Lunesdale Rise

KIRKBY LONSDALE







Russell Armer
by GENESIS HOMES

GIVING YOU THE *'I'm home' feeling*



Lunesdale Rise is a unique collection of 34 new homes incorporating a mix of 2, 3 and 4-bedroom homes, all beautifully designed with easy and relaxed living in mind. Each property is perfectly proportioned to suit different lifestyle requirements, varying in size and layout.

Lunesdale Rise creates a very welcoming environment in which to live, and an opportunity to build and be involved in the kind of community you want.

Russell Armer by Genesis Homes design and build homes that are created with you in mind; giving you the 'I'm home' feeling.



*This image is for illustration purposes only

PERFECTLY *located*

Lunesdale Rise occupies an exceptional setting in one of South Lakeland's most picturesque and historic market towns. Sitting comfortably among swathes of landscaped green space, the development affords grand views of the local fells and surrounding countryside.

The development benefits from easy access to the well-regarded local primary and secondary schools, as well as being less than a mile from the charming town centre of Kirkby Lonsdale where you'll find an array of cafes, restaurants, and independent shops.

Kirkby Lonsdale has excellent road links: access to the A65 is just a few hundred metres from Lunesdale Rise, with Junction 36 of the M6 only five-and-a-half miles away. Outdoor enthusiasts will be thrilled by Lunesdale Rise's proximity to the Lake District and Yorkshire Dales National Parks as well as Windermere, Silverdale and Hawes – all within 20-miles of the development.

Nip to the shops easily with Booths **just around the corner**

Keep fit at the Lunesdale sports centre **a short walk away**

Just a short walk to the local school

Less than a mile to the nearest public house

Admire the Lune Valley from Ruskin's view **1.3 miles away**

Great commuter links to the A65 & M6

Full house? **Guests can stay just a 3 minute drive away** at the local hotel

Take a 1.2 mile trip to the picturesque Devil's Bridge



Devils Bridge, Kirkby Lonsdale



A LUXURIOUS SPECIFICATION AS STANDARD

Stylish Living



We offer a range of unique house types with a twist on conventional layouts, allowing you to enjoy the benefit of flexible living spaces.

The interiors of our homes feature large full height windows that fill the space with natural light and are the perfect blank canvas to make your own.

Our homes at Lunesdale Rise boast an upgraded specification as standard, with luxury finishes such as Silestone kitchen worktops, oak doors, AEG appliances and electric garage doors.



Outside, the properties are enhanced by the beautiful use of stone finishes and anthracite coloured windows which create a modern yet striking aesthetic.

We know some people like to include some additional, bespoke finishing touches. We therefore offer the opportunity for you to select some specifically chosen upgrades that allow you to further inject your personality into your home. Please ask your sales executive for details.

A CHOICE OF

HOUSE TYPES



THE DALTON
3-bedroom
detached home
with internal garage



THE LEASGILL
4-bedroom
detached home with
detached garage



THE MIDDLETON
3-bedroom
detached home
with internal garage



THE ENDMOOR
3-bedroom
semi-detached home
garage plot dependent



THE MILLFIELD A/B
3-bedroom
semi-detached/terraced home
with internal garage



THE ABBOTSFORD
2-bedroom
semi-detached home



THE CROOKLANDS
2-bedroom
semi-detached home

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. The information given is for guidance only and its accuracy cannot be guaranteed. Information shown does not constitute a contract, part of a contract or warranty. External finishes may differ from those shown and dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. Please speak to our Sales Executive with regards to specific plots and specification. You should take appropriate advice to verify any information on which you wish to rely.

WELCOME TO

Lunesdale Rise





The Dalton

3-bedroom
detached home
with internal garage

Approx. square footage 1521 sq ft

GROUND FLOOR

Garage	3147 x 5677 [10'-4" x 18'-8"]
Bedroom 2	3005 x 5425 [9'-10" x 17'-10"]
Bedroom 3	2957 x 4105 [9'-8" x 13'-6"]
Hall	1037 x 4547 [3'-5" x 14'-11"]
Utility	2146 x 3127 [7'-0" x 10'-3"]
Bathroom	2624 x 3675 [8'-7" x 12'-1"]

FIRST FLOOR

Landing	3193 x 1897 [10'-6" x 6'-3"]
Living	6160 X 4150 [20'-3" x 13'-7"]
Kitchen	3215 x 5700 [10'-6" x 18'-8"]
En-suite	1400 x 2875 [4'-7" x 9'-5"]
WC	1400 X 1682 [4'-7" x 5'-6"]
Master Bedroom	4655 x 3768 [15'-3" x 12'-4"]



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The Leasgill

4-bedroom
detached home with
detached garage

Approx. square footage 1495 sq ft

GROUND FLOOR

Hall	1263 x 3516 [4'-2" x 11'-6"]
Cloaks	1460 x 1682 [4'-9" x 5'-6"]
Living	3615 x 6857 [10'-5" x 22'-6"]
Dining/Kitchen	3859 x 6857 [12'-8" x 22'-6"]
Utility	2268 x 1859 [7'-5" x 6'-1"]

FIRST FLOOR

Landing	4610 x 1049 [15'-2" x 3'-5"]
Bedroom 1	3859 x 3890 [12'-8" x 12'-9"]
Bedroom 2	3959 x 2869 [13'-0" x 9'-5"]
Bedroom 3	3624 x 3359 [11'-11" x 11'-0"]
Bedroom 4	2461 x 3401 [8'-1" x 11'-2"]
En-suite	2268 x 1870 [7'-5" x 6'-1"]
Bathroom	2133 x 2196 [7'-0" x 7'-2"]



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The Middleton

3-bedroom
detached home
with internal garage

Approx. square footage 1190 sq ft

GROUND FLOOR

Hall	2362 x 2743 [7'-9" x 9'-0"]
Garage	3472 x 8245 [11'-5" x 27'-1"]
Bedroom 2	2785 x 5022 [9'-2" x 16'-6"]
Bedroom 3	2565 x 3850 [8'-5" x 12'-8"]
Bathroom	2531 x 2189 [8'-4" x 7'-2"]

FIRST FLOOR

Landing	1275 x 2885 [4'-2" x 9'-6"]
Master bedroom	4115 x 3500 [13'-6" x 11'-6"]
En-suite	2635 x 1465 [8'-8" x 4'-10"]
Dining/Kitchen	3515 x 4280 [11'-6" x 14'-1"]
Utility	2251 x 1290 [7'-5" x 4'-3"]
Living	5880 x 3835 [19'-4" x 12'-7"]



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The Endmoor

3-bedroom
semi-detached home
garage plot dependent

Approx. square footage 1123 sq ft

GROUND FLOOR

Lounge	3458 x 4823 [11'-4" x 15'-10"]
WC	1469 x 2050 [4'-10" x 6'-9"]
Kitchen	6532 x 3308 [21'-5" x 10'-10"]
Hall	1316 x 3344 [4'-4" x 11'-0"]

FIRST FLOOR

Landing	1059 x 2957 [3'-6" x 9'-8"]
Bedroom 1	3976 x 3899 [13'-1" x 12'-9"]
Bedroom 2	3976 x 2813 [13'-1" x 9'-3"]
Bedroom 3	2437 x 2390 [8'-0" x 7'-10"]
En-suite	2621 x 1320 [8'-7" x 4'-4"]
Bathroom	2387 x 2049 [7'-10" x 6'-9"]



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The Millfield

3-bedroom
semi-detached/
terraced home
with internal garage

Approx. square footage 1017 sq ft

LOWER GROUND FLOOR

Hall	1495 x 1790 [4'-10" x 5'-10"]
Garage	6985 x 3271 [22'-11" x 10'-9"]

GROUND FLOOR

Landing	2362 x 2743 [7'-9" x 9'-0"]
Living	5337 x 4192 [17'-6" x 13'-9"]
Cloaks	1570 x 1429 [5'-2" x 4'-8"]
Kitchen	5337 x 2601 [17'-6" x 8'-6"]

FIRST FLOOR

Landing	1690 x 1778 [5'-7" x 5'-10"]
Master bedroom	3518 x 3843 [11'-7" x 12'-7"]
Bedroom 2	2584 x 3513 [8'-6" x 11'-6"]
Bedroom 3	2634 x 2601 [8'-8" x 8'-6"]
En-suite	1701 x 2506 [5'-11" x 6'-11"]
Bathroom	1701 x 2203 [5'-7" x 7'-3"]



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The Abbotsford

2-bedroom
semi-detached home

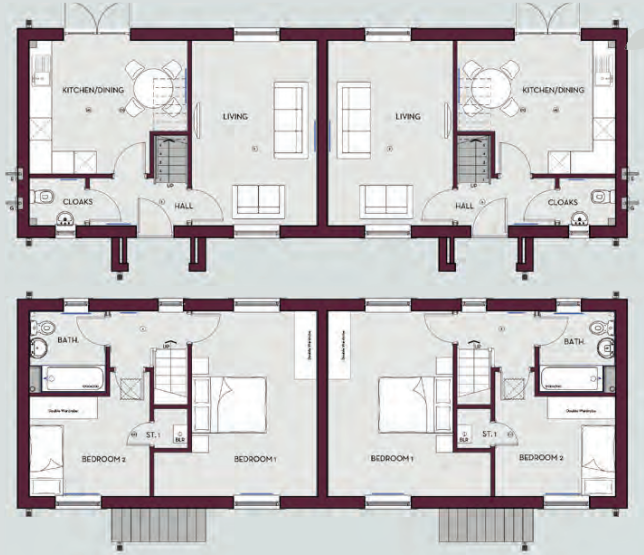
Approx. square footage 823 sq ft

GROUND FLOOR

Lounge	3350 x 4960 [11'-0" x 16'-3"]
WC	1497 x 1270 [4'-11" x 4'-2"]
Kitchen	4240 x 3572 [13'-11" x 11'-9"]
Hall	2052 x 1959 [6'-9" x 6'-5"]

FIRST FLOOR

Landing	2074 x 1507 [6'-10" x 4'-11"]
Bedroom 1	3350 x 4960 [11'-0" x 16'-3"]
Bedroom 2	3226 x 2670 [10'-7" x 8'-9"]
Bathroom	2011 x 2135 [6'-7" x 7'-0"]



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The Crooklands

2-bedroom
semi-detached home

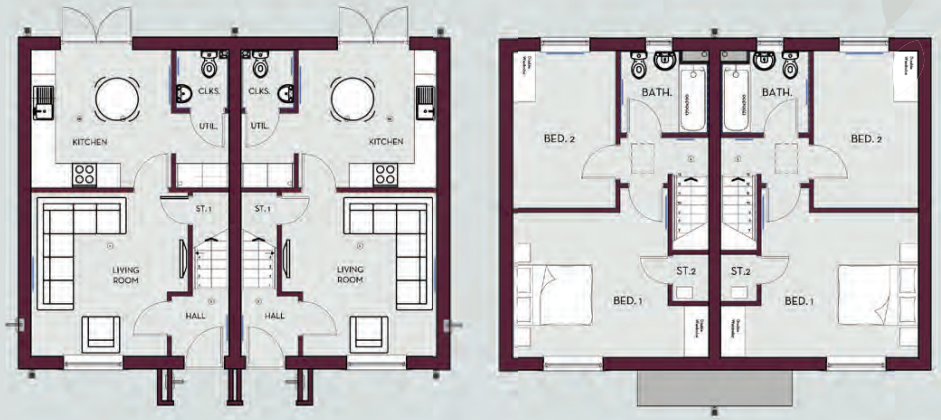
Approx. square footage 810 sq ft

GROUND FLOOR

Lounge	3909 x 4081 [12'-10" x 13'-5"]
WC	1265 x 1424 [4'-2" x 4'-8"]
Kitchen	3488 x 3429 [11'-5" x 11'-3"]
Hall	1421 x 1492 [4'-8" x 4'-11"]
Utility	1316 x 1850 [4'-4" x 6'-1"]

FIRST FLOOR

Landing	2201 x 1133 [7'-2" x 3'-8"]
Bedroom 1	3909 x 3605 [12'-10" x 11'-10"]
Bedroom 2	2603 x 3914 [8'-6" x 12'-10"]
Bathroom	2150 x 2011 [7'-1" x 6'-7"]



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YOUR *Genesis* JOURNEY

STAGE 1

We provide you with all the relevant information to help you to make the choice on which home is perfect for you. You will have plenty of opportunities to visit the development and we can answer any questions you may have.

It's important to speak to a financial advisor to help you make an informed decision. We can help put you in touch with reputable advisors if required.

STAGE 2

Once you've made the exciting decision to reserve your home, we'll go through all of the plans, so you know your new home inside and out. We'll also let you know your anticipated move-in date which will be confirmed closer to completion. You will be asked to pay your reservation fee to confirm your plot and the legal process will begin. Don't worry we can put you in touch with a solicitor too.

STAGE 3

At this point you can now personalise your home and decide on kitchen and bathroom tiling. You can also add any upgrades you wish. Please be aware that the availability of choices depends on build stage.

STAGE 4

The contracts which are drawn up by the solicitors are exchanged which makes things legally binding.

STAGE 5

Before you move in, we arrange a home demonstration with our Site Manager to show you your new home.

STAGE 6

Legal completion takes place – you now receive your keys and move in!

STAGE 7

Our Customer Service team will be in touch to introduce themselves.

Welcome Home

CALL OUR FRIENDLY SALES TEAM TODAY

WE ARE HERE

Lunesdale Rise, Kirkby Lonsdale, Cumbria LA6 2DN, UK



CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers. Find out more at: www.consumercode.com

Lunesdale Rise

GET IN TOUCH

Sales: 07356 087 630
Head Office: 01768 800878
Email: lunesdalerise@genesis-homes.co.uk
genesis-homes.co.uk

Russell Armer
by GENESIS HOMES