

**LOVELL**  
HOMES

PRESENTS



TENNYSON  
FIELDS  

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LOUTH

WELCOME TO



Tennyson Fields is a stunning development of two, three, and four bedroom homes on the north eastern side of the town in a quiet, residential area, designed with people at its heart: a modern, community for all ages and stages of life. With a range of homes to choose from, you can be sure that your new home has been planned with you in mind. Louth is popular for a good reason: it has good local schools, plenty of open space and sits within one of the loveliest landscapes in East Lincolnshire.





THIS IS THE LOVELL LIFE

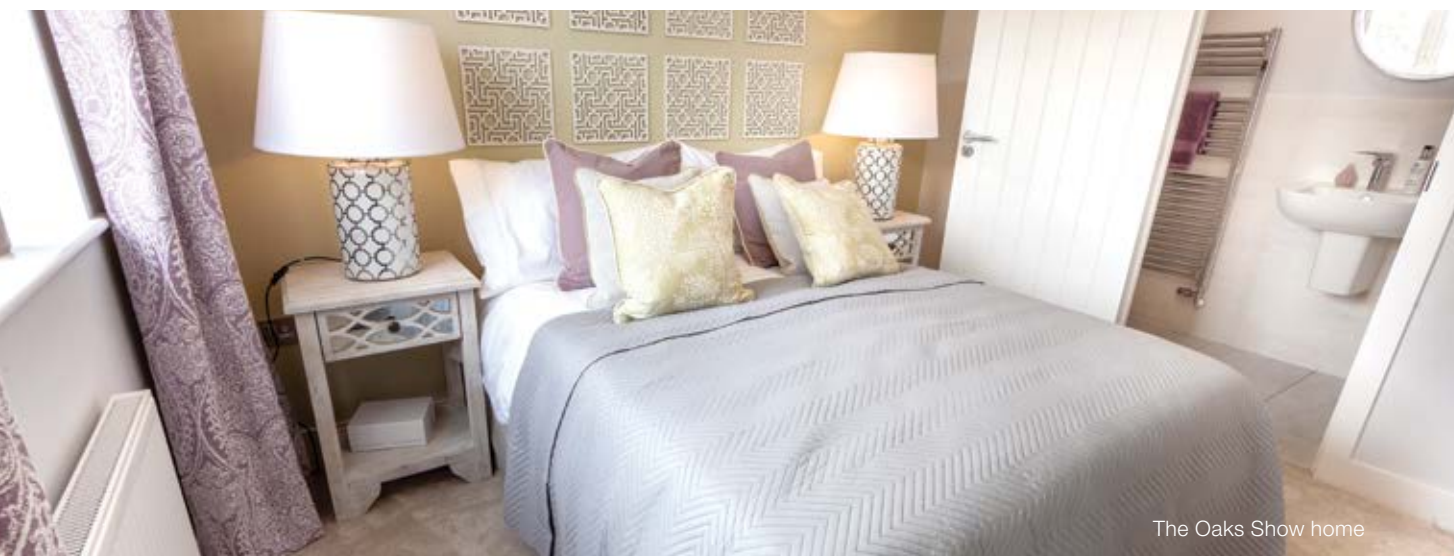


When you buy a house in Tennyson Fields you're not buying somewhere to live – you are buying a home. Choose from two, three, or four bedroom homes all of which are designed to be in keeping with Louth's architectural heritage. Quality is our watchword and we build to the highest standards. Each home has been thoughtfully created with contemporary lifestyles in mind and so, regardless of your stage in life, there will be one to suit you at Tennyson Fields. And, of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose those furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations\* range, we are able to offer a wide range of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve your new home, the more choice you'll have.

**Ask our Sales Executives for more details on our Inspirations range.**



The Oaks Show home



\* Subject to build stage from our selected range



**SQV**  
STYLE  
QUALITY  
VALUE

IT'S WHAT MAKES  
OUR HOMES UNIQUE

The Spires Show home

**At Lovell we believe your home should be more than about the right place at the right price.  
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

### INSPIRING STYLE

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A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

### UNRIVALLED QUALITY

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We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

### EXCEPTIONAL VALUE

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But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



## A JEWEL IN LINCOLNSHIRE'S CROWN

Standing at the gateway to the Lincolnshire Wolds, Louth is a jewel in the county's crown. A picturesque market town with a modern outlook, Louth has developed a reputation as a haven for lovers of good food, with a range of independent retailers and weekly markets to choose from. The particular charm of the town lies in its Georgian and Victorian architecture, dominated by the parish church of St James' which boasts one of England's finest medieval spires. Tennyson, one of the country's most famous poets, was educated in Louth and gives his name to our latest development.



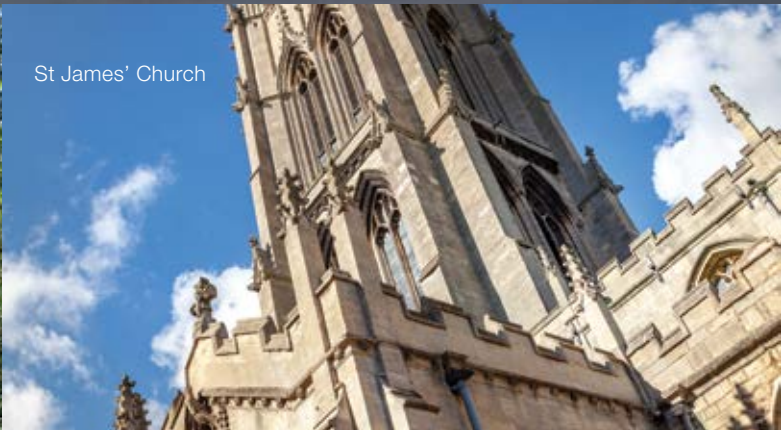




Market Place



Louth Canal



St James' Church



Louth Museum

## OUT AND ABOUT



The Lincolnshire Wolds are an Area of Outstanding Natural Beauty and its countryside is a magnet for walkers, riders and cyclists. The area has a rich heritage and nowhere is this better demonstrated than in the historic villages and market towns scattered across the Wolds with attractions like the Claythorpe Watermill and Wildfowl Garden, and Hubbard's Hills, just outside Louth.

To the east lies the Lincolnshire coast with its blue flag beaches, such as Mablethorpe; to the north, Hull, City of Culture, with its bustling quayside cafes, bars and shops, is only an hour's drive away; and Lincoln, to the south west, has something for everyone: the Brayford Waterfront boutique shops and restaurants; its vibrant cultural quarter, and its history and heritage.



The Masons Arms Hotel



Mercer Row



# IDEALLY LOCATED

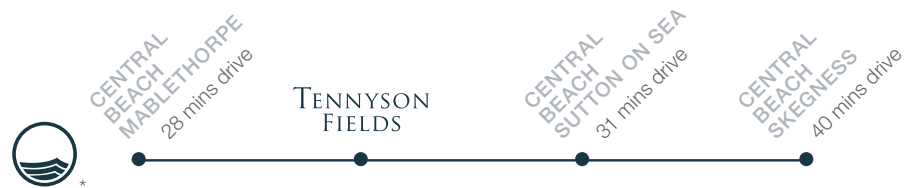
Tennyson Fields is ideally placed for transport...



and attractions...



and blue flag beaches



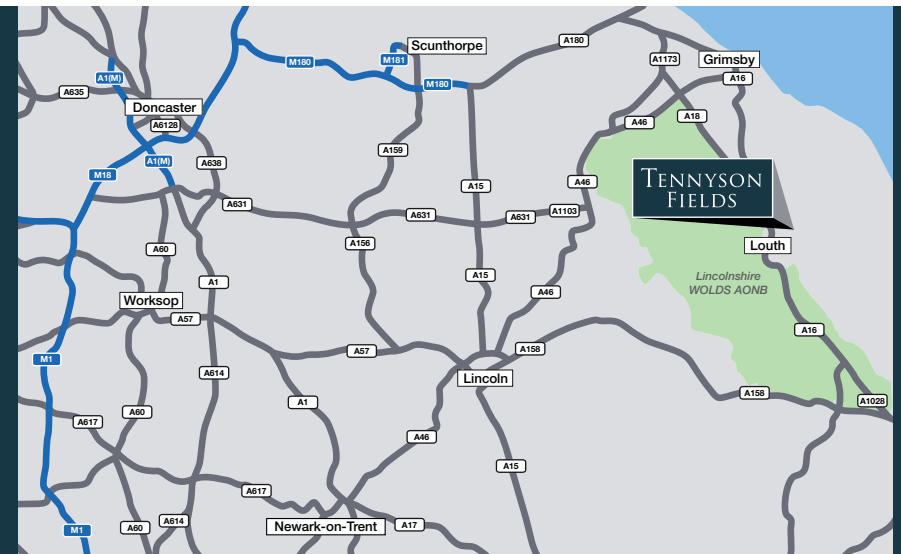
\* Distances taken from Google Maps.

## FROM THE SOUTH

Exit the A1 at Newark onto the A46 towards Lincoln. On reaching Lincoln, follow the A46 north of the city. Take the A158 to Wragby and Louth. At Wragby, bear left onto the A157 to Louth. At the roundabout on the edge of Louth, take the first exit onto the A16. At the next roundabout, take the second exit into North Holme Road and then turn right onto the B1520 Grimsby Road. On reaching St James Church after about a mile, turn left onto Eastgate which leads into Eastfield Road. After another half a mile Chestnut Drive and Tennyson Fields can be found on the right.

## FROM THE NORTH

Exit the A1 at Markham Moor and join the A57 to Lincoln. At the junction with the A46, take the first exit travelling east along the A46 and then take the A158 to Wragby and Louth. From Wragby, follow the directions opposite.



# HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



## CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



## KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



## EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



## NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



## MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Tennyson Fields is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

# THE SPECIFICATION



	COLEBY	HAWORTH	FARNHAM	CARLETON	HEWICK	COTTERDALE	HETTON	LEIGHTON
10 Year NHBC Warranty	•	•	•	•	•	•	•	•
<b>Kitchen</b>								
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•
Pillar Taps to Utility								•
Single Bowl Stainless Sink to Utility								•
Zanussi Brushed Steel Single Electric Oven	•							
Zanussi Brushed Steel Double Electric Oven		•	•	•	•			
Bosch Brushed Steel Double Electric Oven						•	•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•	•	•			
Bosch Brushed Steel 5 Ring Gas Hob						•	•	•
Brushed Steel Splashback to Hob	•	•	•	•	•	•		•
Electrolux Brushed Steel Chimney Hood	•	•	•	•	•			
Bosch Brushed Steel Chimney Hood						•		
Bosch Island Hood							•	•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher		•	•	•	•	•	•	•
<b>Bathroom</b>								
Kohler Sanitaryware	•	•	•	•	•	•	•	•
Chrome Towel-rail to Bathroom				•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
<b>Cloakroom</b>								
Kohler Sanitaryware	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
<b>En-Suite</b>								
Kohler Sanitaryware		•	•	•	•	•	•	•
Mira Shower and Cubicle		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•	•
Chrome Towel-rail to En-Suite						•	•	•

	COLEBY	HAWORTH	FARNHAM	CARLETON	HEWICK	COTTERDALE	HETTON	LEIGHTON
<b>Electrics</b>								
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen	•	•	•	•	•	•	•	•
Chrome Downlighters to Kitchen	•	•	•	•	•	•	•	•
Chrome Downlighters to Bathroom		•	•	•	•	•	•	•
Chrome Downlighters to En-Suite						•	•	•
Shaver Socket to Bathroom	•	•	•	•	•	•	•	•
<b>Internal and Decoration</b>								
Combination Boiler	•	•	•	•	•			
Cylinder and Boiler						•	•	•
Stelrad Elite Radiators	•							
Stelrad Compact Radiators		•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•
2 Panel Internal Doors in White Finish	•							
5 Panel Internal Doors in White Finish		•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•
Choice of Symphony Wardrobes to Bedroom 1								•
<b>External</b>								
Grey UPVC Windows	•	•	•	•	•	•	•	•
Grey UPVC French Door	•	•	•	•	•	•	•	•
Outside Tap						•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•



# THE DEVELOPMENT



## TENNYSON FIELDS LOUTH



-  COLEBY  
2 bedroom home
-  HAWORTH  
3 bedroom home
-  FARNHAM  
3 bedroom home
-  CARLETON  
3 bedroom home
-  HEWICK  
3 bedroom home
-  COTTERDALE  
4 bedroom home
-  HETTON  
4 bedroom home
-  LEIGHTON  
4 bedroom home
-  AFFORDABLE  
HOUSING

This development layout plan depicts the intended layout and development mix at the time of going to press, 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 in the usual way.

**LOVELL**  
HOMES



COLEBY  
2 bedroom home



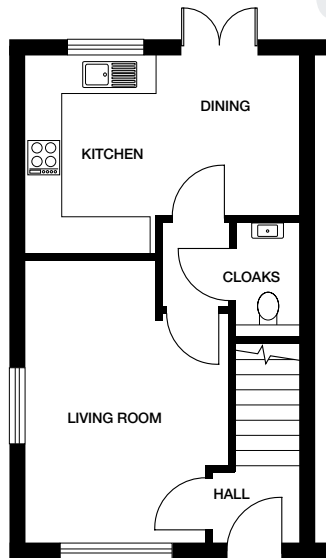
TENNYSON  
FIELDS  
LOUTH

CGI shows plots 23 and 24  
CGIs are indicative, external finishes and features may vary.

# COLEBY

## 2 bedroom home

Plots 17, 18, 21, 22, 23, 24, 93, 94

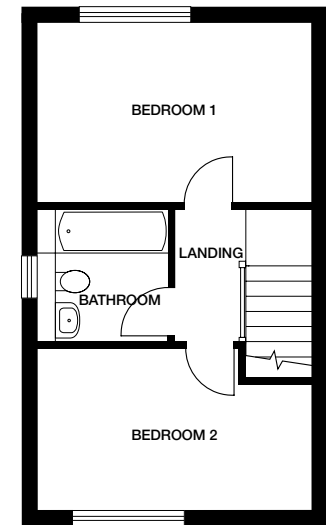


Ground floor

**Kitchen / Dining Room** 4123mm x 3040mm 13' 6" x 10'

**Living Room** 3023mm x 4360mm 9' 11" x 14' 4"

**Cloaks** 1000mm x 1823mm 3' 3" x 6'



First floor

**Bedroom 1** 4123mm x 2740mm 13' 6" x 8' 11"

**Bedroom 2** 4123mm x 2458mm 13' 6" x 8' 1"

**Bathroom** 1972mm x 2105mm 6' 5" x 6' 11"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

HAWORTH  
3 bedroom home



TENNYSON  
FIELDS  
LOUTH

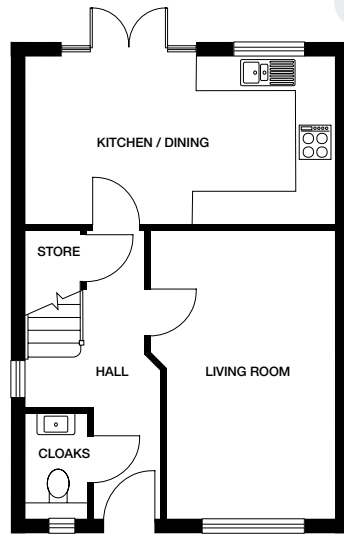


CGI shows plots 7 and 8  
CGIs are indicative, external finishes and features may vary.

# HAWORTH

## 3 bedroom home

Plots 7, 8, 37, 38, 49, 50, 66, 67, 87, 88

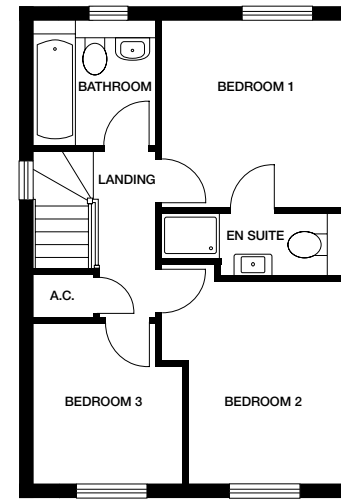


Ground floor

**Kitchen/Dining** 5248mm x 2857mm 17' 2" x 9' 4"

**Living Room** 3141mm x 4990mm 10' 3" x 16' 4"

**Cloaks** 1007mm x 1757mm 3' 3" x 5' 9"



First floor

**Bedroom 1** 2999mm x 3182mm 9' 10" x 10' 5"

**En suite** 3017mm x 1110mm 9' 10" x 3' 7"

**Bedroom 2** 2615mm x 3456mm 8' 7" x 11' 4"

**Bedroom 3** 2532mm x 2674mm 8' 3" x 8' 9"

**Bathroom** 2149mm x 2079mm 7' 1" x 6' 9"

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# FARNHAM

3 bedroom home



TENNYSON  
FIELDS  
LOUTH

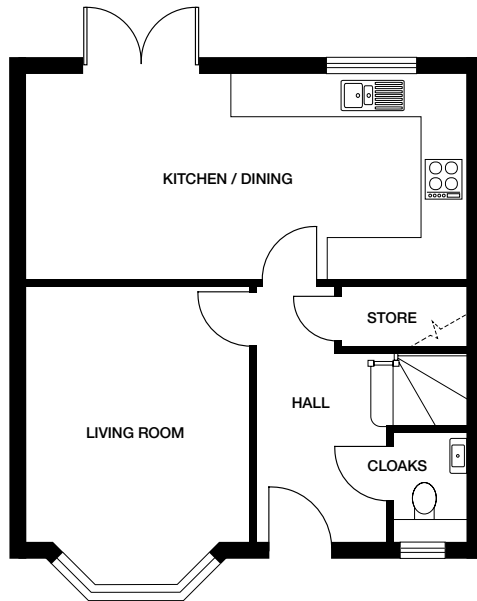
CGI shows plot 60  
CGIs are indicative, external finishes and features may vary.



# FARNHAM

## 3 bedroom home

Plots 2, 6, 25, 27, 30, 35, 53, 57, 60, 65, 74

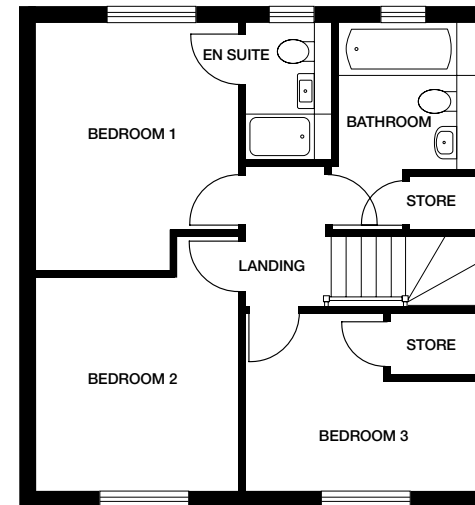


Ground floor

**Kitchen / Dining** 6485mm x 3000mm 21' 3" x 9' 10"

**Living Room** 3314mm x 4381mm 10' 10" x 14' 4"

**Cloaks** 1000mm x 1585mm 3' 3" x 5' 2"



First floor

**Bedroom 1** 2988mm x 3671mm 9' 9" x 12' 1"

**En suite** 1327mm x 1988mm 4' 4" x 6' 6"

**Bedroom 2** 2988mm x 3164mm 9' 9" x 10' 4"

**Bedroom 3** 3397mm x 2609mm 11' 1" x 8' 6"

**Bathroom** 1970mm x 2130mm 6' 5" x 6' 11"

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# CARLETON

3 bedroom home



TENNYSON  
FIELDS  
LOUTH

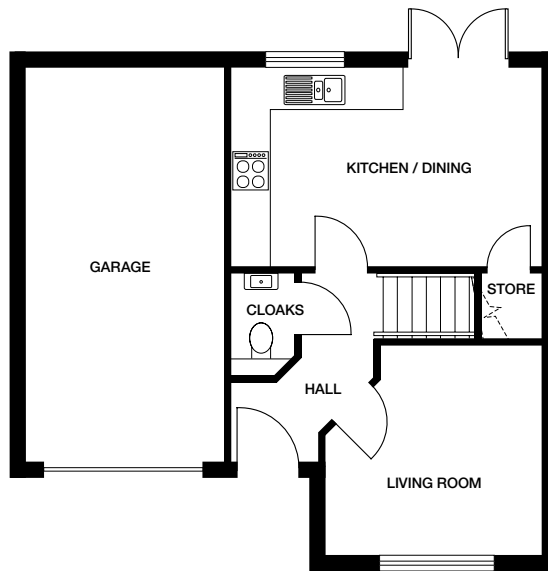
CGI shows plot 89.  
CGIs are indicative, external finishes and features may vary.



# CARLETON

## 3 bedroom home

Plots 19, 20, 54, 59, 82, 86, 89

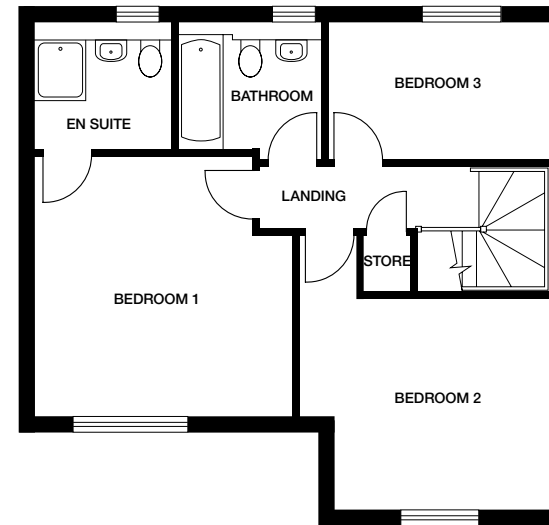


Ground floor

**Kitchen / Dining** 4783mm x 3058mm 15' 8" x 10' 1"

**Living Room** 3223mm x 3199mm 10' 6" x 10' 5"

**Cloaks** 990mm x 1618mm 3' 3" x 5' 3"



First floor

**Bedroom 1** 4010mm x 4058mm 13' 1" x 13' 3"

**En suite** 2103mm x 1877mm 6' 10" x 6' 1"

**Bedroom 2** 3838mm x 3215mm 12' 7" x 10' 6"

**Bedroom 3** 3382mm x 2058mm 11' 1" x 6' 9"

**Bathroom** 2263mm x 1877mm 7' 5" x 6' 1"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

# HEWICK

3 bedroom home



TENNYSON  
FIELDS  
LOUTH



CGI shows plot 41.  
CGIs are indicative, external finishes and features may vary.

# HEWICK

3 bedroom home



TENNYSON  
FIELDS  
LOUTH

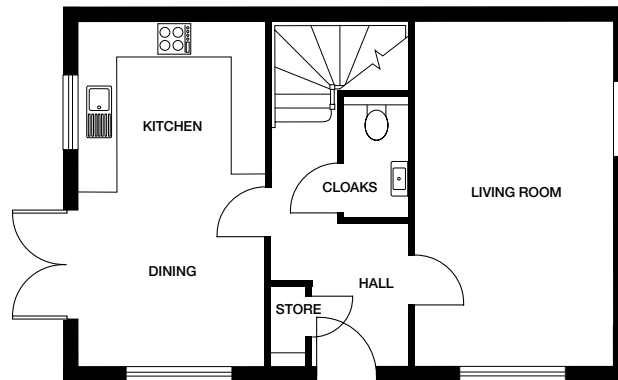


CGI shows plot 41.  
CGIs are indicative, external finishes and features may vary.

# HEWICK

## 3 bedroom home

Plots 3, 41, 48, 52, 61, 64, 81, 83, 90

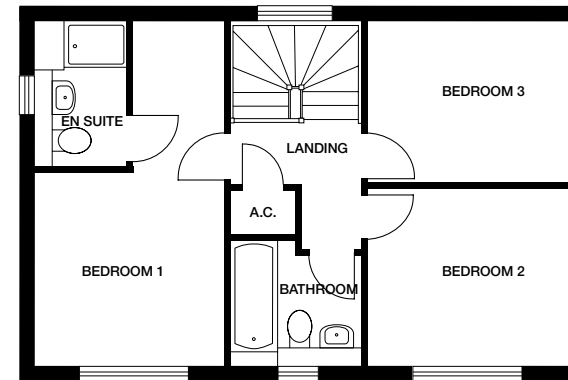


Ground floor

**Kitchen / Dining** 3156mm x 5473mm 10' 4" x 17' 11"

**Living Room** 3156mm x 5473mm 10' 4" x 17' 11"

**Cloaks** 990mm x 2004mm 3' 3" x 6' 6"



First floor

**Bedroom 1** 3021mm x 3100mm 9' 11" x 10' 2"

**En suite** 1403mm x 2273mm 4' 7" x 7' 5"

**Bedroom 2** 3206mm x 2799mm 10' 6" x 9' 2"

**Bedroom 3** 3206mm x 2574mm 10' 6" x 8' 5"

**Bathroom** 2196mm x 1970mm 7' 2" x 6' 5"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 19.

# COTTERDALE

4 bedroom home



TENNYSON  
FIELDS  
LOUTH

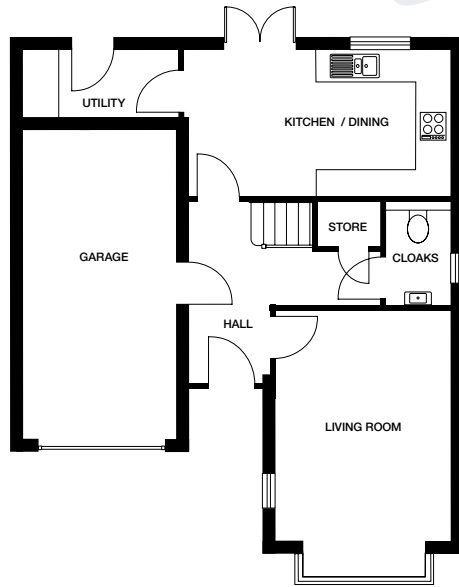
CGI shows plot 28  
CGIs are indicative, external finishes and features may vary.



# COTTERDALE

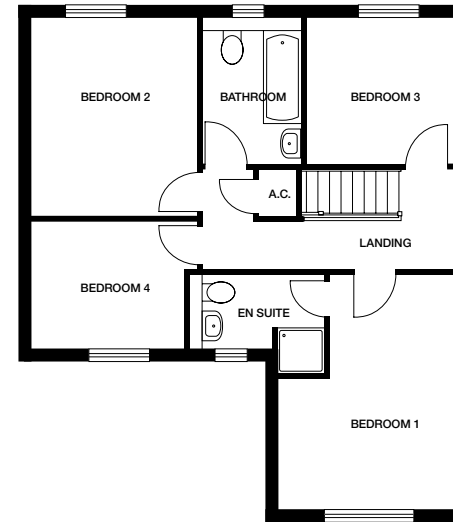
## 4 bedroom home

Plots 26, 28, 33, 36, 39, 55, 58, 72, 73



Ground floor

<b>Kitchen / Dining</b>	4991mm x 2760mm	16' 4" x 9' 1"
<b>Living Room</b>	3335mm x 4949mm	10' 11" x 16' 2"
<b>Utility</b>	3032mm x 1197mm	9' 11" x 3' 11"
<b>Cloaks</b>	1174mm x 2054mm	3' 10" x 6' 8"



First floor

<b>Bedroom 1</b>	3335mm x 4485mm	10' 11" x 14' 8"
<b>En suite</b>	2601mm x 1345mm	8' 6" x 4' 5"
<b>Bedroom 2</b>	3144mm x 3829mm	10' 3" x 12' 6"
<b>Bedroom 3</b>	2889mm x 2760mm	9' 5" x 9' 1"
<b>Bedroom 4</b>	2895mm x 2341mm	9' 6" x 7' 8"
<b>Bathroom</b>	1943mm x 2760mm	6' 4" x 9' 1"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

HETTON  
4 bedroom home



TENNYSON  
FIELDS  
LOUTH

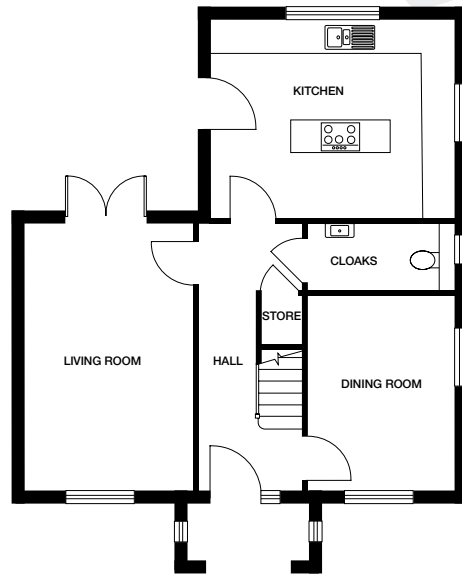


CGI shows plot 63  
CGIs are indicative, external finishes and features may vary.

# HETTON

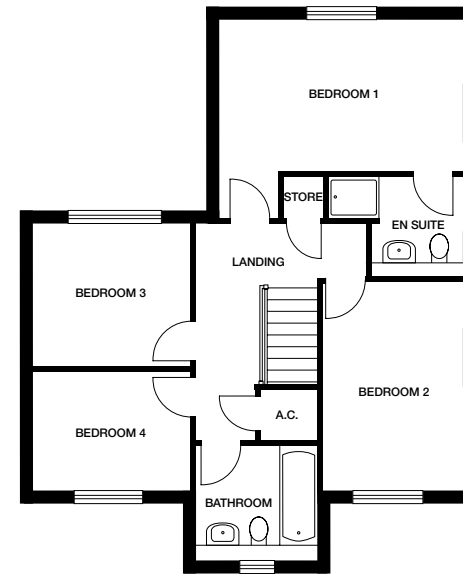
## 4 bedroom home

Plots 4, 31, 32, 56, 63, 92



Ground floor

<b>Kitchen</b>	4460mm x 3847mm	14' 7" x 12' 7"
<b>Dining Room</b>	2722mm x 3662mm	8' 11" x 12'
<b>Living Room</b>	3112mm x 4909mm	10' 2" x 16' 1"
<b>Cloaks</b>	2722mm x 1149mm	8' 11" x 3' 9"



First floor

<b>Bedroom 1</b>	4460mm x 2808mm	14' 7" x 9' 2"
<b>En suite</b>	2487mm x 1924mm	8' 2" x 6' 3"
<b>Bedroom 2</b>	2713mm x 3916mm	8' 10" x 12' 10"
<b>Bedroom 3</b>	3050mm x 2629mm	10' x 8' 7"
<b>Bedroom 4</b>	2182mm x 3050mm	7' 1" x 10'
<b>Bathroom</b>	2098mm x 2098mm	6' 10" x 6' 10"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



# LEIGHTON

4 bedroom home



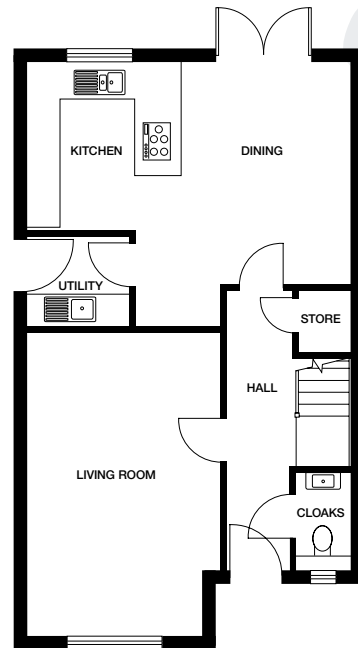
TENNYSON  
FIELDS  
LOUTH

CGI shows plot 51  
CGIs are indicative, external finishes and features may vary.

# LEIGHTON

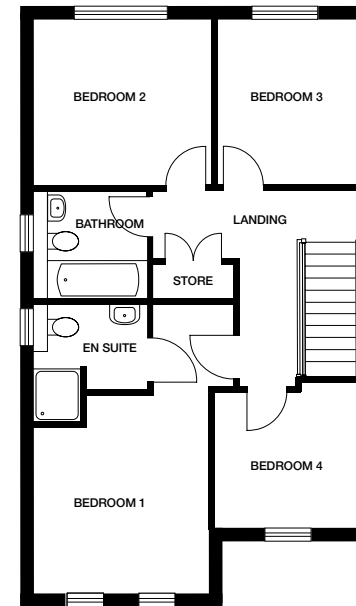
## 4 bedroom home

Plots 1, 5, 29, 34, 40, 51, 62, 84, 85, 91



Ground floor

<b>Kitchen/Dining</b>	5923mm x 4110mm	19' 5" x 13' 5"
<b>Living Room</b>	3553mm x 5656mm	11' 7" x 18' 6"
<b>Utility</b>	1832mm x 1710mm	6' x 5' 7"
<b>Cloaks</b>	957mm x 1757mm	3' 1" x 5' 9"



First floor

<b>Bedroom 1</b>	3111mm x 3043mm	10' 2" x 9' 11"
<b>En suite</b>	2057mm x 1636mm	6' 9" x 5' 4"
<b>Bedroom 2</b>	3267mm x 2993mm	10' 5" x 9' 9"
<b>Bedroom 3</b>	2556mm x 2993mm	8' 4" x 9' 9"
<b>Bedroom 4</b>	2712mm x 2597mm	8' 10" x 8' 6"
<b>Bathroom</b>	2057mm x 2063mm	6' 9" x 6' 9"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



# TENNYSON FIELDS

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