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THE NEW  
HOMES  
AGENT



Plot 74 21 Cleveland Avenue, Lincoln, LN6 9TH

£465,000

*CUSTOMISE YOUR DREAM HOME - Welcome to East Village, North Hykeham by locally renowned developer Tennyson Homes. All homes on the first phase of this exclusive development are due for completion between June and August 2021.*

*The New Homes Agent is pleased to bring to market the first phase of luxury homes within this secluded development on the village edge of North Hykeham. These 4 and 5 bedroom homes offer truly impressive kerb-appeal, constructed from a blend of Lincolnshire stone, reclaimed bricks and reclaimed pantiles and a range of impressive dry-stone boundary walling. All plots on this phase offer private parking, double garages (with power and lighting) and impressive 8ft dry-stone boundary walling to certain areas of the site, topped with rustic reclaimed pantiles. A high specification will be fitted throughout and any buyers coming on board in the early stages will be given a unique opportunity to influence certain aspects of the internal finishes.*

## Specification

- Premium kitchens with integrated appliances - to include; induction hob, slide and hide oven, microwave, dishwasher (all Neff), Hotpoint fridge freezer and Quooker boiling water tap

- Quartz worktops to all plots - Buyer choice available depending on stage of the build

- LVT flooring to ground hallway, kitchen and utility (Buyer influence can be accommodated prior to flooring being ordered)

- Carpet to living rooms, snugs, bedrooms, stairs and landing (Buyer influence can be accommodated prior to flooring being ordered)

- Contemporary shower rooms and ensuites with tiled floor and part-tiled walls with vanity units and wall-mounted demister mirrors. Tiling and unit choices are available depending on stage of build

- Downlighters (Spotlights) to all rooms, first and ground floor

- Chrome sockets to all ground floor areas and first floor landing, with a selection of USB points included

- Exposed brick fireplace with oak mantel

- Oak Internal Doors throughout and composite front door

- Luxury external materials, blend of Lincolnshire stone, reclaimed bricks and reclaimed pantiles depending on plot

- Sash sliding front-facing windows

- 8ft Stone boundary walls to certain areas of the site topped with rustic reclaimed pantiles

- Mixture of tarmacked adopted road and private cul-de-sacs

- Power and lighting to all garages with electric controlled doors

## Entrance

Lounge 14'6" x 12'10" (4.43m x 3.92m )

Kitchen/Dining Room 20'9" x 11'6" (6.35m x 3.52m )

Utility 11'6" x 5'8" (3.53m x 1.74m)

Study 11'6" x 9'0" (3.53m x 2.75m)

Family Room 11'7" x 10'11" (3.55m x 3.35m)

W/C

Master Bedroom 13'3" x 11'6" (4.05m x 3.52m)

## Ensuite

Bedroom 2 12'11" x 12'11" (3.95m x 3.94m )

Bedroom 3 13'3" x 9'4" (4.04m x 2.85m )

Bedroom 4 11'7" x 8'4" (3.55m x 2.55m)

## Family Bathroom

## Double Garage

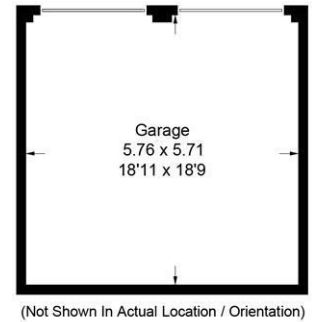
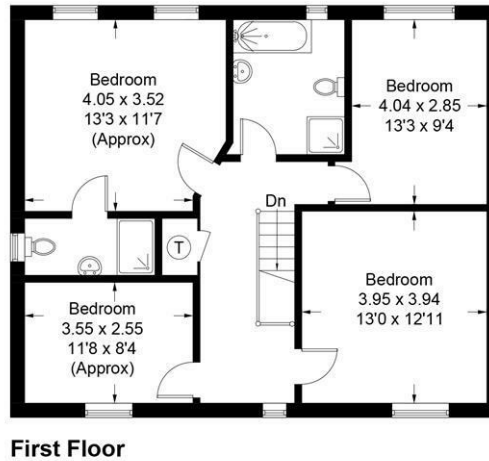
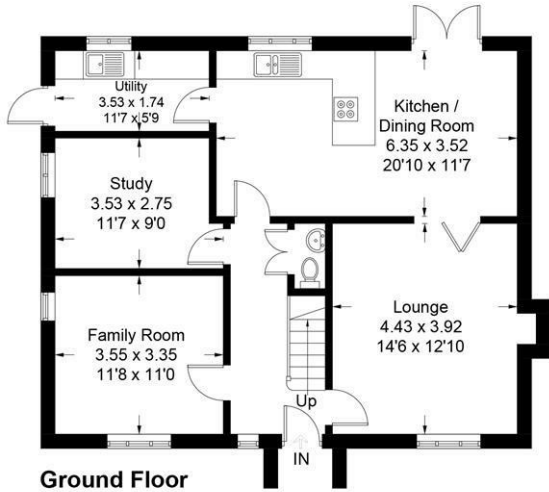
## Agents Notes

By Appointment Only, to be arranged through The New Homes Agent

Agents note: Further internal and external images to be updated in due course.

## Hareby

Approximate Gross Internal Area  
 Ground Floor = 79.7 sq m / 858 sq ft  
 First Floor = 79 sq m / 850 sq ft  
 Garage = 32.8 sq m / 353 sq ft  
 Total = 191.5 sq m / 2061 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

a moving experience