



A collection of 2, 3 & 4 bedroom homes in the historic village of Coningsby



[chestnuthomes.co.uk](http://chestnuthomes.co.uk)

RELAX





## They're Chestnut Homes

From the moment you step inside one of our homes, you'll discover superb modern living which has been designed, crafted and built to high standards.

Having developed across Lincolnshire for the past 30 years, we enjoy an enviable reputation for not only building homes of superior quality but also creating attractive well-planned developments where new communities grow and flourish. Basically we build lovely homes in great settings.

The same care and attention is given to all the new homes across our stunning range. So whether you are taking your first steps onto the housing ladder, securing a home for your growing family, or looking to downsize we have a new home for you.

We are very proud to be building again in the beautiful village of Coningsby. Kings Manor has turned into a thriving little community on the edge of this attractive village.

There are excellent local schools, community events and great sports facilities all within walking distance of Kings Manor.

So relax they're Chestnut Homes!

We love building our new homes, and we hope you will love living in one.

# CONINGSBY



# The Perfect Balance



## **Our Homes**

We are delighted to present a collection of stunning new homes on the fourth phase at Kings Manor. Each house has been carefully designed, boasting traditional architecture and thoughtfully-planned internal layouts for modern living.

## **Community**

With a wide range of activities and facilities for you to get involved in, whether that be through the schools, church or sporting events at the Village Hall you'll feel part of the community in no time.

## **Environment**

Along with existing trees and hedgerows we will be creating large areas of green open space, which will be linked by attractive swales. The swales not only look great and add to the rural character of the development, but are also a key part of the sustainable drainage system where rainwater is cleaned as it moves through the site – so water leaving Kings Manor is cleaner than the rainwater falling on it – how cool is that!



GREAT...



# LEARNING...





## Education for all ages

### NURSERIES

**The Little Acorns Day Nursery** (0.5 miles)  
22 School Lane, Coningsby, Lincolnshire LN4 4SJ  
01526 344118

**Bearhugs Nursery** (1.3 miles)  
27 Market Place, Tattershall, Lincolnshire LN4 4LJ  
[www.bearhugsnursery.co.uk](http://www.bearhugsnursery.co.uk)

**Dandelion Day Nursery** (1.4 miles)  
Clinton Park, Thorpe Road, Tattershall, Lincolnshire LN4 4QZ  
[www.dandelionsdaynursery.co.uk](http://www.dandelionsdaynursery.co.uk)

### PRIMARY SCHOOLS

**Coningsby St Michael's C of E Primary School**  
(0.3 miles)  
School Lane, Coningsby, Lincolnshire LN4 4SJ  
01526 342312  
[www.coningsbyprimary.co.uk](http://www.coningsbyprimary.co.uk)

**Tattershall Primary School** (1.4 miles)  
Clinton Park, Tattershall, Lincolnshire LN4 4QZ  
01526 342045  
[www.tattershallprimary.lincs.sch.uk](http://www.tattershallprimary.lincs.sch.uk)

### SECONDARY SCHOOLS

**Barnes Wallis Academy** (0.5 miles)  
Butts Lane, Tattershall, Lincolnshire LN4 4PN  
01526 342379  
[www.barneswallisacademy.co.uk](http://www.barneswallisacademy.co.uk)

**The Banovallum School** (7.1 miles)  
Boston Road, Horncastle, Lincolnshire LN9 6DA  
01507 522232  
[www.banovallumschool.co.uk](http://www.banovallumschool.co.uk)

**Queen Elizabeth's Grammar School** (9 miles)  
West Street, Horncastle, Lincolnshire LN9 5AD  
01507 522465  
[www.qegs.lincs.sch.uk](http://www.qegs.lincs.sch.uk)

### FURTHER EDUCATION

**Boston College** (13.9 miles)  
Skirbeck Road, Boston, Lincolnshire PE21 6JF  
01205 365701  
[www.boston.ac.uk](http://www.boston.ac.uk)

All distances are approximate

# DISCOVER

## Your New Home...

 **The Buttermere** 2 bedroom home  
Plots 67, 68, 69, 134, 135, 137, 138, 145, 146, 148, 149

 **The Nook** 2 bedroom home  
Plots 59, 60, 64, 65, 66, 82, 83, 84, 116, 141, 142

 **The Franklin** 3 bedroom home  
Plots 76, 77, 110, 115, 118, 140, 143, 144, 158, 159

 **The Ingram** 3 bedroom home  
Plots 102, 103, 113, 114

 **The Ledbury** 3 bedroom home  
Plots 75, 108, 127

 **The Lodge** 3 bedroom home  
Plots 101, 111

 **The Henley** 3 bedroom home  
Plots 63, 136

 **The Mulberry** 3 bedroom home  
Plots 70, 79, 81, 166

 **Highfield House** 3 bedroom home  
Plots 73, 104, 109, 112, 122, 162, 164

 **The Holt** 3 bedroom home  
Plots 152, 153

 **The Rest** 3 bedroom home  
Plots 84a, 94, 117, 139, 147, 150, 151

 **The Elders** 4 bedroom home  
Plots 61, 163

 **Orchard House** 4 bedroom home  
Plots 71, 72, 78, 80, 165

 **The Pheasantry** 4 bedroom home  
Plot 107

 **The Rowan** 4 bedroom home  
Plots 74, 160

 **Arundel House** 4 bedroom home  
Plots 62, 93, 161

 **Affordable Homes**

 **Show Homes**



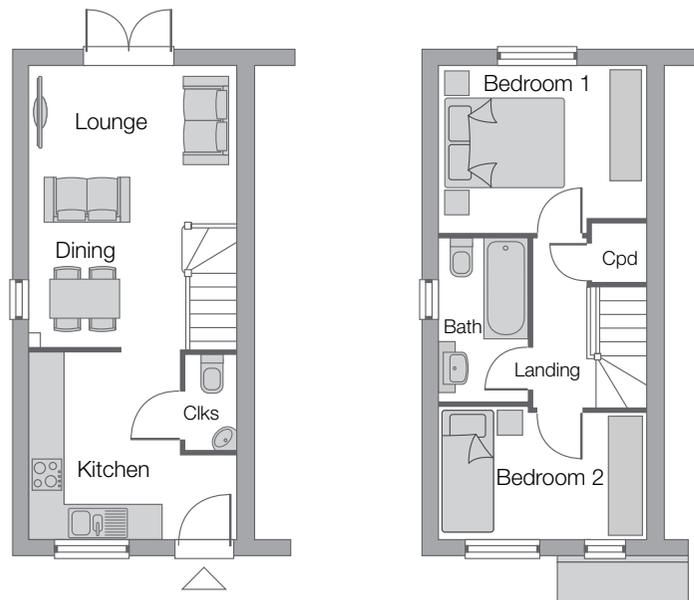
Not to scale. Trees and landscaping are indicative only and may alter during construction.  
The trees, shrubs and gardens shown are illustrative only.  
Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.



# The Buttermere

A lovely open plan 2 bedroom home, your perfect starter home!

Plots 67, 68, 69, 134, 135, 137, 138, 145, 146, 148, 149



GROUND FLOOR

FIRST FLOOR



PREMIUM RANGE

## GROUND FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Lounge    | 4.739m (max) x 3.535m       | 15'6" (max) x 11'7"       |
| Kitchen   | 3.535m (max) x 3.160m (max) | 11'7" (max) x 10'4" (max) |
| Cloakroom | 1.600m x 0.873m             | 5'2" x 2'10"              |

## FIRST FLOOR

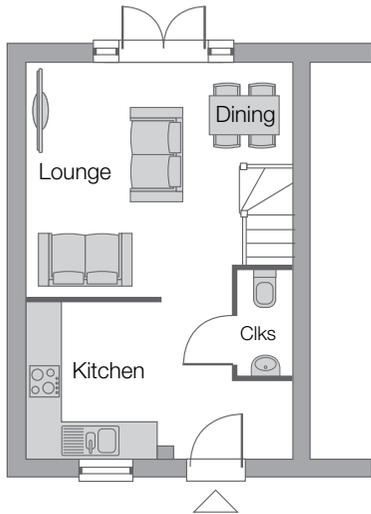
|           |                       |                    |
|-----------|-----------------------|--------------------|
| Bedroom 1 | 3.535m x 2.821m (max) | 11'7" x 9'3" (max) |
| Bedroom 2 | 3.535m x 2.237m (max) | 11'7" x 7'4" (max) |
| Bathroom  | 2.748m x 1.525m       | 9'0" x 5'0"        |

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

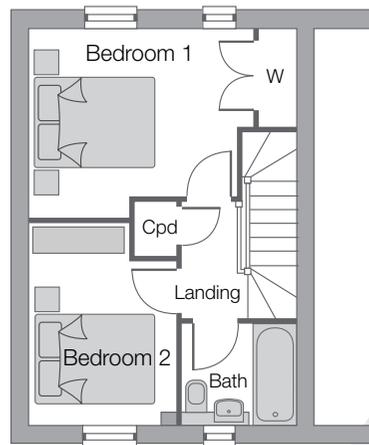
# The Nook

A charming 2 bedroom home perfect for your first step on the housing ladder.

Plots 59, 60, 64, 65, 66, 82, 83, 84, 116, 141, 142



GROUND FLOOR



FIRST FLOOR



PREMIUM RANGE

## GROUND FLOOR

|               |                             |                             |
|---------------|-----------------------------|-----------------------------|
| Kitchen       | 2.630m (max) x 4.517m (max) | 8'7" (max) x 14'9" (max)    |
| Lounge/Dining | 4.542m (max) x 3.958m (max) | 14'10" (max) x 12'11" (max) |
| Cloakroom     | 0.950m x 1.780m             | 3'1" x 5'10"                |

## FIRST FLOOR

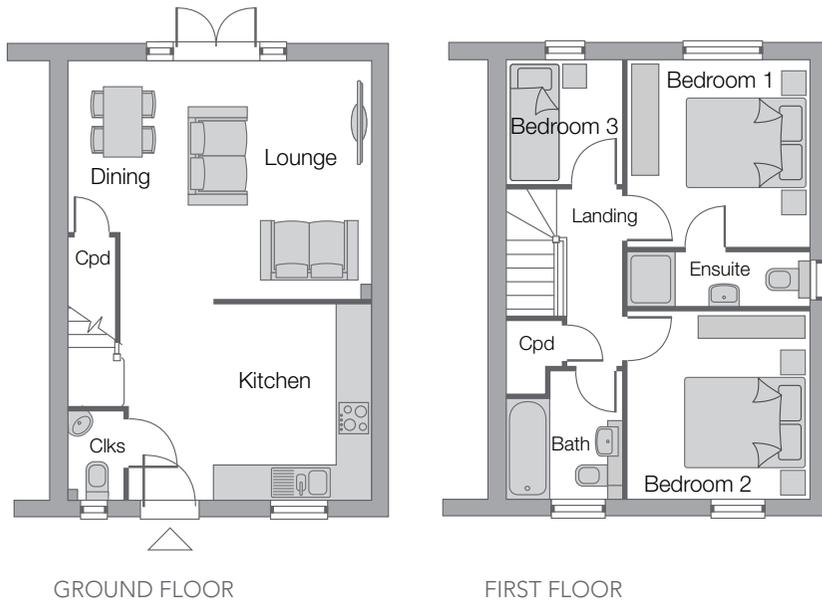
|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 3.799m (max) x 3.191m (max) | 12'5" (max) x 10'5" (max) |
| Bedroom 2 | 3.397m (max) x 2.489m (max) | 11'1" (max) x 8'1" (max)  |
| Bathroom  | 1.960m x 1.700m             | 6'5" x 5'6"               |

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# The Franklin

A superb 3 bedroom semi-detached home with ensuite to master bedroom, a great first family home!

Plots 76, 77, 110, 115, 118, 140, 143, 144, 158, 159



PREMIUM RANGE

## GROUND FLOOR

|               |                       |                      |
|---------------|-----------------------|----------------------|
| Lounge/Dining | 5.166m (max) x 4.037m | 16'11" (max) x 13'3" |
| Kitchen       | 4.128m x 3.300m       | 13'7" x 10'10"       |
| Cloakroom     | 1.495m x 0.945m       | 4'11" x 3'1"         |

## FIRST FLOOR

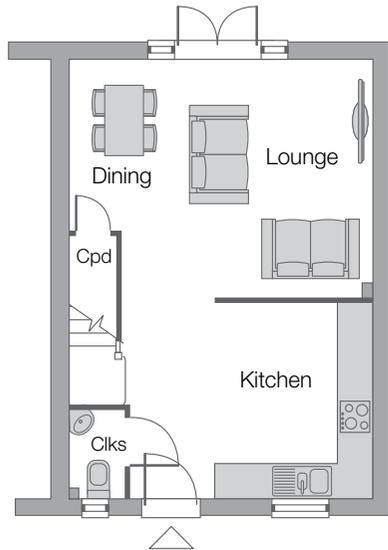
|           |                             |                         |
|-----------|-----------------------------|-------------------------|
| Bedroom 1 | 3.172m x 3.092m             | 10'5" x 10'1"           |
| Ensuite   | 3.092m x 0.900m             | 10'1" x 2'11"           |
| Bedroom 2 | 3.092m x 3.172m             | 10'1" x 10'4"           |
| Bedroom 3 | 2.110m x 1.981m             | 6'11" x 6'6"            |
| Bathroom  | 2.162m (max) x 1.981m (max) | 7'1" (max) x 6'6" (max) |

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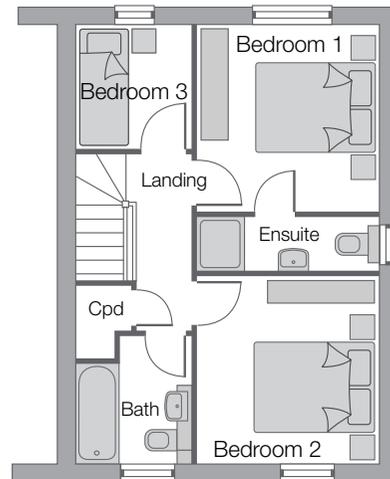
# The Ingram

An elegant 3 bedroom home with an open plan lounge/diner and French doors from the lounge offering a real link to the garden.

Plots 102, 103, 113, 114



GROUND FLOOR



FIRST FLOOR



PREMIUM RANGE

## GROUND FLOOR

|               |                       |                      |
|---------------|-----------------------|----------------------|
| Lounge/Dining | 5.166m (max) x 4.037m | 16'11" (max) x 13'3" |
| Kitchen       | 4.128m x 3.300m       | 13'7" x 10'10"       |
| Cloakroom     | 1.495m x 0.945m       | 4'11" x 3'1"         |

## FIRST FLOOR

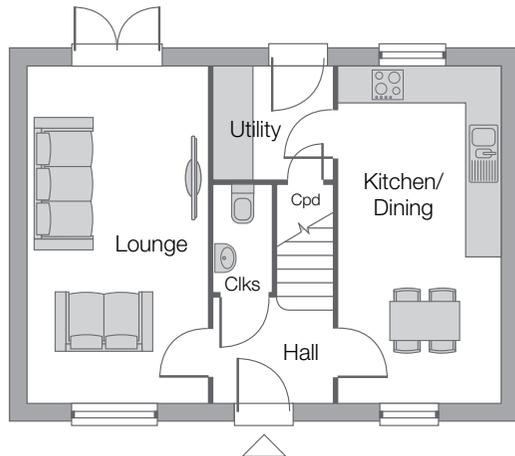
|           |                             |                         |
|-----------|-----------------------------|-------------------------|
| Bedroom 1 | 3.172m x 3.092m             | 10'5" x 10'1"           |
| Ensuite   | 3.092m x 0.900m             | 10'1" x 2'11"           |
| Bedroom 2 | 3.092m x 3.172m             | 10'1" x 10'4"           |
| Bedroom 3 | 2.110m x 1.981m             | 6'11" x 6'6"            |
| Bathroom  | 2.162m (max) x 1.981m (max) | 7'1" (max) x 6'6" (max) |

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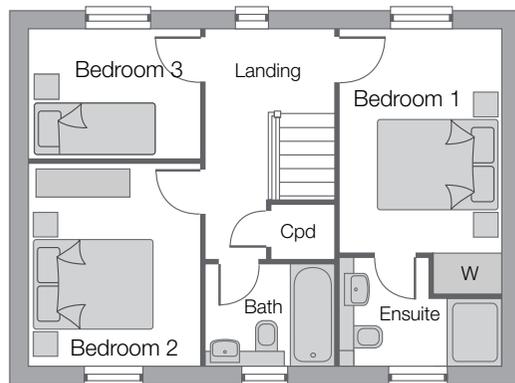
# The Ledbury

An elegant 3 bedroom home with a really useful utility room and French doors from the lounge offering a real link to the garden.

Plots 75, 108, 127



GROUND FLOOR



FIRST FLOOR

Plot 108



PREMIUM RANGE

## GROUND FLOOR

|                |                 |               |
|----------------|-----------------|---------------|
| Lounge         | 5.630m x 3.000m | 18'5" x 9'10" |
| Kitchen/Dining | 5.630m x 2.730m | 18'5" x 8'11" |
| Utility        | 2.010m x 1.882m | 6'7" x 6'2"   |
| Cloakroom      | 1.808m x 0.945m | 5'11" x 3'1"  |

## FIRST FLOOR

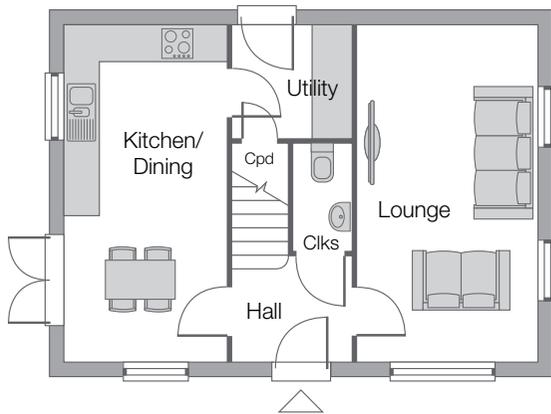
|           |                       |                     |
|-----------|-----------------------|---------------------|
| Bedroom 1 | 3.754m x 2.730m       | 12'3" (max) x 8'11" |
| Ensuite   | 3.754m x 1.783m (max) | 12'3" x 5'10" (max) |
| Bedroom 2 | 3.384m x 2.900m       | 11'1" x 9'6"        |
| Bedroom 3 | 2.900m x 2.153m       | 9'6" x 7'0"         |
| Bathroom  | 2.177m (max) x 1.700m | 7'1" (max) x 5'7"   |

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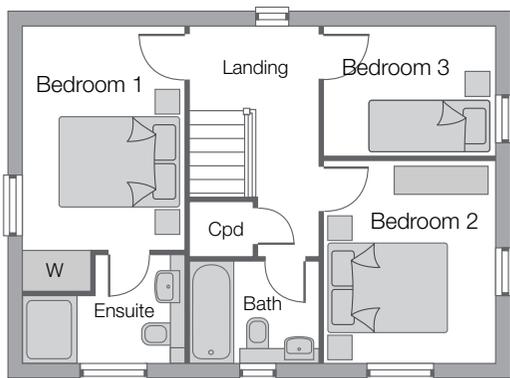
# The Lodge

A stunning 3 bedroom detached home with a great utility room and ensuite to master bedroom with large shower enclosure.

Plots 101, 111



GROUND FLOOR



FIRST FLOOR

Plot 111



PREMIUM RANGE

## GROUND FLOOR

|                |                 |               |
|----------------|-----------------|---------------|
| Lounge         | 5.630m x 3.000m | 18'5" x 9'10" |
| Kitchen/Dining | 5.630m x 2.730m | 18'5" x 8'11" |
| Utility        | 2.010m x 1.882m | 6'7" x 6'2"   |
| Cloakroom      | 1.808m x 0.945m | 5'11" x 3'1"  |

## FIRST FLOOR

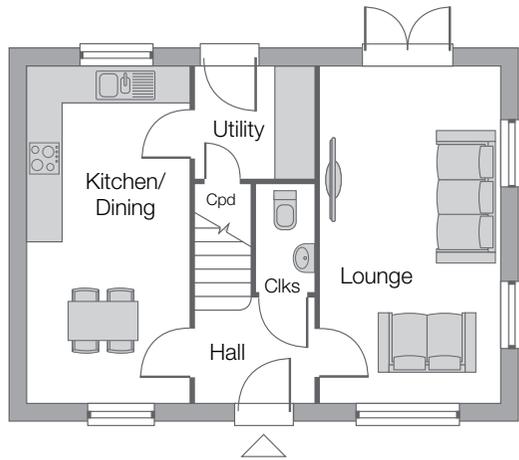
|           |                       |                     |
|-----------|-----------------------|---------------------|
| Bedroom 1 | 3.754m x 2.730m       | 12'3" (max) x 8'11" |
| Ensuite   | 3.754m x 1.783m (max) | 12'3" x 5'10" (max) |
| Bedroom 2 | 3.384m x 2.900m       | 11'1" x 9'6"        |
| Bedroom 3 | 2.900m x 2.153m       | 9'6" x 7'0"         |
| Bathroom  | 2.177m (max) x 1.700m | 7'1" (max) x 5'7"   |

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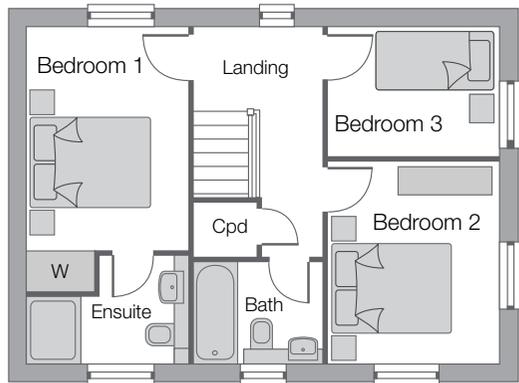
# The Henley

A pretty 3 bedroom detached home with dual aspect lounge. The utility rooms helps keep the kitchen clutter free.

Plots 63, 136



GROUND FLOOR



FIRST FLOOR

Plot 63



PREMIUM RANGE

## GROUND FLOOR

|                |                 |               |
|----------------|-----------------|---------------|
| Lounge         | 5.630m x 3.000m | 18'5" x 9'10" |
| Kitchen/Dining | 5.630m x 2.730m | 18'5" x 8'11" |
| Utility        | 2.010m x 1.882m | 6'7" x 6'2"   |
| Cloakroom      | 1.808m x 0.945m | 5'11" x 3'1"  |

## FIRST FLOOR

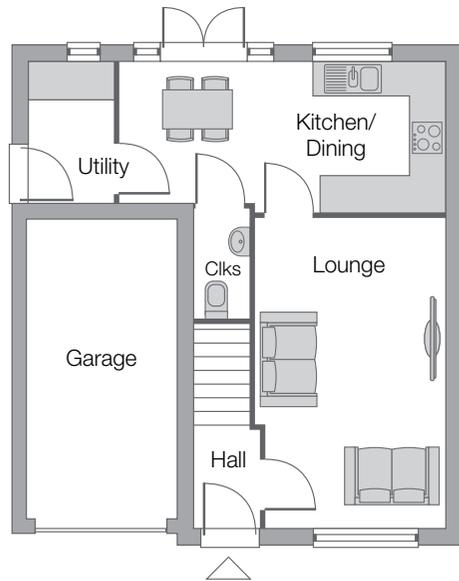
|           |                       |                     |
|-----------|-----------------------|---------------------|
| Bedroom 1 | 3.754m x 2.730m       | 12'3" (max) x 8'11" |
| Ensuite   | 3.754m x 1.783m (max) | 12'3" x 5'10" (max) |
| Bedroom 2 | 3.384m x 2.900m       | 11'1" x 9'6"        |
| Bedroom 3 | 2.900m x 2.153m       | 9'6" x 7'0"         |
| Bathroom  | 2.177m (max) x 1.700m | 7'1" (max) x 5'7"   |

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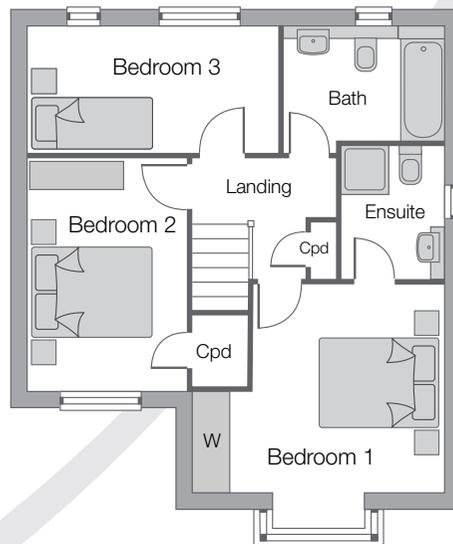
# The Mulberry

A great 3 bedroom detached family home, with a kitchen diner and separate utility room.

Plots 70, 79, 81, 166



GROUND FLOOR



FIRST FLOOR



PREMIUM PLUS RANGE

## GROUND FLOOR

|                |                             |                          |
|----------------|-----------------------------|--------------------------|
| Lounge         | 5.180m x 3.197m (max)       | 16'11" x 10'5" (max)     |
| Kitchen/Dining | 5.417m (max) x 2.540m (max) | 17'9" (max) x 8'4" (max) |
| Utility        | 2.390m x 1.582m             | 7'10" x 5'2"             |
| Cloakroom      | 1.789m x 0.900m             | 5'10" x 2'11"            |

## FIRST FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 4.280m (max) x 3.486m (max) | 14'0" (max) x 11'5" (max) |
| Ensuite   | 2.255m x 1.753m             | 7'4" x 5'9"               |
| Bedroom 2 | 3.921m x 2.722m             | 12'10" x 8'11"            |
| Bedroom 3 | 4.278m x 2.151m             | 14'0" x 7'0"              |
| Bathroom  | 2.722m (max) x 1.953m       | 8'11" (max) x 6'4"        |

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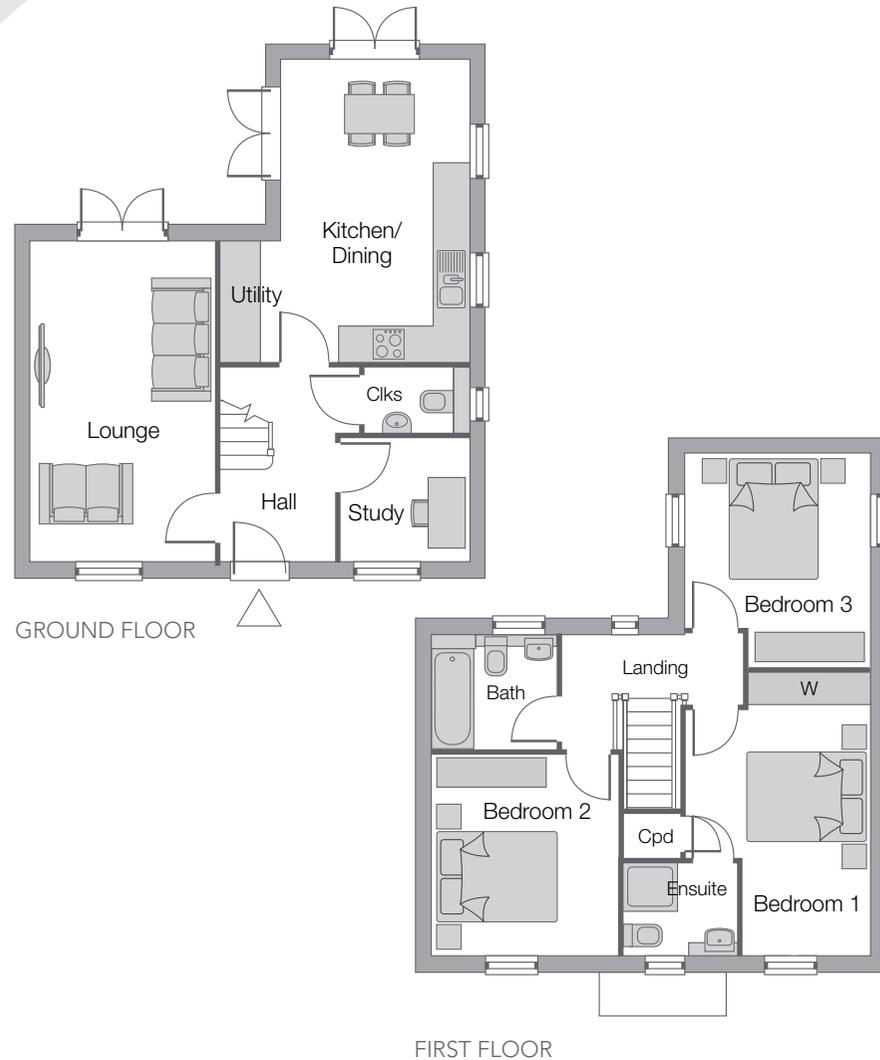




# Highfield House

A fantastic 3 bedroom detached family home with a large open plan kitchen diner and a separate study.

Plots 73, 104, 109, 112, 122, 162, 164



PREMIUM PLUS RANGE

## GROUND FLOOR

|                |                             |                           |
|----------------|-----------------------------|---------------------------|
| Kitchen/Dining | 5.098m (max) x 4.205m (max) | 16'8" (max) x 13'9" (max) |
| Lounge         | 5.405m x 3.109m             | 17'8" x 10'2"             |
| Study          | 2.108m x 2.175m             | 6'10" x 7'1"              |
| Cloakroom      | 1.781m x 1.050m             | 5'10" x 3'5"              |

## FIRST FLOOR

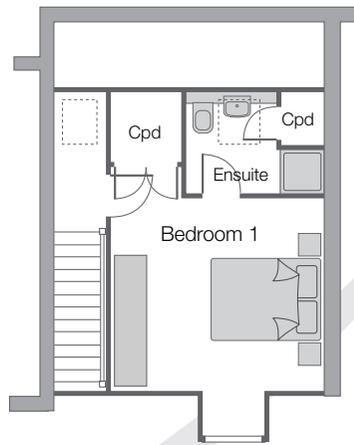
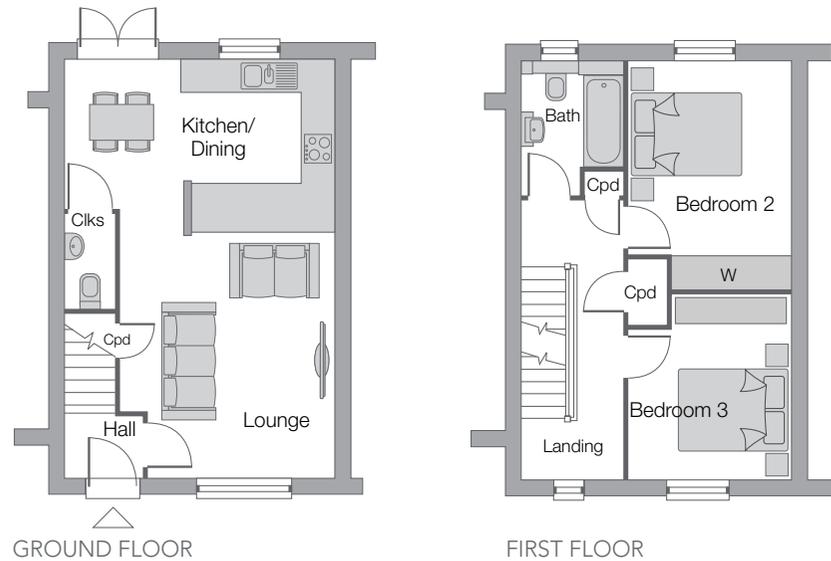
|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 4.770m (max) x 3.137m (max) | 15'7" (max) x 10'3" (max) |
| Ensuite   | 1.925m x 1.548m             | 6'3" x 5'0"               |
| Bedroom 2 | 3.374m x 3.147m             | 11'0" x 10'3"             |
| Bedroom 3 | 3.579m (max) x 3.155m (max) | 11'8" (max) x 10'4" (max) |
| Bathroom  | 2.090m x 1.939m             | 6'10" x 6'4"              |

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# The Holt

A thoughtfully designed and very popular 3 bedroom town house offering space for all the family.

Plots 152, 153



SECOND FLOOR



PREMIUM PLUS RANGE

## GROUND FLOOR

|                       |                             |                           |
|-----------------------|-----------------------------|---------------------------|
| Kitchen/Dining/Lounge | 4.971m (max) x 7.688m (max) | 16'3" (max) x 25'2" (max) |
| Cloakroom             | 0.890m x 1.770m             | 2'11" x 5'9"              |

## FIRST FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 2 | 2.986m (max) x 4.198m (max) | 9'9" (max) x 13'11" (max) |
| Bedroom 3 | 2.986m (max) x 3.393m (max) | 9'9" (max) x 11'1" (max)  |
| Bathroom  | 1.892m (max) x 2.467m (max) | 6'2" (max) x 8'1" (max)   |

## SECOND FLOOR

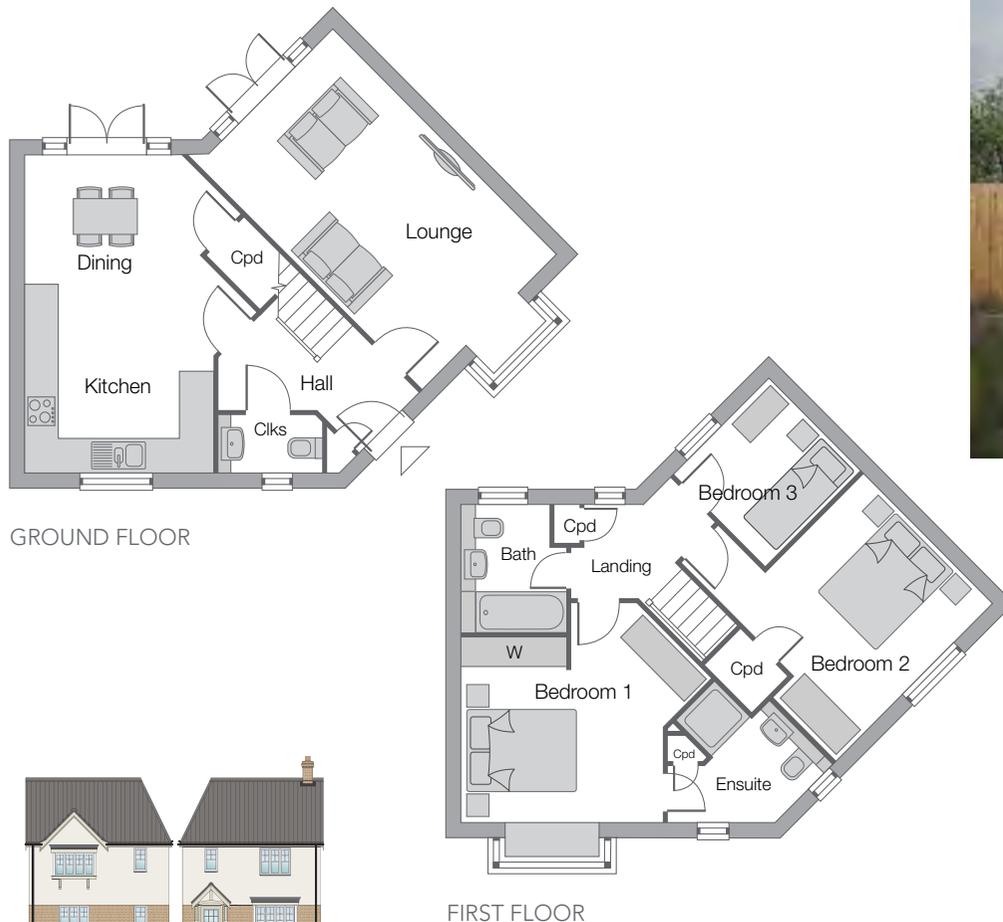
|           |                             |                            |
|-----------|-----------------------------|----------------------------|
| Bedroom 1 | 4.391m (max) x 3.942m (max) | 14'4" (max) x 12'11" (max) |
| Ensuite   | 2.543m (max) x 1.870m (max) | 8'4" (max) x 7'1" (max)    |

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# The Rest

A 3 bedroom corner home with attractive bay window to both the lounge and master bedroom and the two sets of French doors offer a great link to the rear garden.

Plots 84a, 94, 117, 139, 147, 150, 151



Plots 84a, 94

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## PREMIUM PLUS RANGE



### GROUND FLOOR

|                |                                |                              |
|----------------|--------------------------------|------------------------------|
| Lounge         | 6.640m inc. bay x 3.500m (max) | 21'9" inc. bay x 11'5" (max) |
| Kitchen/Dining | 5.856m x 3.193m (min)          | 19'2" x 10'5" (min)          |
| Cloakroom      | 1.900m (max) x 1.045m (max)    | 6'2" (max) x 3'5" (max)      |

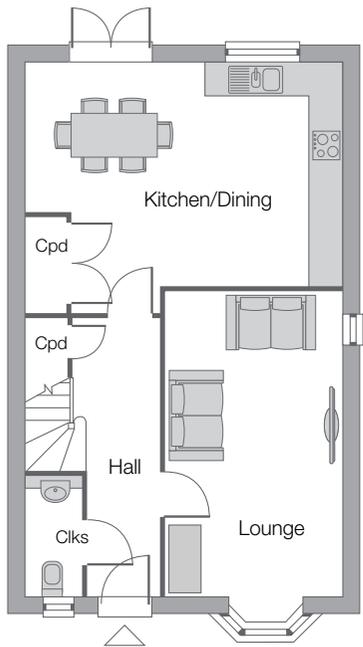
### FIRST FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 3.754m (min) x 3.413m (min) | 12'3" (min) x 11'2" (min) |
| Ensuite   | 2.905m (max) x 2.615m (max) | 9'6" (max) x 8'7" (max)   |
| Bedroom 2 | 4.109m (max) x 3.362m (min) | 13'5" (max) x 11'0" (min) |
| Bedroom 3 | 2.500m x 2.400m             | 8'2" x 7'10"              |
| Bathroom  | 2.350m (max) x 1.950m (max) | 7'8" (max) x 6'4" (max)   |

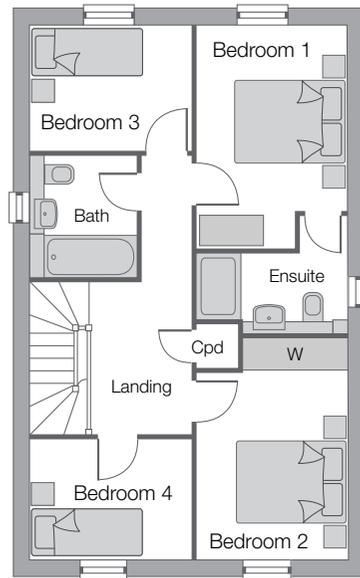
# The Elders

The Elders is a fabulous 4 bedroom detached family home, which is enhanced by a stunning ensuite to the master bedroom.

Plots 61, 163



GROUND FLOOR



FIRST FLOOR



PREMIUM PLUS RANGE

## GROUND FLOOR

|                |                             |                            |
|----------------|-----------------------------|----------------------------|
| Lounge         | 5.550m x 3.250m             | 18'2" x 10'8"              |
| Kitchen/Dining | 5.855m (max) x 4.552m (max) | 19'2" (max) x 14'11" (max) |
| Cloakroom      | 2.200m (max) x 1.045m (max) | 7'2" (max) x 3'5" (max)    |

## FIRST FLOOR

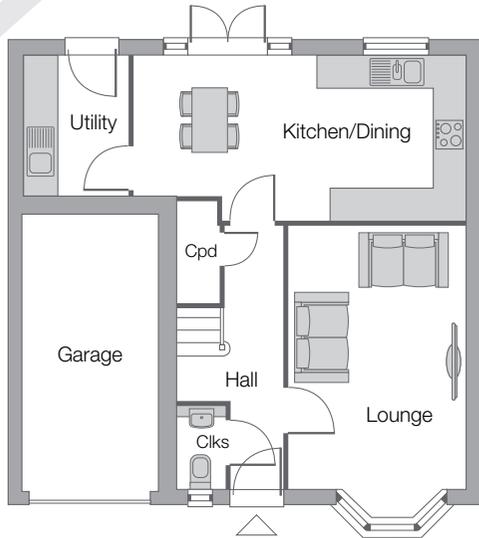
|           |                             |                          |
|-----------|-----------------------------|--------------------------|
| Bedroom 1 | 4.100m x 2.769m             | 13'5" x 9'1"             |
| Ensuite   | 2.769m x 1.450m (max)       | 9'1" x 4'9" (max)        |
| Bedroom 2 | 4.047m (max) x 2.769m (max) | 13'3" (max) x 9'1" (max) |
| Bedroom 3 | 2.993m x 2.281m             | 9'9" x 7'5"              |
| Bedroom 4 | 2.993m x 2.200m             | 9'9" x 7'2"              |
| Bathroom  | 2.236m (max) x 1.950m (max) | 7'4" (max) x 6'4" (max)  |

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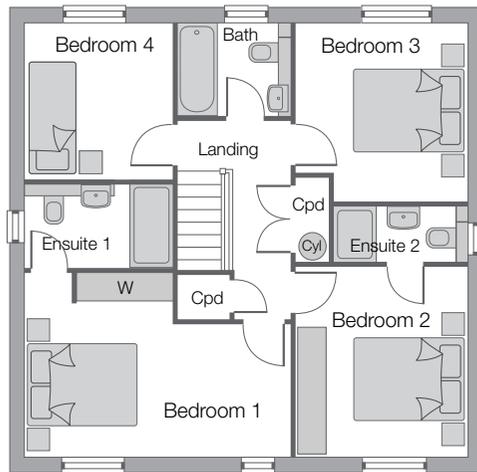
# Orchard House

A thoughtfully designed and popular 4 bedroom detached home offering space for all the family.

Plots 71, 72, 78, 80, 165



GROUND FLOOR



FIRST FLOOR



PREMIUM PLUS RANGE

## GROUND FLOOR

|                |                             |                           |
|----------------|-----------------------------|---------------------------|
| Lounge         | 5.647m inc. bay x 3.324m    | 18'6" inc. bay x 10'10"   |
| Kitchen/Dining | 6.170m (max) x 3.070m (max) | 20'2" (max) x 10'0" (max) |
| Utility        | 2.593m x 1.955m             | 8'6" x 6'4"               |
| Cloakroom      | 1.556m x 0.916m             | 5'1" x 3'0"               |

## FIRST FLOOR

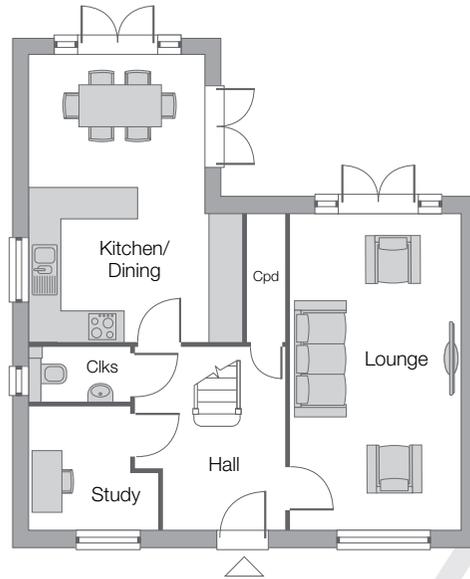
|           |                             |                            |
|-----------|-----------------------------|----------------------------|
| Bedroom 1 | 4.926m (max) x 3.462m (max) | 16'1" (max) x 11'4" (max)  |
| Ensuite 1 | 2.735m x 1.500m             | 8'11" x 4'11"              |
| Bedroom 2 | 3.497m x 3.199m             | 11'5" x 10'6"              |
| Ensuite 2 | 3.199m (max) x 1.000m (max) | 10'5" (max) x 3'3" (max)   |
| Bedroom 3 | 3.309m (max) x 3.199m (max) | 10'10" (max) x 10'5" (max) |
| Bedroom 4 | 2.844m x 2.735m             | 9'3" x 8'11"               |
| Bathroom  | 2.097m x 1.700m             | 6'10" x 5'6"               |

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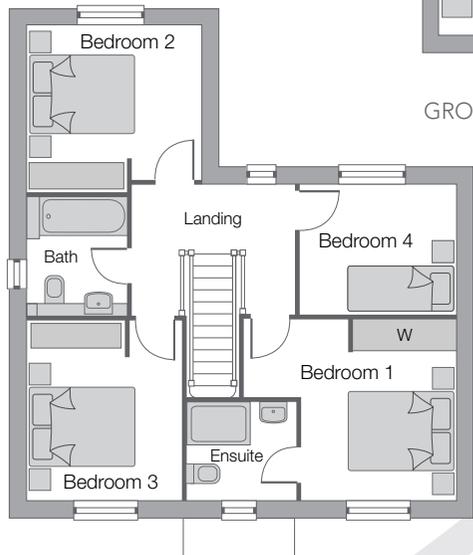
# The Pheasantry

A stylish and spacious 4 bedroom detached home with an open plan kitchen diner and a separate study... a great family home.

Plot 107



GROUND FLOOR



FIRST FLOOR

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PREMIUM PLUS RANGE

## GROUND FLOOR

|                |                       |                     |
|----------------|-----------------------|---------------------|
| Lounge         | 6.080m x 3.324m       | 19'11" x 10'10"     |
| Kitchen/Dining | 5.520m x 3.380m (max) | 18'1" x 13'6" (max) |
| Study          | 2.480m (max) x 2.382m | 8'1" (max) x 7'9"   |
| Cloakroom      | 1.950m x 1.050m       | 6'4" x 3'5"         |

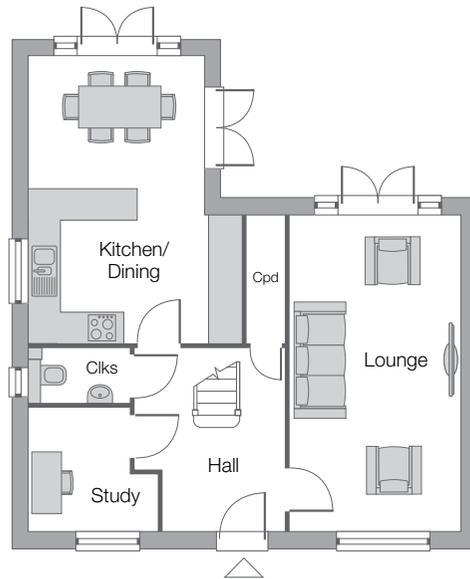
## FIRST FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 3.468m (max) x 3.011m       | 11'4" (max) x 9'10"       |
| Ensuite   | 2.118m x 1.900m             | 6'11" x 6'2"              |
| Bedroom 2 | 3.380m x 3.181m (max)       | 11'1" x 10'5" (max)       |
| Bedroom 3 | 4.136m (max) x 3.484m (max) | 13'6" (max) x 11'5" (max) |
| Bedroom 4 | 3.036m (max) x 2.494m (max) | 9'11" (max) x 8'2" (max)  |
| Bathroom  | 2.274m (max) x 1.947m (max) | 7'5" (max) x 6'4" (max)   |

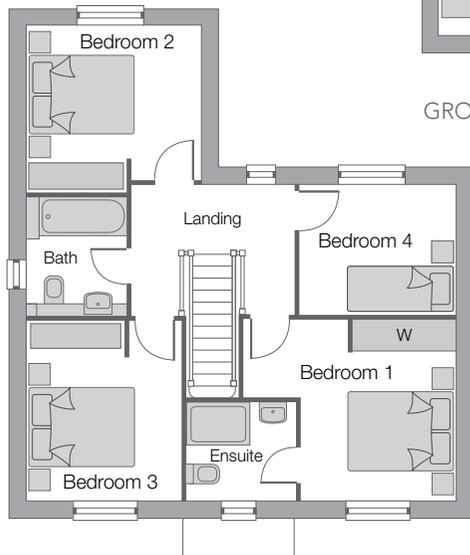
# The Rowan

A stunning 4 bedroom detached home with a study and an open plan kitchen diner...a great family home.

Plots 74, 160



GROUND FLOOR



FIRST FLOOR

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PREMIUM PLUS RANGE

## GROUND FLOOR

|                |                       |                     |
|----------------|-----------------------|---------------------|
| Lounge         | 6.080m x 3.324m       | 19'11" x 10'10"     |
| Kitchen/Dining | 5.520m x 3.380m (max) | 18'1" x 13'6" (max) |
| Study          | 2.480m (max) x 2.382m | 8'1" (max) x 7'9"   |
| Cloakroom      | 1.950m x 1.050m       | 6'4" x 3'5"         |

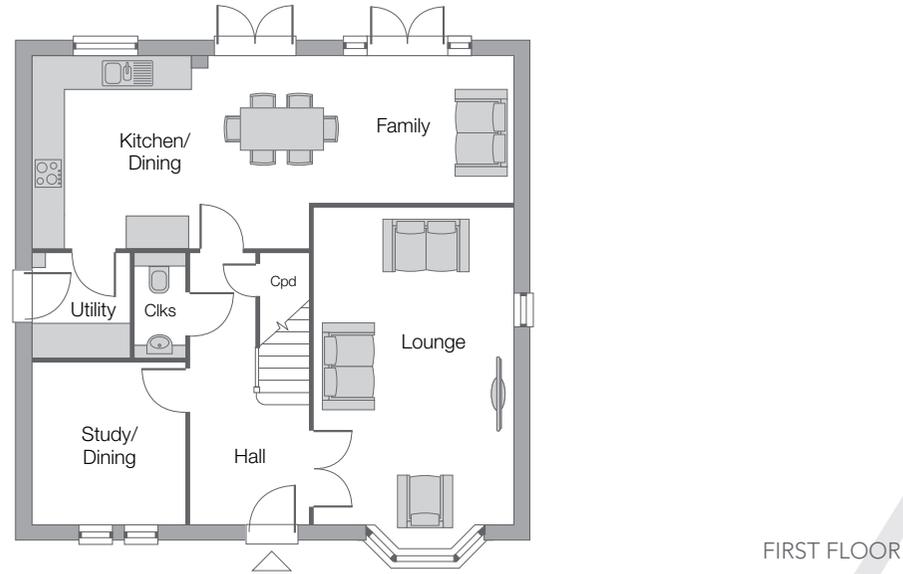
## FIRST FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 3.468m (max) x 3.011m       | 11'4" (max) x 9'10"       |
| Ensuite   | 2.118m x 1.900m             | 6'11" x 6'2"              |
| Bedroom 2 | 3.380m x 3.181m (max)       | 11'1" x 10'5" (max)       |
| Bedroom 3 | 4.136m (max) x 3.484m (max) | 13'6" (max) x 11'5" (max) |
| Bedroom 4 | 3.036m (max) x 2.494m (max) | 9'11" (max) x 8'2" (max)  |
| Bathroom  | 2.274m (max) x 1.947m (max) | 7'5" (max) x 6'4" (max)   |

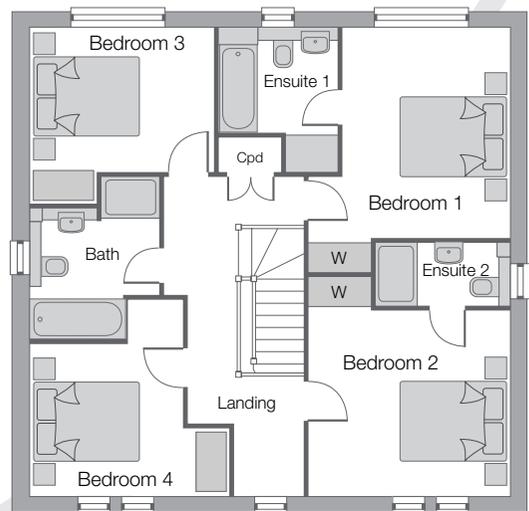
# Arundel House

A beautiful detached home with 4 double bedrooms and two ensuites... modern family living at its best!

Plots 62, 93, 161



GROUND FLOOR



FIRST FLOOR



PLATINUM RANGE

## GROUND FLOOR

|                       |                            |                            |
|-----------------------|----------------------------|----------------------------|
| Lounge                | 6.477m inc. bay x 3.800m   | 21'3" inc. bay x 12'5"     |
| Kitchen/Dining/Family | 9.230m (max) x 3.630 (max) | 30'3" (max) x 11'10" (max) |
| Study/Dining          | 3.080m x 2.898m            | 10'1" x 9'6"               |
| Utility               | 1.930m x 1.860m            | 6'4" x 6'1"                |
| Cloakroom             | 1.930m x 0.945m            | 6'4" x 3'1"                |

## FIRST FLOOR

|           |                             |                           |
|-----------|-----------------------------|---------------------------|
| Bedroom 1 | 4.643m (max) x 3.867m (max) | 15'2" (max) x 12'8" (max) |
| Ensuite 1 | 2.730m (max) x 2.291m (max) | 8'11" (max) x 7'6" (max)  |
| Bedroom 2 | 4.157m (max) x 3.867m       | 13'7" (max) x 12'8"       |
| Ensuite 2 | 2.575m x 1.200m             | 8'5" x 3'11"              |
| Bedroom 3 | 3.541m x 3.345m (max)       | 11'7" x 10'11" (max)      |
| Bedroom 4 | 3.851m (max) x 3.720m (max) | 12'7" (max) x 12'2" (max) |
| Bathroom  | 3.106 (max) x 2.488m (max)  | 10'2" (max) x 8'1" (max)  |

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# BEAUTIFULLY DESIGNED

We have used all our years of experience to create your new home at Kings Manor.

Our designers are pretty obsessed with detail, and it shows in every new home that we build. We like creating stunning kitchens where you will not only love to cook, but also socialise by taking advantage of the great open plan layouts.

We also love adding lots of beautiful fitted bathroom furniture to hide away any clutter, leaving sleek clean bathrooms, ensuites and cloakrooms that will be the envy of your friends.

Our friendly staff are on hand to help you choose the finishes that will complete your dream home (in fact it's probably the favourite part of their job!).

Whether you prefer country classic styling or the contemporary look, we have the designs to suit your individual taste, and our range of contemporary square edge worktops complete the look – giving you your dream kitchen.

What others call "extras" – we love fitting as standard.

We offer three levels of specification based on the floor area of your new home:

PREMIUM RANGE 🌿

PREMIUM PLUS RANGE 🌿

PLATINUM RANGE 🌿

The level of specification is shown on each brochure page, just to the right of the house name.

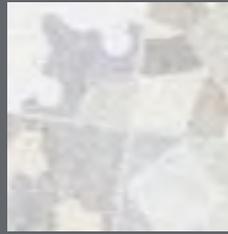


# Quality fixtures and fittings



## KITCHENS

The kitchen is at the heart of the home, so we take special care to make sure it works as good as it looks. Choose from contemporary or traditional styled cabinet doors, all featuring the latest square edge worktops. Sleek stainless steel built-in appliances complete your beautiful kitchen.



## TILING

Porcelanosa wall tiles sourced from Spain complete our bathrooms, ensuites and cloakrooms. We have a stunning range to choose from, so whether you are looking for crisp white or a bit of texture and colour we have the tiles suit your taste. Some of our homes also have beautiful tiled floors, ask one of our staff for full details.



## BATHROOMS

We spend lots of time perfecting our bathrooms so you can enjoy that long soak in the sleek white Pura bath which you will find snuggled perfectly next to the Roper Rhodes fitted bathroom furniture. Showering is provided by thermostatic Aqualisa showers. So if a long soak in the bath is not your thing, hop in the shower for an invigorating blast, and then dry your towels on the shiny chrome towel rails that are fitted to many of our homes.



## KEEPING YOU WARM

We fit really high levels of insulation in the loft, walls and floors of your lovely new home. This not only keeps you and your loved ones nice and cosy, but will also help to keep those fuel bills as low as possible.



## SECURITY & SAFETY

Security comes first with multi-point locks to all external doors, so you can feel safe in your new home. Mains wired smoke detectors ensure that you can sleep safe in the knowledge that your home is being monitored. UPVC windows help with security, and are of course low maintenance leaving you free to enjoy your new home and your leisure time.



## BUILT-IN WARDROBES & STORAGE

Most of our new homes benefit from at least one stunning built in wardrobe, which you can style to suit your taste and decor. Where possible we have also provided cupboards for extra storage (you can never have enough, and we all need somewhere to store the Christmas tree!). Our friendly staff can give you full details... just ask!



## CONNECTED

All homes at Kings Manor can benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so you just have to sign up with a provider to get connected. Beautiful contemporary chrome switches and sockets are provided in key areas of your new home, and we even include USB sockets to make charging your phone or iPad (other brands are available!) as easy as possible.



Raising Standards. Protecting Homeowners

## PEACE OF MIND

We are very proud of our 'A Rating' with the NHBC (the highest you can get), which means you can buy from us with confidence. The NHBC Warranty lasts for 10 years. Pretty much everything in the first two years is covered apart from wear and tear, and the following 8 years ensures that all the main structural parts of your home are covered to give complete peace of mind. You will be provided with full details of the Warranty.

Well over 95% of purchasers responding to our questionnaires say they would buy from us again, so we must be doing something right!

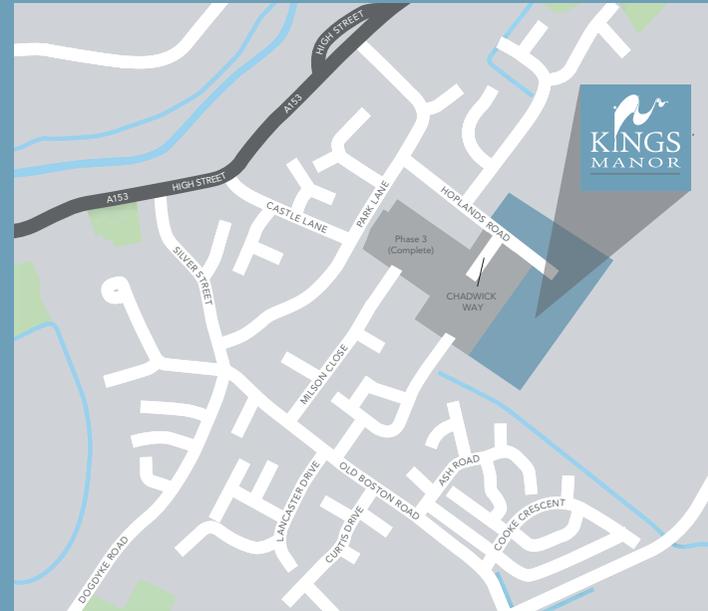
## How to find us

We look forward to welcoming you to Kings Manor.  
You'll find us located off Old Boston Road in Coningsby –  
set your sat nav to LN4 4UE.

Coming into the village from either direction on the A153,  
follow the road, which becomes High Street. Near to  
St Michael's Church, with its iconic one-handed clock face,  
is a junction – take the turning onto Silver Street.

On Silver Street, drive up past the Co-op on your right and  
directly opposite turn left into Park Lane.

Drive along Park Lane and take the first right into Hoplands  
Road. You'll find Kings Manor located at the end of  
Hoplands Road.



Hoplands Road · Coningsby · LN4 4UE  
Marketing Suite 01526 343323

 ChestnutHomes

[chestnuthomes.co.uk](http://chestnuthomes.co.uk)

Find us on

