

# Romans Walk

CAISTOR • LINCOLNSHIRE

2, 3 & 4 bedroom homes



Building a sense of place

  
CANNON KIRK  
*homes*

# Romans Walk

CAISTOR • LINCOLNSHIRE



## Discover the perfect walk in the country

**Romans Walk is the ideal place to put down roots and watch your family grow.**

Here, in touch with the past and at one with the natural beauty of the Lincolnshire Wolds, you can enjoy a wonderful quality of life in a picturesque and ancient market town.

Just like the winding streets of Caistor itself, Romans Walk retains the unhurried feel of a long established community.

Romans Walk has been designed to follow the natural, unchanged contours of the land, making the green spaces and great views as much a part of its appeal as the homes themselves.

Yet in its choice of beautifully styled family homes, Romans Walk offers you all the space and modern specifications you need for the way you live today, built to the exacting standards that are the hallmark of Cannon Kirk.

A sense of place. A sense of history. A sense of belonging.

Romans Walk is a blend of many things, but most of all it's a warm, welcoming community in which to make your home.





# Caistor in the Lincolnshire Wolds

**Caistor is a picture perfect Georgian market town whose origins date back to Roman times and before.**

Often described as a 'jewel' on the edge of the Lincolnshire Wolds – itself an Area of Outstanding Natural Beauty – this community of just over 2,500 people boasts no fewer than 56 listed buildings among its historic streets and market squares.

In fact, you could say the past is ever present here:

At the church of St Peter and St Paul, you can see the remains of Caistor's 1700 year old Roman walls. (The name Caistor comes from 'Castr', the Latin word for camp.)

Caistor Grammar School, among the most respected in the UK and one of three schools in the town, was established 1631.

Today, Caistor is an ideal place to settle and enjoy family life.

Quiet enough to escape the rigours of the working week, it's close enough to attractions like historic Lincoln Cathedral, the traditional seaside town of Skegness or the excitement of Market Rasen races to ensure there's something for everyone.

From your new home on Romans Walk, you can even step straight out onto the Viking Way; the long distance footpath from Humber Bridge to Rutland that runs through the very heart of the town.



# Site Plan

## KEY

- Holly
- Hazel
- Linden
- Poplar
- Willow
- Maple
- Birch
- Cedar
- Garages
- Parking Spaces





# The Holly



## 2 bedroom home

**A perfect mews style starter home for young families or first time buyers, featuring a combined kitchen and breakfast/dining room, with access to the rear garden, a downstairs cloakroom and a well-proportioned living room with separate entrance hall.**

Upstairs, you'll discover two generous, full width bedrooms and a bathroom.

Externally, the mews' character and charm helps to create an attractive, distinctive neighbourhood.

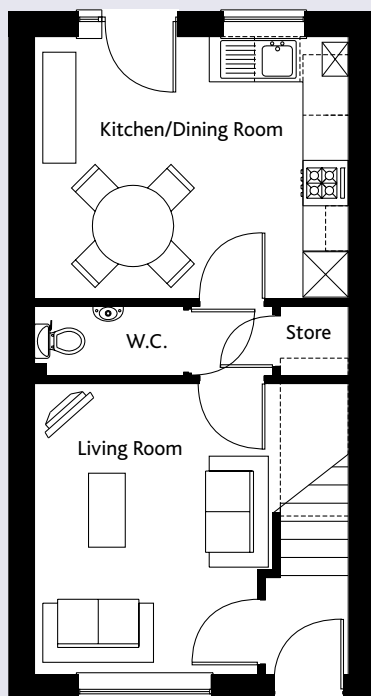
Standard fixtures and finishes in The Holly include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop single oven and gas hob with brushed stainless steel extractor hood.

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# The Holly



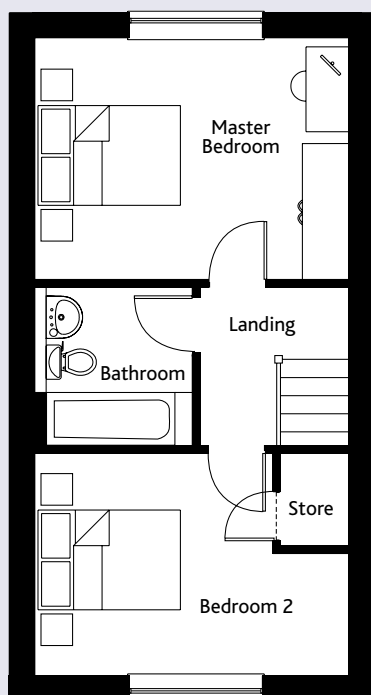
## Ground Floor

	mm	ft
Kitchen/Dining Room	3470 x 3555	11'5 x 11'8
W.C.	925 x 1975	3'0 x 6'6
Living Room	3850 x 3150	12'8 x 10'4

## First Floor

	mm	ft
Master Bedroom	3200 x 4155	10'6 x 13'7
Bedroom 2	3130 x 4155	10'3 x 13'7
Bathroom	2100 x 2085	6'11 x 6'10

**Gross Internal Floor Area** 70.2 sq m (755 sq ft)



All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor.

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# The Hazel



## 3 bedroom home

**The well-equipped kitchen and combined dining room in this generously proportioned home provide a focal point for those all-important family mealtimes, as well as access to the rear garden via sliding patio doors.**

The adjoining living room, which opens onto a separate hall, is bright and spacious, and there is a downstairs cloakroom and storage space beneath the stairs.

Upstairs, three generous bedrooms, complete with a master en-suite, provide plenty of space for a young family to grow.

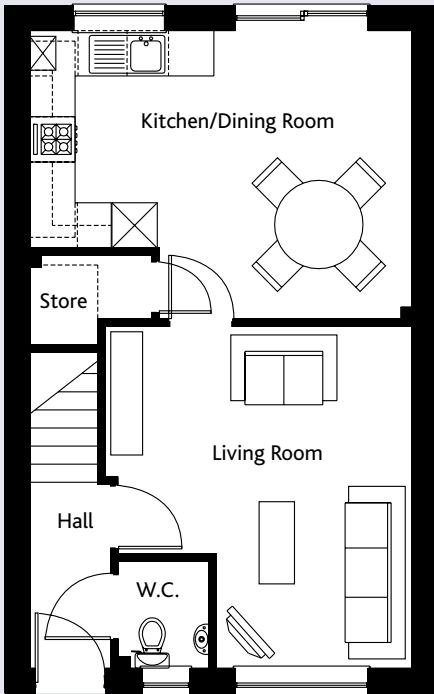
Standard fixtures and finishes in The Hazel include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop single oven and gas hob with brushed stainless steel extractor hood.

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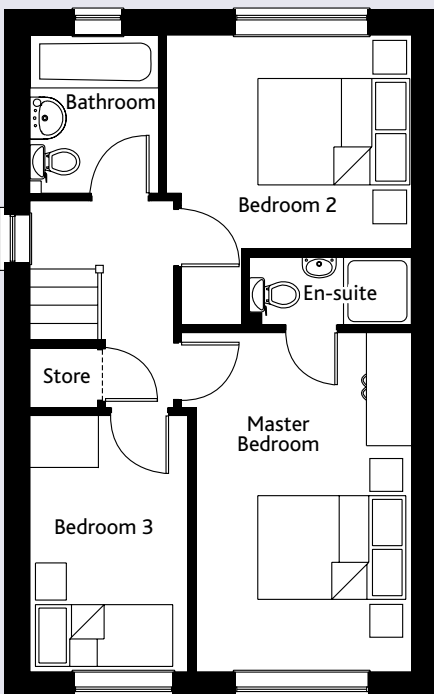
  
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# The Hazel



## Ground Floor

	mm	ft
Kitchen/Dining Room	3820 x 4465	12'6 x 14'8
Living Room	4530 x 4065	14'10 x 13'4
W.C.	1415 x 1200	4'6 x 3'11



## First Floor

	mm	ft
Master Bedroom	4500 x 2865	14'9 x 9'5
Master En-suite	910 x 2150	3'0 x 7'1
Bedroom 2	2840 x 3255	9'4 x 10'8
Bedroom 3	3400 x 2100	11'2 x 6'11
Bathroom	2100 x 1710	6'11 x 5'7

**Gross Internal Floor Area** 85.5 sq m (921 sq ft)

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# The Poplar



## 3 bedroom home

**Ingenious design and use of interior space mean The Poplar has all the attractions of a larger property without compromising on room sizes or storage.**

A separate hall provides access to a large L-shaped kitchen/dining room which is ideal for group family activities or entertaining. At the back of the extended kitchen sliding patio doors allow access to the rear garden.

The spacious living room is also accessed via the separate entrance hall, as is the downstairs cloakroom and additional storage space under the stairs.

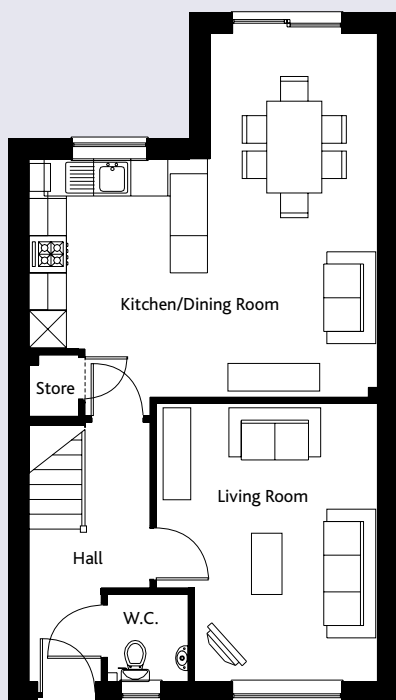
Upstairs, three comfortable bedrooms – two doubles and one single – provide all the space a growing family needs, including a master en-suite. Standard fixtures and finishes in The Poplar include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop single oven and gas hob with brushed stainless steel extractor hood.

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Building a sense of place

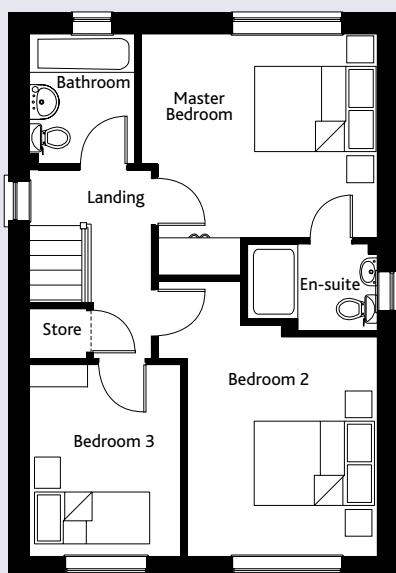
  
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# The Poplar



## Ground Floor

	mm	ft
Kitchen/Dining Room	5875 x 5625	19'3 x 18'5
Living Room	4495 x 3575	14'9 x 11'9
W.C.	1415 x 1305	4'8 x 4'3



## First Floor

	mm	ft
Master Bedroom	3300 x 3815	10'10 x 12'6
Master En-suite	1400 x 2100	4'7 x 6'11
Bedroom 2	3545 x 3075	11'8 x 10'1
Bedroom 3	3100 x 2450	10'2 x 8'0
Bathroom	2100 x 1710	6'11 x 5'7

**Gross Internal Floor Area** 100.5 sq m (1082 sq ft)

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# The Willow



## 4 bedroom home

### **This four bedroom detached home offers ample space for all the family.**

A generous hall area gives access to a spacious living room and a full width kitchen/dining room with breakfast bar. Sliding patio doors let plenty of light in and allow easy access into the rear garden.

Upstairs, the expansive master bedroom features an en-suite, while the remaining two double and one single bedrooms will comfortably accommodate the rest of the family and guests.

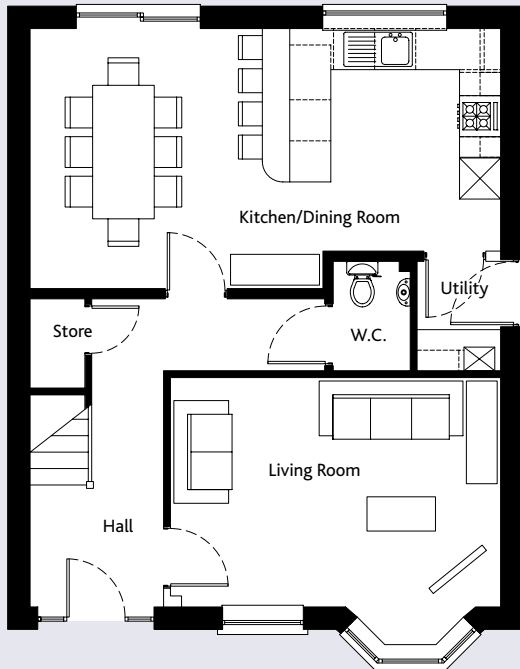
Downstairs there is a cloakroom, an off-kitchen utility room and an under stairs cupboard to provide ample storage space. Upstairs there are generous built in wardrobes in three of the bedrooms.

Standard fixtures and finishes in The Willow include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop double oven and gas hob with brushed stainless steel extractor hood.

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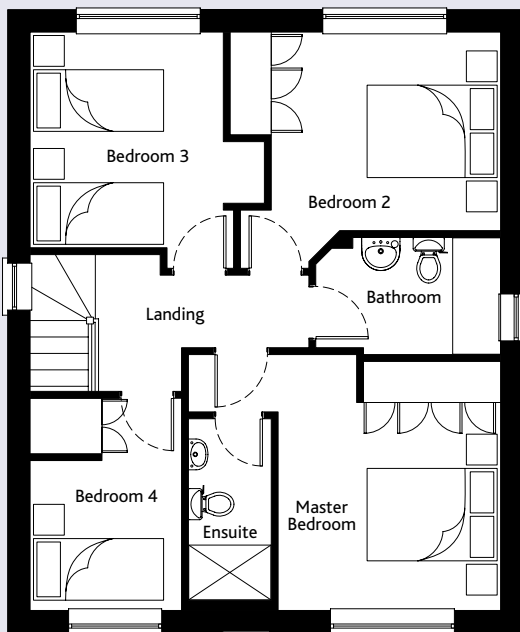


# The Willow



## Ground Floor

	mm	ft
Kitchen/Dining Room	3795 x 6875	12'5 x 22'7
Living Room	3350 x 4825	11'0 x 15'10
W.C.	1595 x 1125	5'3 x 3'8
Utility	1595 x 1220	5'3 x 4'0
Store	1315 x 800	4'4 x 2'7



## First Floor

	mm	ft
Master Bedroom	3635 x 3250	11'11 x 10'8
Master En-suite	2650 x 1210	8'8 x 4'0
Bedroom 2	2900 x 3950	9'6 x 13'0
Bedroom 3	3150 x 2825	10'4 x 9'3
Bedroom 4	3100 x 2215	10'2 x 7'3
Bathroom	1710 x 2700	5'7 x 8'10

**Gross Internal Floor Area** 116.1 sq m (1250 sq ft)

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# The Maple



## 4 bedroom home

### **This four bedroom detached home offers ample space for all the family.**

A generous hall area gives access to a spacious living room, a separate dining room with sliding patio door access to the rear and a well-proportioned kitchen with breakfast bar.

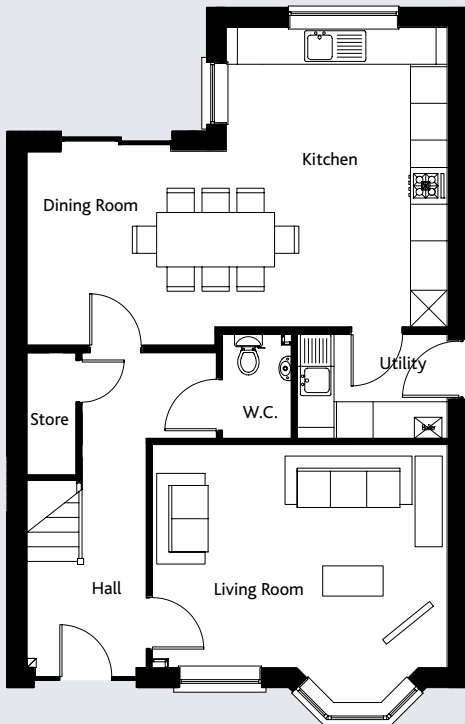
There is an additional W.C. in the downstairs cloakroom, an off-kitchen utility room, and plenty of additional storage space by way of an understairs cupboard and generous built in wardrobes in three of the bedrooms.

Upstairs, the expansive master bedroom features an equally luxurious en-suite, while the remaining double bedroom and two single rooms will comfortably accommodate the rest of the family and guests.

Standard fixtures and finishes in The Maple include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop double oven and gas hob with brushed stainless steel extractor hood.

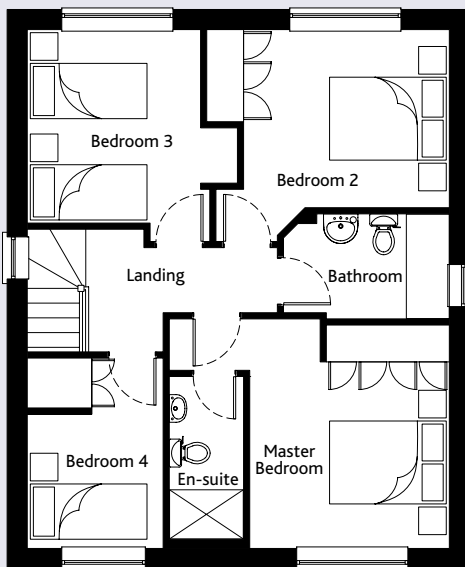
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# The Maple



## Ground Floor

	mm	ft
Kitchen/Dining Room	6923 x 4935	22'8" x 16'2"
Living Room	3350 x 4825	11'0" x 15'10"
W.C.	1595 x 1125	5'3" x 3'8"
Utility	1595 x 1220	5'3" x 4'0"



## First Floor

	mm	ft
Master Bedroom	3635 x 3250	11'11" x 10'8"
Master En-suite	2650 x 1210	8'8" x 4'0"
Bedroom 2	2900 x 3950	9'6" x 13'0"
Bedroom 3	3150 x 2825	10'4" x 9'3"
Bedroom 4	3100 x 2215	10'2" x 7'3"
Bathroom	1710 x 2700	5'7" x 8'10"

**Gross Internal Floor Area** 123.4 sq m (1329 sq ft)

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# The Birch



## 4 bedroom home

**The double fronted design of The Birch draws on classic architectural principles in a home that offers space, style, privacy and luxury in equal measure.**

The kitchen is roomy and beautifully planned, with enough space to cater for breakfasts and informal family meals, while the dining room looks out through sliding patio doors to the rear garden beyond.

The remainder of the ground floor accommodates a well-proportioned study, a downstairs cloakroom and a separate utility room.

Upstairs, four double bedrooms – two of them with generous and well-equipped en-suites – offer ample sleeping accommodation. Upstairs is completed by a family bathroom.

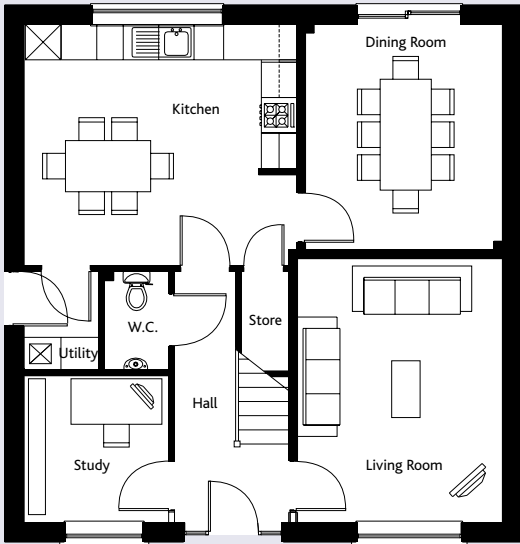
Standard fixtures and finishes in The Birch include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop double oven and gas hob with brushed stainless steel extractor hood.

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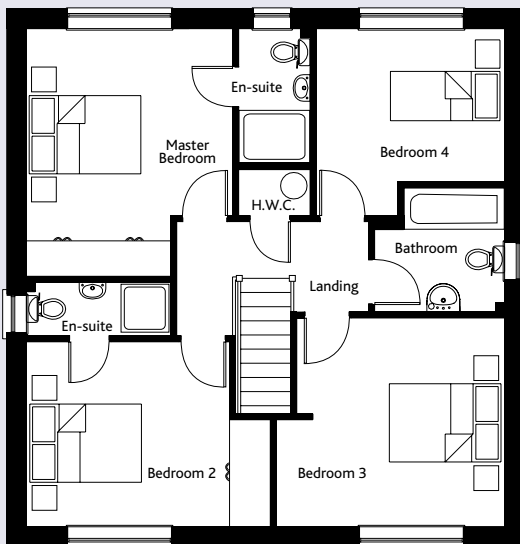
  
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# The Birch



## Ground Floor

	mm	ft
Kitchen	4090 x 4625	13'5 x 15'2
Dining Room	3820 x 3340	12'6 x 10'11
Living Room	4475 x 3475	14'8 x 10'8
Study	2490 x 2450	8'2 x 8'0
W.C.	1670 x 1090	5'6 x 3'7
Utility	1670 x 1260	5'6 x 4'2



## First Floor

	mm	ft
Master Bedroom	4200 x 3500	13'9 x 11'6
Master En-suite	2290 x 1210	7'6 x 4'0
Bedroom 2	3135 x 4135	10'3 x 13'7
Bedroom 2 En-suite	910 x 2450	3'0 x 8'0
Bedroom 3	3540 x 3875	11'7 x 12'9
Bedroom 4	3170 x 3200	10'5 x 10'6
Bathroom	2110 x 2205	6'11 x 7'3

**Gross Internal Floor Area** 137sq m (1475 sq ft)

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# The Cedar



## 4 bedroom home

**The double fronted, classic design of The Cedar gives a clue to the level of luxury, space and attention to detail within.**

The roomy and beautifully planned kitchen has a separate utility room leading to the back door.

The adjoined living area is ideally positioned and looks over the garden through sliding patio doors, while at the front of the house, a spacious lounge and well proportioned dining room complete the ground floor.

Upstairs, four generous double bedrooms – two of them en-suite - and a well-proportioned bathroom open onto a central landing.

Standard fixtures and finishes in The Cedar include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and a double oven and gas hob with brushed stainless steel extractor hood. An integrated dishwasher and fridge freezer are also included.

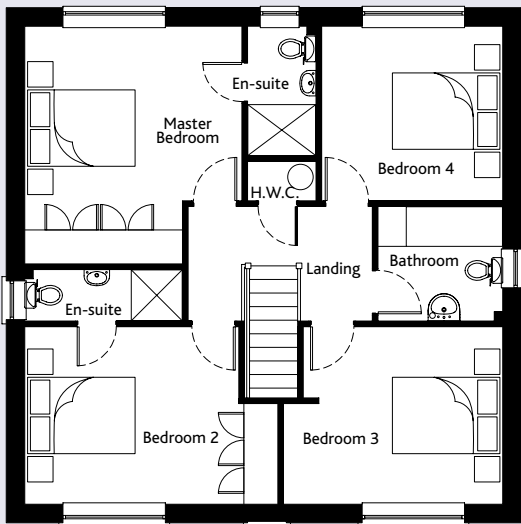
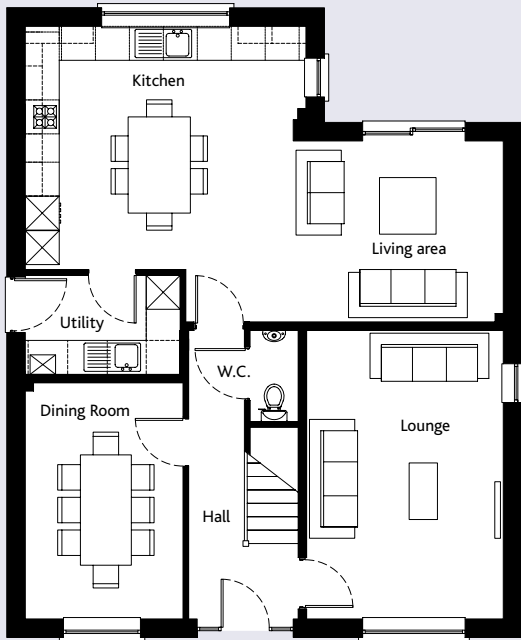
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# The Cedar



## Ground Floor

	mm	ft
Kitchen	4300 x 4960	14'1 x 16'3
Living Area	3195 x 3488	10'6 x 11'5
Dining Room	4170 x 2790	13'8 x 9'2
Lounge	5100 x 3475	16'9 x 11'5
W.C.	1615 x 850	5'4 x 2'9
Utility	1750 x 2735	5'9 x 9'0

## First Floor

	mm	ft
Master Bedroom	4200 x 3835	13'9 x 12'7
Master Ensuite	2290 x 1210	7'6 x 4'0
Bedroom 2	3135 x 4475	10'3 x 14'8
Bedroom 2 Ensuite	910 x 2785	3'0 x 9'2
Bedroom 3	3135 x 3875	10'3 x 12'9
Bedroom 4	3085 x 3200	10'1 x 10'6
Bathroom	2025 x 2205	6'8 x 7'3

**Gross Internal Floor Area** 152.8 sq m (1644 sq ft)

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# Specifications

	HOLLY	HAZEL	LINDEN	POPLAR	WILLOW	MAPLE	BIRCH	CEDAR
<b>STRUCTURE</b>								
Traditional cavity external walls consisting facing brick outer leaf, fully insulated cavity and block work inner leaf. <i>Please consult sales adviser for individual plot finishes</i>	●	●	●	●	●	●	●	●
Some plots are rendered, please consult sales advisor.								
Traditional tiled roof. <i>Please consult sales adviser for individual plot finishes</i>	●	●	●	●	●	●	●	●
Insulated ground floors	●	●	●	●	●	●	●	●
Insulated roof space with fibreglass quilt	●	●	●	●	●	●	●	●
White PVC double glazed windows with security locks	●	●	●	●	●	●	●	●
White PVC double glazed patio doors		●	●	●	●	●	●	●
Black PVC guttering and downpipes	●	●	●	●	●	●	●	●
Front entrance canopies. <i>Please consult sales adviser for individual plot finishes</i>	●	●	●	●	●	●	●	●
Front door with multi point locking. <i>Please consult sales adviser for individual plot door style</i>	●	●	●	●	●	●	●	●
White PVC rear door with multi point locking. <i>Please consult Sales Advisor for individual plot finishes</i>					●	●	●	●
Steel up and over garage doors where applicable. <i>Please consult sales adviser for individual plot availability</i>								
<b>INTERNAL FINISHES</b>								
Skimmed ceilings	●	●	●	●	●	●	●	●
Walls and ceilings emulsioned with white paint	●	●	●	●	●	●	●	●
Internal woodwork painted with white gloss	●	●	●	●	●	●	●	●
Panel doors with polished chrome handles	●	●	●	●	●	●	●	●
Hardwood hand rails to painted staircase with turned spindles					●	●	●	●
Painted staircase	●	●	●	●				
Wardrobes as house layouts	●	●	●	●	●	●	●	●
Torus skirting and architrave	●	●	●	●	●	●	●	●
<b>HEATING</b>								
Gas fired central heating	●	●	●	●	●	●	●	●
Thermostatic radiator valves (except hall and landing)	●	●	●	●	●	●	●	●
Combi-Boiler	●	●	●	●	●	●		
Condensor Boiler							●	●
<b>KITCHEN</b>								
Specially selected high quality fitted kitchen units	●	●	●	●	●	●	●	●
Laminate worktops with matching upstand	●	●	●	●	●	●	●	●
Under unit worktop lighting	●	●	●	●	●	●	●	●
Stainless steel splashback behind hob	●	●	●	●	●	●	●	●
Under worktop single oven, gas hob and chimney extractor hood in brushed stainless steel	●	●	●	●				
Double oven, gas hob and chimney extractor hood in brushed stainless steel					●	●	●	●

# Specifications

	HOLLY	HAZEL	LINDEN	POPLAR	WILLOW	MAPLE	BIRCH	CEDAR
<b>KITCHEN</b>								
Plumbing for dishwasher	●	●	●	●				
Integrated dishwasher					●	●	●	●
Integrated Fridge/Freezer						●	●	●
Integrated Low Level Fridge & Freezer					●			
Stainless steel one and a half bowl sink	●	●	●	●	●	●	●	●
Plumbing for washing machine in kitchen	●	●	●	●				
Plumbing for washing machine in Utility Room					●	●	●	●
Stainless steel sink in Utility Room						●		●
<b>BATHROOM</b>								
White sanitary ware	●	●	●	●	●	●	●	●
Generous wall tiling	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●
<b>ENSUITES</b>								
White sanitary ware	●	●	●	●	●	●	●	●
Electric Shower	●	●	●	●	●	●		
Thermostatic shower							●	●
Full tiling to shower cubicle	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●
<b>ELECTRICAL</b>								
Porch light and front door bell	●	●	●	●	●	●	●	●
Smoke detector in hallway and landing	●	●	●	●	●	●	●	●
Power and light to garages <i>(where applicable)</i>					●	●	●	●
Personnel door to garages <i>(where applicable)</i>					●	●	●	●
BT points in Lounge and Bedroom 1	●	●	●	●	●	●	●	●
TV points in Lounge and Bedroom 1	●	●	●	●	●	●	●	●
External light to rear door/patio doors	●	●	●	●	●	●	●	●
<b>EXTERNALS</b>								
Landscaped front gardens turf and or planting. <i>Please consult sales adviser for individual plot specification</i>	●	●	●	●	●	●	●	●
Paved rear patio	●	●	●	●	●	●	●	●
Rear garden boundary fence with timber side gate <i>(where applicable)</i>	●	●	●	●	●	●	●	●
Paved path to front entrance and to side of house <i>(where applicable)</i>	●	●	●	●	●	●	●	●
Rear gardens left clear	●	●	●	●	●	●	●	●
<b>WARRANTY</b>								
NHBC 10 year "Buildmark" new homes warranty	●	●	●	●	●	●	●	●

You should please note that all specifications in this brochure were correct at the time of printing. All of the details listed should be discussed with the sales adviser to clarify exactly what items are to be included within the property of your choice. Specifications are for guidance purposes only and do not form part of any contractual obligation. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at Romans Walk.





## Cannon Kirk Homes

At Cannon Kirk Homes, we're proud to be able to offer quality family homes that complement the carefully chosen rural locations in which we build them.

All our homes are designed with thought and built with passion by the practiced hand of some of the industry's most skilled craftsmen.

We use quality building materials, pairing tradition and technology to provide homes that are beautiful, durable and energy efficient.

But we think beyond the walls of our homes as well, to how the communities we build for will live and interact.

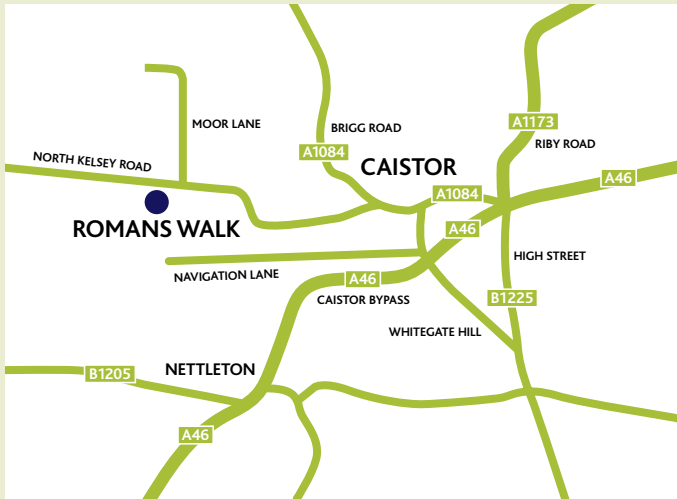
So public spaces are community friendly, while road layouts are planned to make the most of the natural lie of the land.

The result is a combination of charm, character and the reassurance of a newly built home from one of the UK's most respected developers.

All waiting to be discovered right now at Romans Walk: the perfect walk in the beautiful Wolds countryside.

# Romans Walk

CAISTOR • LINCOLNSHIRE



## How to find Romans Walk

Caistor lies just off the A46 on the main route between Lincoln and Grimsby. It is perfectly placed for exploring the Lincolnshire Wolds and for easy access to Humberside International Airport (7.5 miles), the M180 motorway (9 miles), Lincoln (25 miles) and Hull (26 miles).

**Romans Walk**  
**North Kelsey Road**  
**Caistor**  
**Lincolnshire**  
**LN7 6SF**

**Tel: 0800 028 7544**

All room sizes are approximate and are generally measured between all wall finishes. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at Romans Walk.