



**SOMERSBY HOMES**  
WHERE QUALITY MEETS TRADITION

**BROWN & CO**

EXAMPLE CGI



### Location

Victoria Gardens is in the early stages of construction and will comprise 70 properties with a selection of 1, 2,3 & 4 bedroom properties built to a very high standard. The site is located on Victoria Street which is within walking distance of the centre of Wragby.

Wragby is a pleasant Lincolnshire market town close to the Lincolnshire Wolds which is an area of Outstanding Natural Beauty (AONB). The town is also well positioned for commuters to the historic city of Lincoln just 10 miles away with a fast commuter train to London in just 2 hours and the east coast is around 30 miles away with the well known seaside resorts of Skegness, Mablethorpe and Ingoldmells.

Wragby is the perfect place for new families with schooling, shops, leisure facilities including tennis courts and an indoor swimming pool, Churches, public houses, Co-op and a thriving community which organises some fantastic events such as food festivals, baking competitions, Wragby Show & Country Fayre , Young Farmers club and the Scouts so you can really get into the local spirit.

A little further afield lie a collection of beautiful nature reserves, woodland walks and country parks which offer great walking and cycling opportunities. Nearby towns of Horncastle & Market Rasen offers further schooling and amenities.

The postcode for the site is LN8 5PF, but for the exact location please use the following:

<https://what3words.com/forks.innovate.guitars>

### The Developer

Somersby Homes have been building family homes for the past four decades, originally known as Hugh Bourn Homes, they have designed and built houses across the length and breadth of Lincolnshire, helping families and first time home owners buy their first property. With decades of experience supporting and working with local people, Somersby Homes understand that when you're searching for a new home, you also want the perfect location. A place where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings whether that's a home in the quiet countryside or close to the bustling city centre.

They are here to offer help and support from the very beginning of your property search until long after you've moved in. So whether you're looking for your first home or to move up the property ladder, take a look at our wide range of new properties for sale and get in touch today to find out just how easy it is to find your perfect home with Somersby.

Somersby Homes office  
01673 847808  
[admin@somersbyhomes.com](mailto:admin@somersbyhomes.com)

### What's Included?

- > Under floor heating
- > Air Source heat pump
- > Full Fibre broadband
- > Bosch Oven
- > Bosch Hob
- > Bosch Dishwasher
- > 60/40 split fridge freezer
- > Wren Kitchen with choice of worktops, colour and style of units and handles
- > LVT Amtico flooring in Kitchen, Entrance Hall & WC
- > Choice of carpet elsewhere
- > Loft ladder
- > USB sockets
- > Bathroom walls half tiled and en-suite walls fully tiled
- > Electric demister bathroom mirror
- > Downlights in Kitchen & Bathroom
- > Up & Down outside lights front and back
- > PIR garage light
- > Electric roller shutter garage door with sensor
- > Outside tap to rear

\* Various upgrades are available on each house type so please contact the selling agent to discuss this in more detail. We shall also receive further information and imagery as the site progresses so this brochure will be updated.

### Viewing

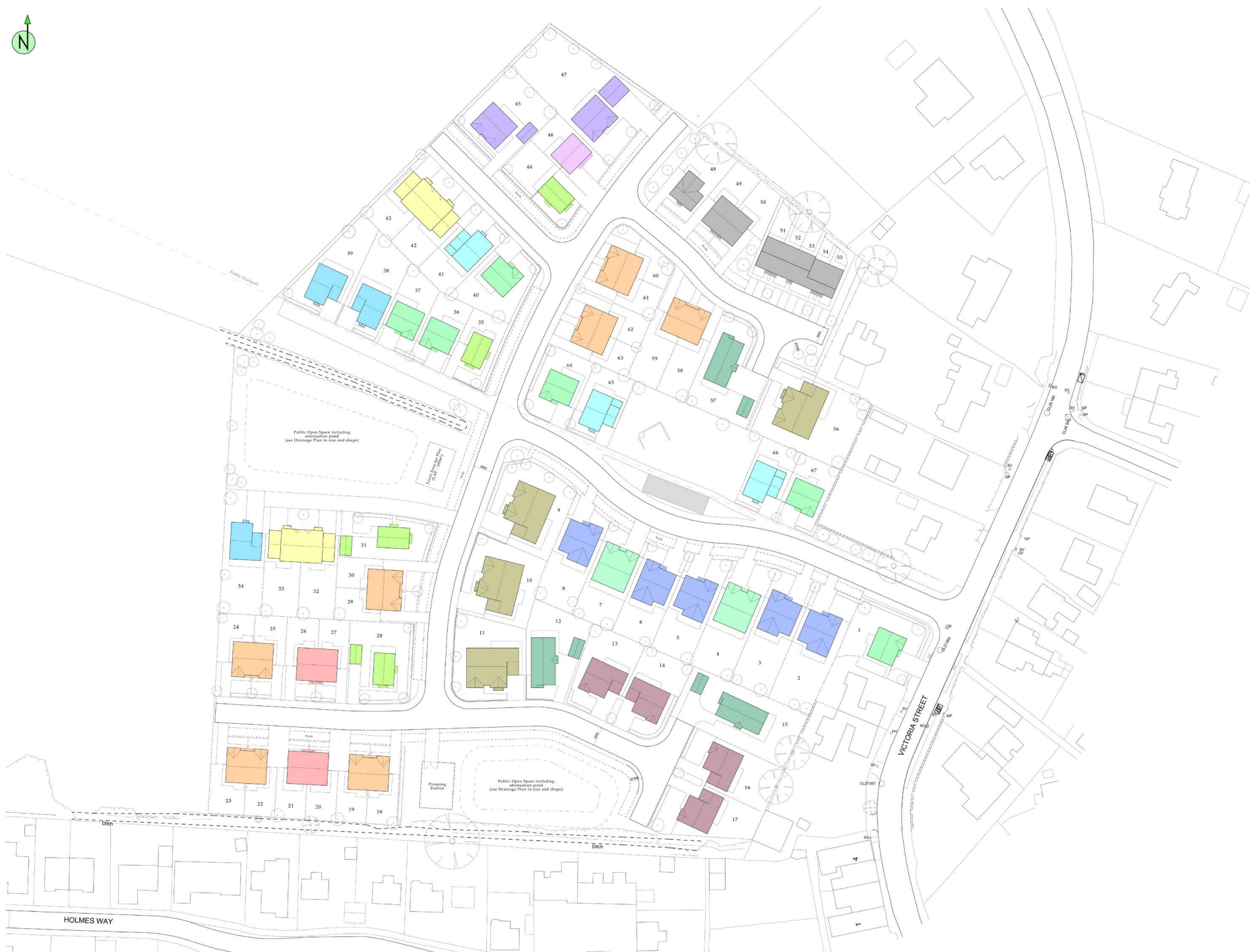
Viewings are strictly by appointment with the selling agent on 01522 504304 or via Somersby Homes on 01673 847808.

### Agent

Brown & Co  
5 Oakwood Road  
Lincoln, LN6 3LH

01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)





| Plot    | Property                  | Type     | Sq Ft |
|---------|---------------------------|----------|-------|
| Plot 1  | 3 Bed Detached House      | Cedar    | 1,186 |
| Plot 2  | 4 Bed Detached House      | Oak      | 1,761 |
| Plot 3  | 4 Bed Detached House      | Oak      | 1,761 |
| Plot 4  | 4 Bed Detached House      | Elm      | 1,991 |
| Plot 5  | 4 Bed Detached House      | Oak      | 1,761 |
| Plot 6  | 4 Bed Detached House      | Oak      | 1,761 |
| Plot 7  | 4 Bed Detached House      | Elm      | 1,991 |
| Plot 8  | 4 Bed Detached House      | Oak      | 1,761 |
| Plot 9  | 3 Bed Detached Bungalow   | Beech    | 1,355 |
| Plot 10 | 3 Bed Detached Bungalow   | Beech    | 1,355 |
| Plot 11 | 3 Bed Detached Bungalow   | Beech    | 1,355 |
| Plot 12 | 3 Bed Detached Bungalow   | Birch    | 902   |
| Plot 13 | 2 Bed Detached Bungalow   | Juniper  | 695   |
| Plot 14 | 2 Bed Detached Bungalow   | Juniper  | 695   |
| Plot 15 | 3 Bed Detached Bungalow   | Birch    | 902   |
| Plot 16 | 2 Bed Detached Bungalow   | Juniper  | 695   |
| Plot 17 | 2 Bed Detached Bungalow   | Juniper  | 695   |
| Plot 18 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 19 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 20 | 3 Bed Semi-Detached House | Holly    | 1,006 |
| Plot 21 | 3 Bed Semi-Detached House | Holly    | 1,006 |
| Plot 22 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 23 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 24 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 25 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 26 | 3 Bed Semi-Detached House | Holly    | 1,006 |
| Plot 27 | 3 Bed Semi-Detached House | Holly    | 1,006 |
| Plot 28 | 3 Bed Detached House      | Cherry   | 1,003 |
| Plot 29 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 30 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 31 | 3 Bed Detached House      | Cherry   | 1,003 |
| Plot 32 | 3 Bed Semi-Detached House | Hawthorn | 1,115 |
| Plot 33 | 3 Bed Semi-Detached House | Hawthorn | 1,115 |
| Plot 34 | 4 Bed Detached House      | Willow   | 1673  |



| Plot    | Property                  | Type     | Sq Ft |
|---------|---------------------------|----------|-------|
| Plot 35 | 3 Bed Detached House      | Rowan    | 1,115 |
| Plot 36 | 3 Bed Detached House      | Cedar    | 1,186 |
| Plot 37 | 3 Bed Detached House      | Cedar    | 1,186 |
| Plot 38 | 4 Bed Detached House      | Willow   | 1,673 |
| Plot 39 | 4 Bed Detached House      | Willow   | 1,673 |
| Plot 40 | 3 Bed Detached House      | Cedar    | 1,186 |
| Plot 41 | 4 Bed Detached House      | Maple    | 1,428 |
| Plot 42 | 3 Bed Semi-Detached House | Hawthorn | 1,115 |
| Plot 43 | 3 Bed Semi-Detached House | Hawthorn | 1,115 |
| Plot 44 | 3 Bed Detached House      | Rowan    | 1,115 |
| Plot 45 | 4 Bed Detached House      | Ash      | 1,703 |
| Plot 46 | 3 Bed Detached House      | Pine     | 1,144 |
| Plot 47 | 4 Bed Detached House      | Aspen    | 1,703 |
| Plot 48 | 4 Bed Detached House      | Social   | 1,141 |
| Plot 49 | 3 Bed Semi-Detached House | Social   | 1,006 |
| Plot 50 | 3 Bed Semi-Detached House | Social   | 1,006 |
| Plot 51 | 2 Bed Terrace House       | Social   | 836   |
| Plot 52 | 2 Bed Terrace House       | Social   | 836   |
| Plot 53 | 2 Bed Terrace House       | Social   | 836   |
| Plot 54 | 1 Bed Terrace House       | Social   | 660   |
| Plot 55 | 1 Bed Terrace House       | Social   | 625   |
| Plot 56 | 3 Bed Detached Bungalow   | Beech    | 1,355 |
| Plot 57 | 3 Bed Detached Bungalow   | Birch    | 953   |
| Plot 58 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 59 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 60 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 61 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 62 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 63 | 3 Bed Semi-Detached House | Hazel    | 1,051 |
| Plot 64 | 3 Bed Detached House      | Cedar    | 1,186 |
| Plot 65 | 3 Bed Detached House      | Maple    | 1,428 |
| Plot 66 | 3 Bed Detached House      | Maple    | 1,428 |
| Plot 67 | 3 Bed Detached House      | Cedar    | 1,186 |



PHASE 1



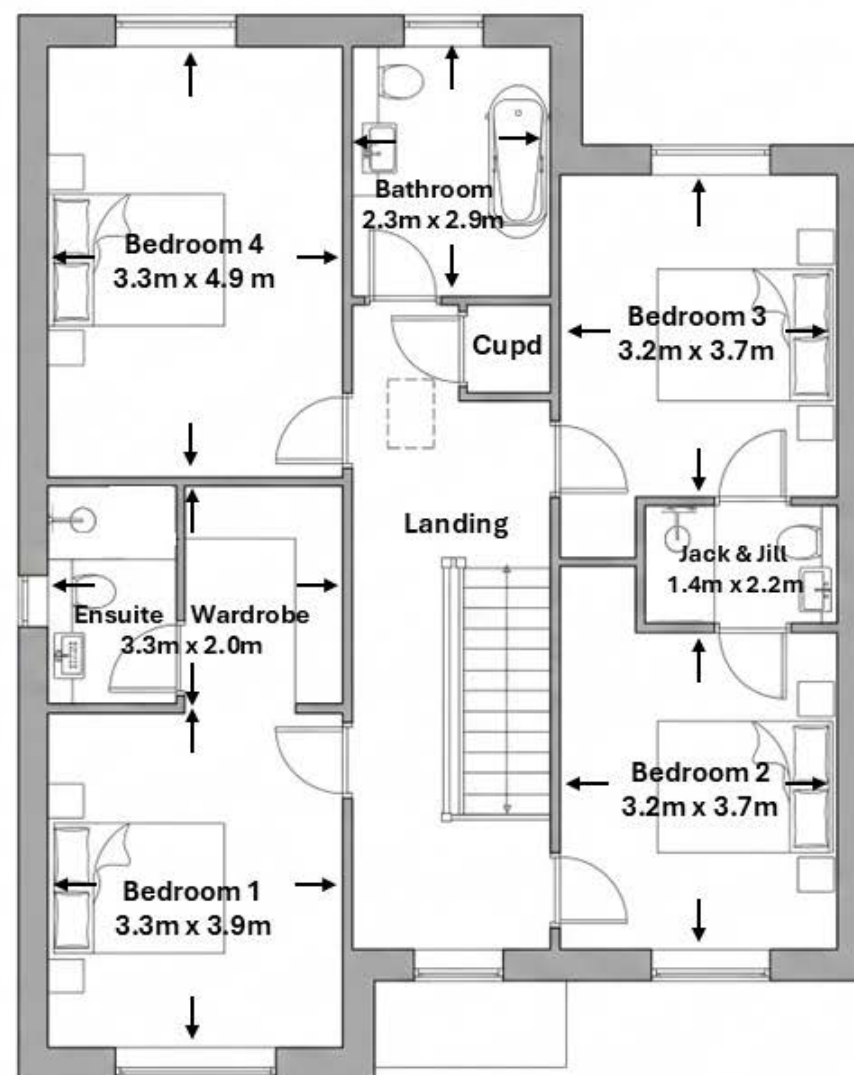
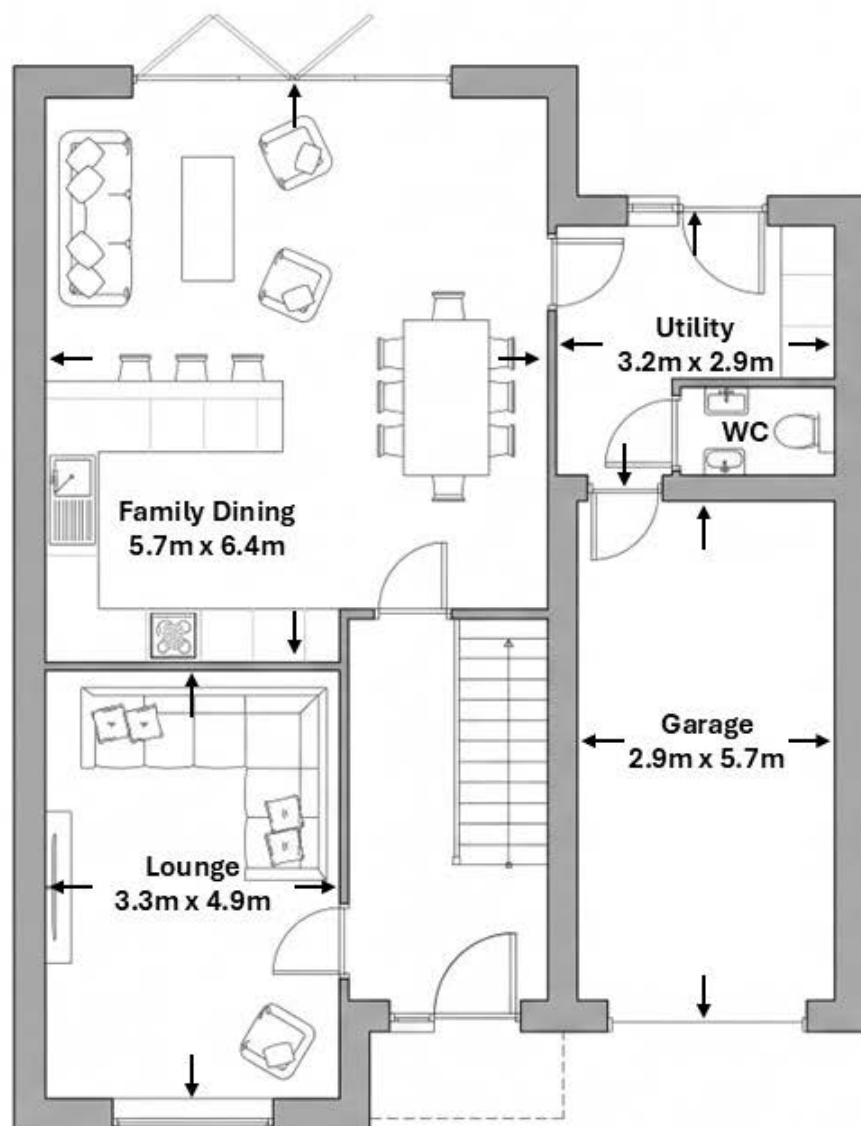
PHASE 2



PHASE 3

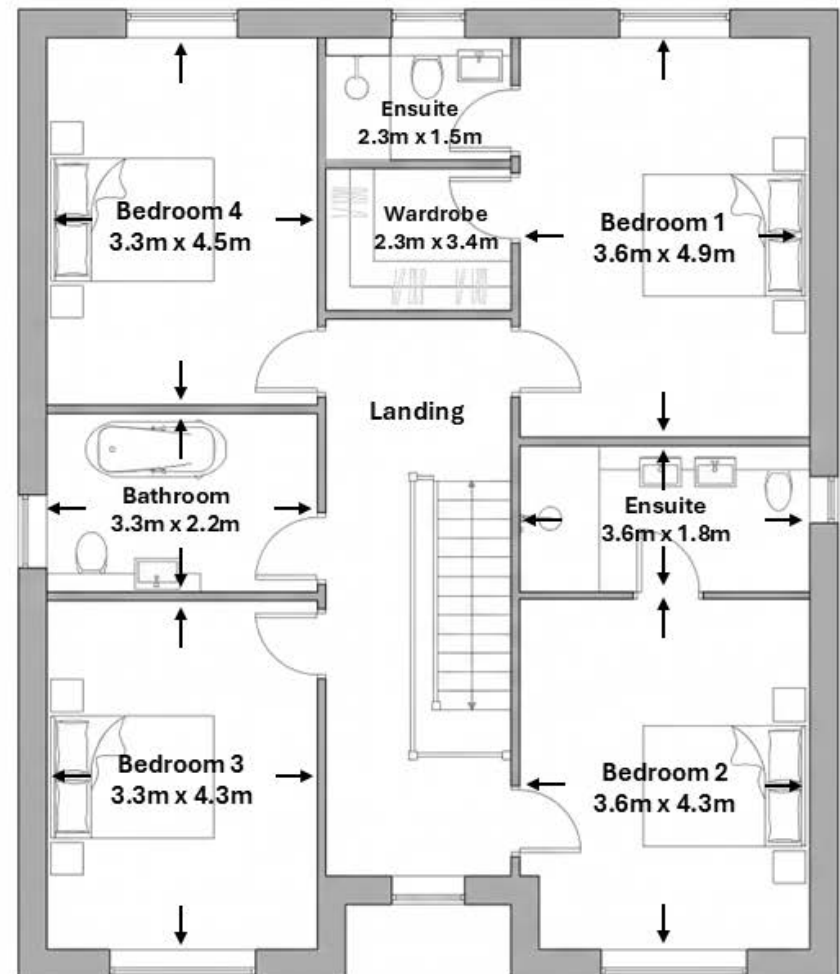
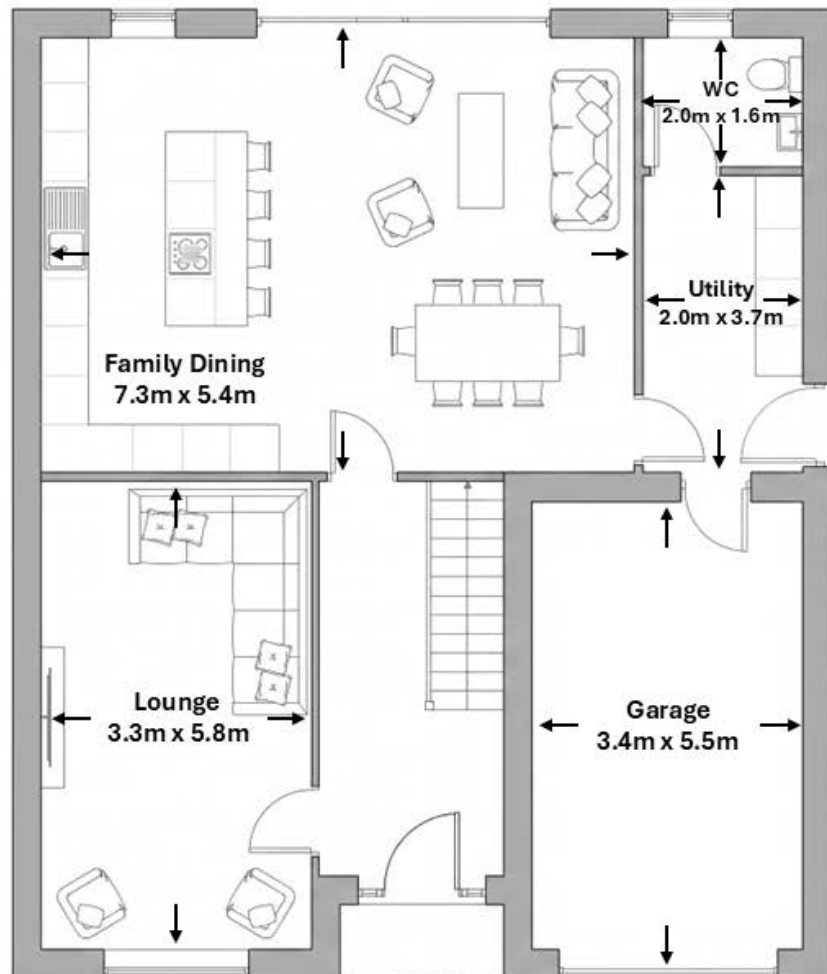
OAK





ELM

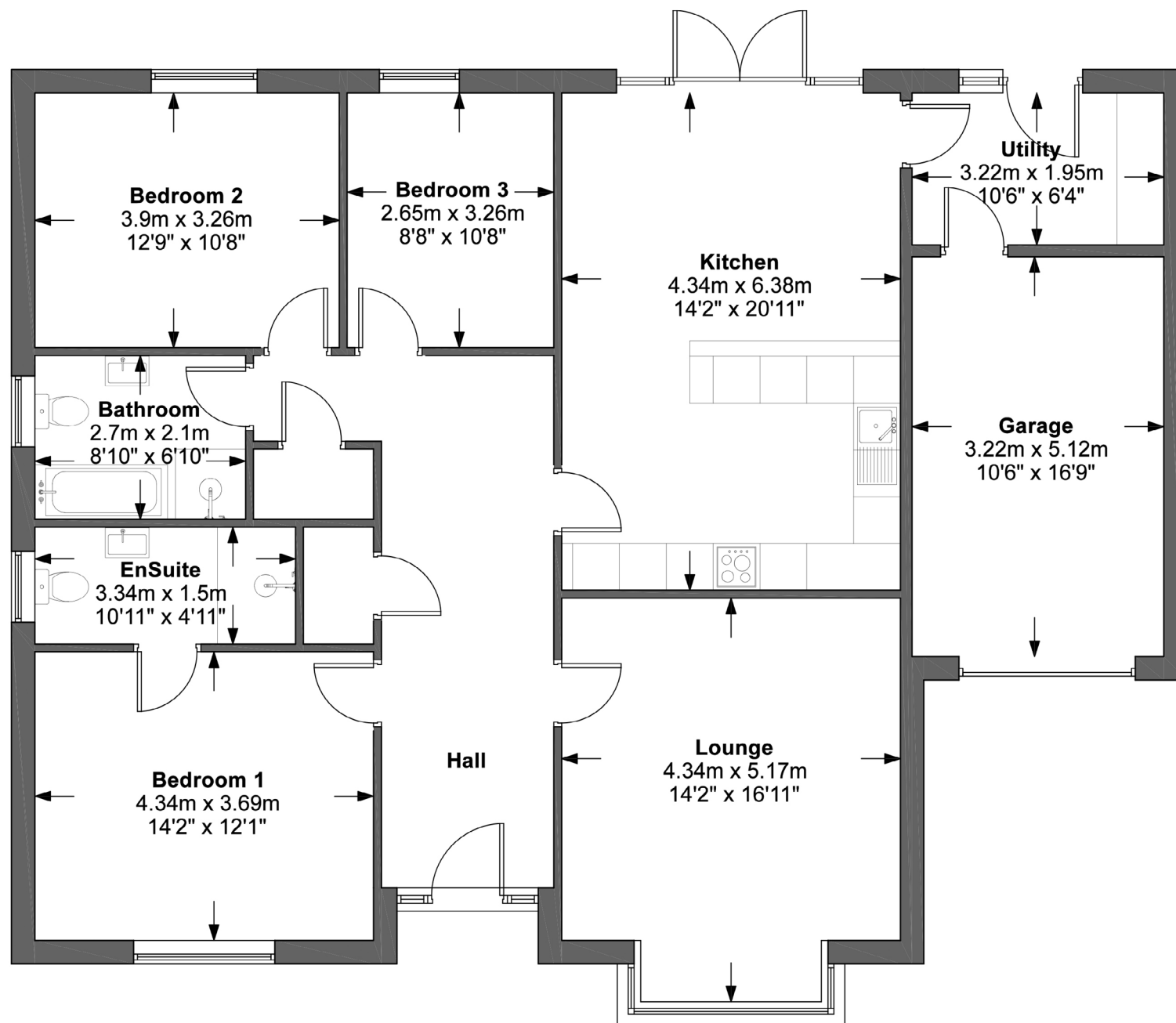




Approximate Measurements

BEECH

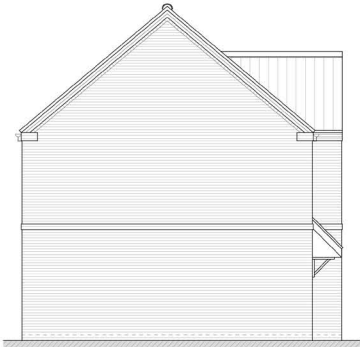




Beech  
Ground Floor Plan



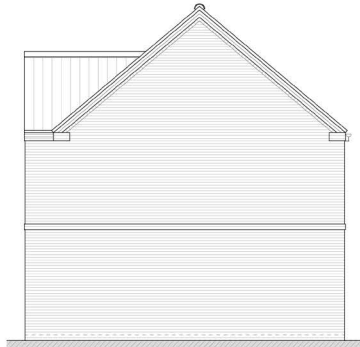
FRONT ELEVATION



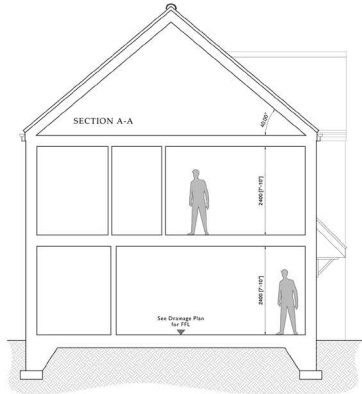
SIDE ELEVATION



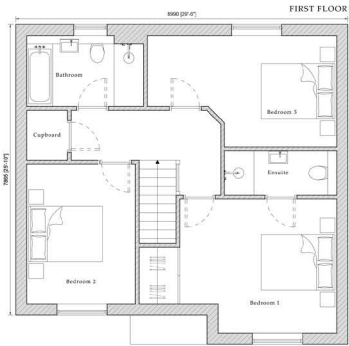
REAR ELEVATION



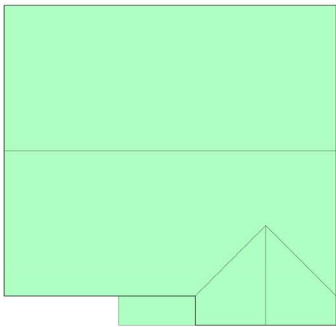
SIDE ELEVATION



GROUND FLOOR

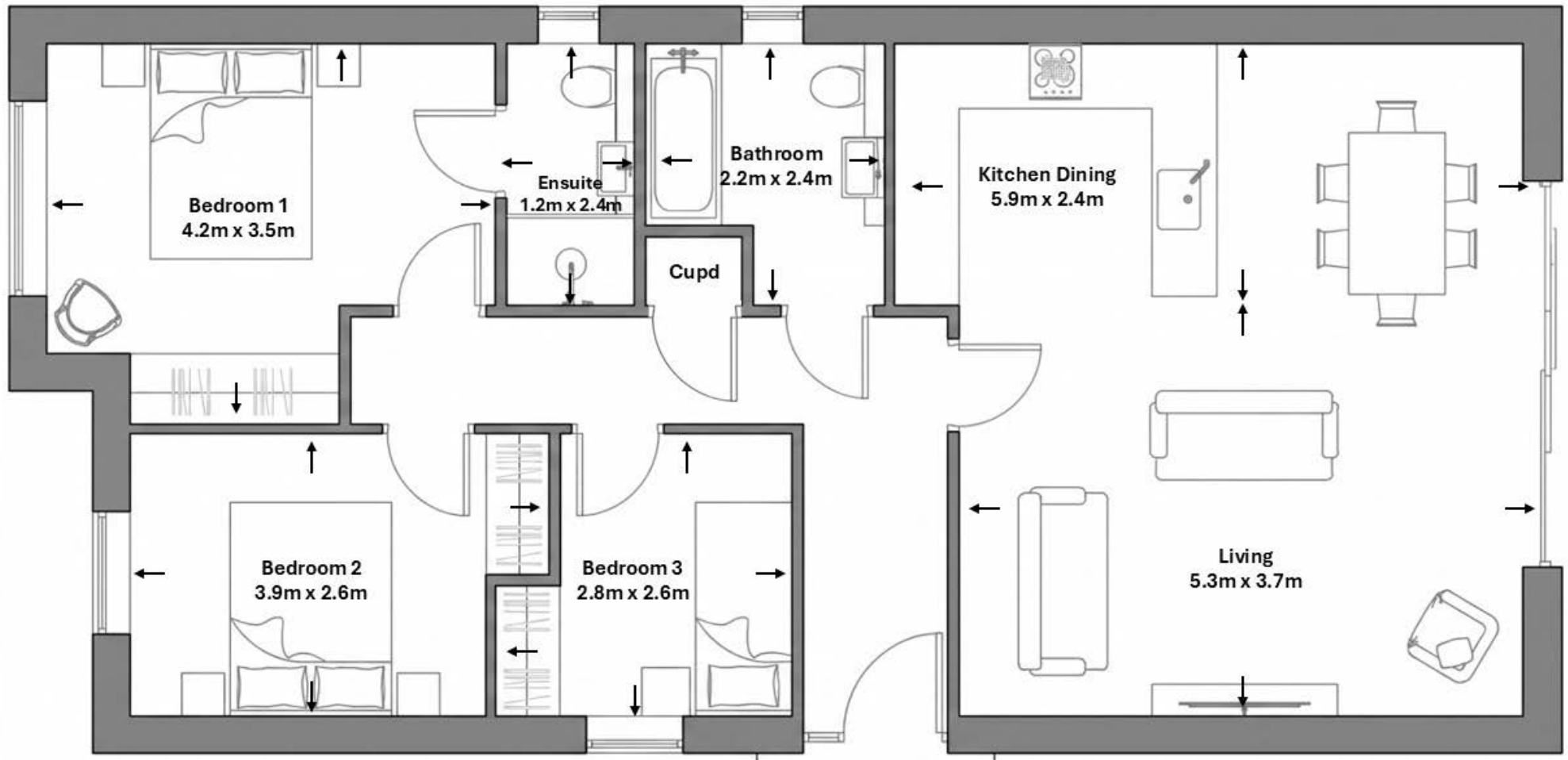


FIRST FLOOR



ROOF PLAN





Approximate Measurements

JUNIPER







For further information & to register interest  
please contact the selling agent



5 Oakwood Road, Lincoln, LN6 3LH  
01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)