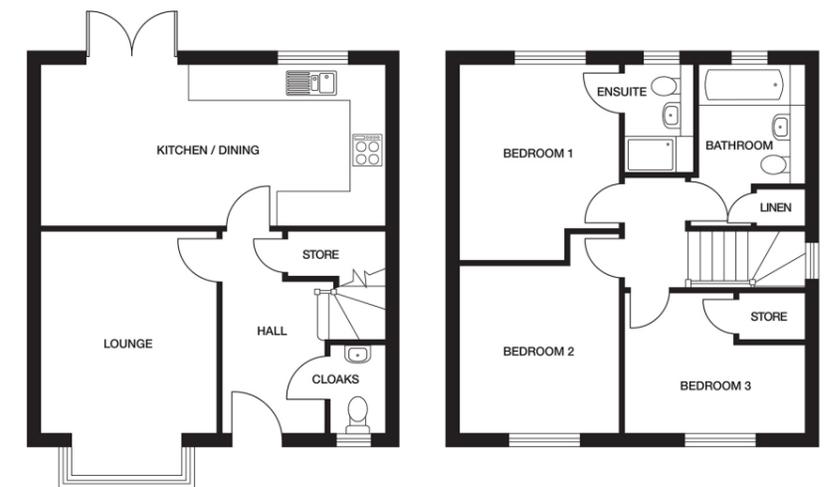
**Bedroom 2**  
2416mm x 3217mm  
7'11" x 10'7"

**Bathroom**  
2156mm x 2442mm  
7'1" x 8'

**All dimensions are maximum sizes**

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

## Milford



Ground Floor

First Floor

**Kitchen/Dining**  
6485mm x 3019mm  
21'3" x 9'11"

**Lounge**  
3314mm x 3766mm  
10'9" x 12'4"

**Bedroom 1**  
2995mm x 3697mm  
9'10" x 12'2"

**Ensuite**  
1334mm x 1995mm  
4'5" x 6'7"

**Bedroom 2**  
2995mm x 3145mm  
9'10" x 10'4"

**Bedroom 3**  
3397mm x 2607mm  
11'2" x 8'7"

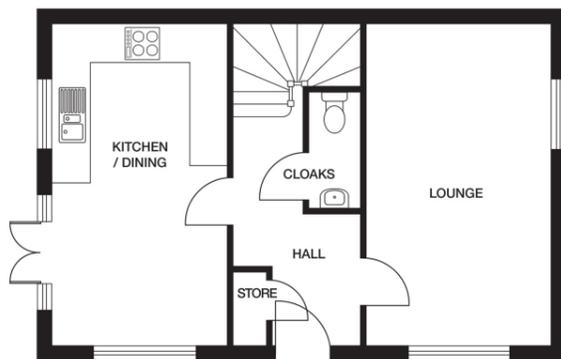
**Bathroom**  
1970mm x 3076mm  
6'6" x 10'1"

**All dimensions are maximum sizes**

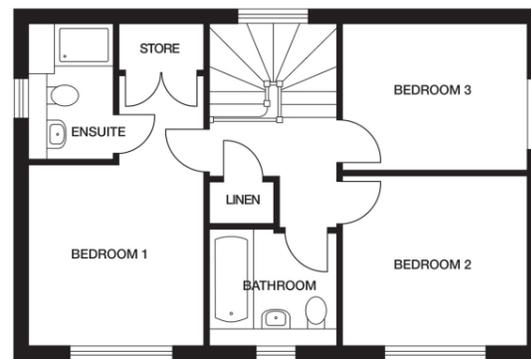
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## Newbury



Ground Floor



First Floor

### Kitchen/Dining

2971mm x 5462mm  
9'9" x 17'11"

### Bedroom 1

3028mm x 5462mm  
9'11" x 17'11"

### Bedroom 2

3212mm x 2910mm  
10'6" x 9'7"

### Bathroom

2184mm x 1970mm  
7'2" x 6'6"

### Lounge

3155mm x 5473mm  
10'4" x 17'11"

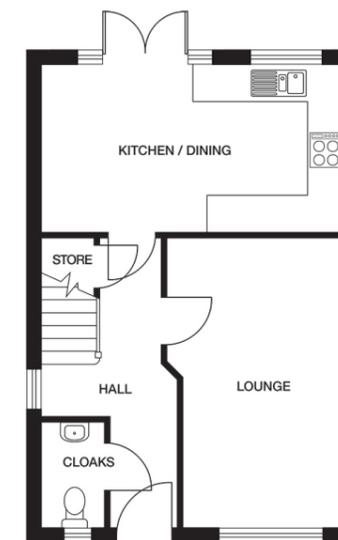
### Ensuite

1410mm x 2280mm  
4'8" x 7'6"

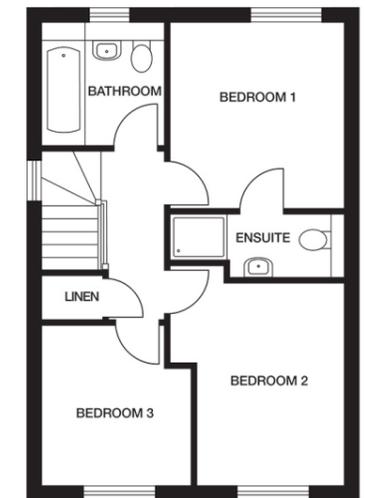
### Bedroom 3

3212mm x 2470mm  
10'6" x 8'1"

## Lansdown



Ground Floor



First Floor

### Kitchen/Dining

5248mm x 2862mm  
17'3" x 9'5"

### Bedroom 1

3085mm x 3175mm  
10'1" x 10'5"

### Bedroom 2

2624mm x 3450mm  
8'7" x 11'3"

### Bathroom

2060mm x 2050mm  
6'9" x 6'9"

### Lounge

3136mm x 4973mm  
10'3" x 16'4"

### Ensuite

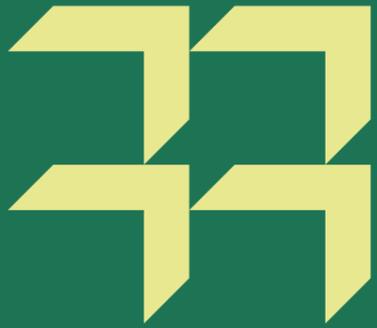
2042mm x 1097mm  
6'8" x 3'7"

### Bedroom 3

2525mm x 2725mm  
8'3" x 8'11"

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## Our commitment to you

### Before you move

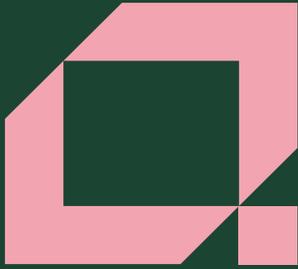
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

### When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

**We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or [newhomessales@amplus.co.uk](mailto:newhomessales@amplus.co.uk)**





### **For sales enquiries**

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