



# The Meadows

## DUNHOLME



HELLO



# 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.

There are excellent local schools, community events and great sports facilities all within walking distance of The Meadows, with a much greater range of shops, entertainment and sporting facilities in the stunning Cathedral City of Lincoln.

So relax they're Chestnut Homes!

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



# DUNHOLME

Lincoln



# The perfect balance

Set in an beautiful location approximately five miles north-east of the wonderful cathedral city of Lincoln, lies the sought after village of Dunholme.

## Our Homes

We are delighted to present a collection of stunning new homes at The Meadows. 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, Sports & Social Club or 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 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 The Meadows is cleaner than the rainwater falling on it – how cool is that!





Dunholme Village Hall



Lincoln Tennis Academy



Lincolnshire Co-op

# LESS THAN



Welton Golf Centre



Dunholme Pre-School



The Black Bull



Dunholme St Chad's C of E Primary School



Coop Wood

# 2 miles away



Scothern Garden Centre



William Farr School





Lincoln Cathedral

# LESS THAN



Lincoln Rugby Club (Nettleham)



Lincoln Train Station





Woodside Wildlife Park



Brayford Waterfront (food, cinema, entertainment)

8 miles away



Burton Waters























Lincolnshire Showground



# DISCOVER



-  **The Lulworth** 2 bedroom home  
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-  Showhomes
-  First Homes Scheme - Only available to first-time buyers.



# YOUR NEW HOME



# The Lulworth

Plots 157, 158, 159, 160, 181, 182

PREMIUM RANGE 

A lovely 2 bedroom home.

## 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

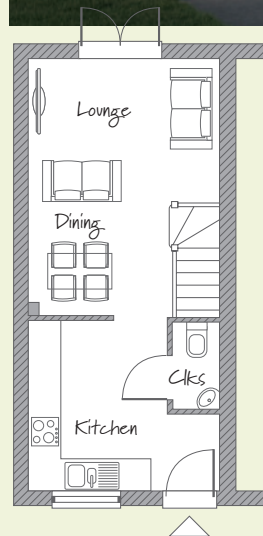
3.535m x 2.821m (max) 11'7" x 9'3" (max)

Bedroom 2

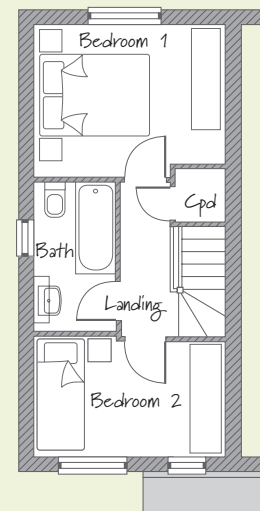
3.535m x 2.237m (max) 11'7" x 7'4" (max)

Bathroom

2.748m x 1.525m 9'0" x 5'0"



GROUND FLOOR



FIRST FLOOR

# The Buttermere

Plots 209, 210

PREMIUM RANGE

A 2 bedroom semi-detached home with allocated parking



## 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

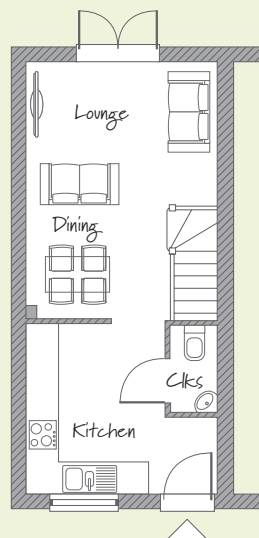
3.535m x 2.821m (max) 11'7" x 9'3" (max)

Bedroom 2

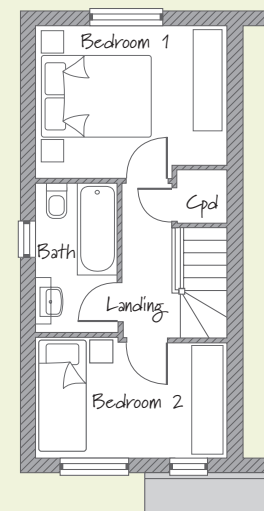
3.535m x 2.237m (max) 11'7" x 7'4" (max)

Bathroom

2.748m x 1.525m 9'0" x 5'0"



GROUND FLOOR



FIRST FLOOR

# The Nook

Plots 149, 150, 155, 156, 169, 170, 174, 175,  
176, 177, 178, 179, 180, 199, 211, 212, 228a, 228

PREMIUM RANGE 

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

## 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

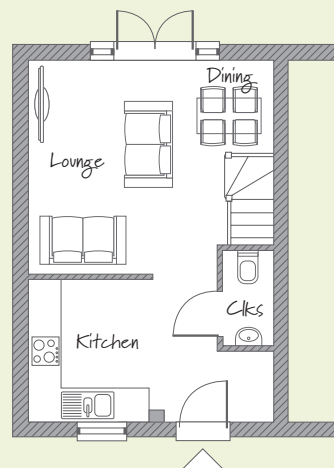
3.799m (max) x 3.191m (max) 12'5" (max) x 10'5" (max)

Bedroom 2

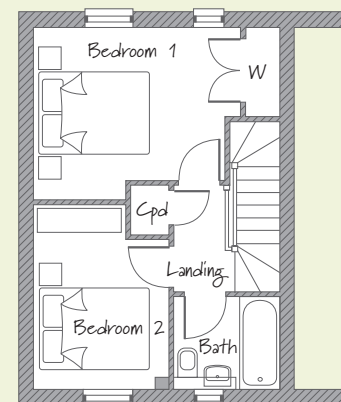
3.397m (max) x 2.489m (max) 11'1" (max) x 8'1" (max)

Bathroom

1.960m x 1.700m 6'5" x 5'6"



GROUND FLOOR



FIRST FLOOR



# The Franklin

Plots 145, 198, 213, 214, 217, 218

PREMIUM RANGE 

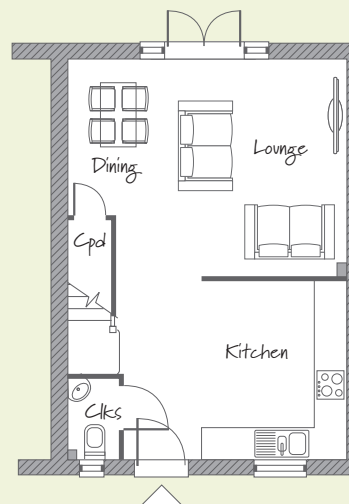
A superb 3 bedroom semi-detached home with ensuite to master bedroom, a great first family home!

## GROUND FLOOR

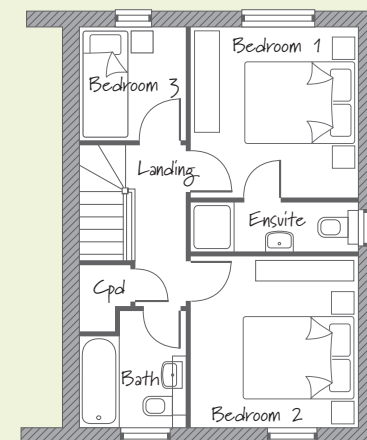
Lounge/Dining	5.166m (max) x 4.037m	16'11" (max) x 13'3"
Kitchen	4.128m x 3.300m	13'7" x 10'10"
Cloakroom	1.495m x 0.945m	4'11" x 3'1"

## 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)



GROUND FLOOR



FIRST FLOOR





# The Ledbury

Plots 146, 185, 231



PREMIUM RANGE

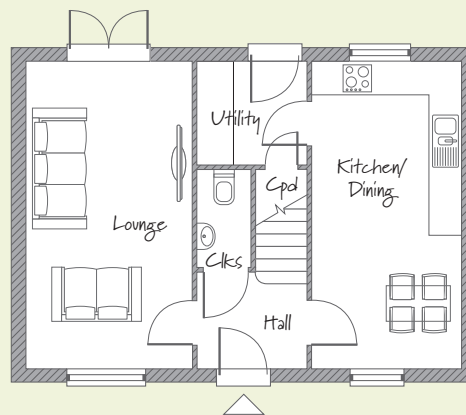
A classic family home with practical living space.

## GROUND FLOOR

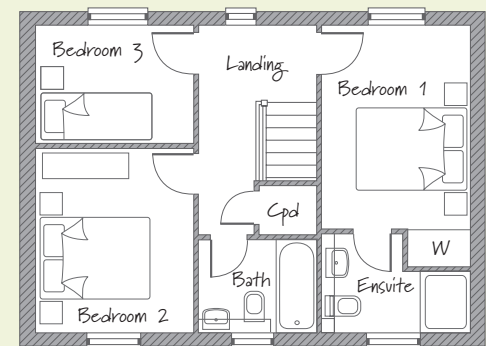
Lounge	18'5" x 9'10"
5.630m x 3.000m	
Kitchen/Dining	18'5" x 8'11"
5.630m x 2.730m	
Utility	6'7" x 6'2"
2.010m x 1.882m	
Cloakroom	5'11" x 3'1"
1.808m x 0.945m	

## FIRST FLOOR

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



GROUND FLOOR



FIRST FLOOR





# The Lodge

Plots 187, 231



PREMIUM RANGE

A stunning 3 bedroom detached home with a light and airy lounge.

## 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

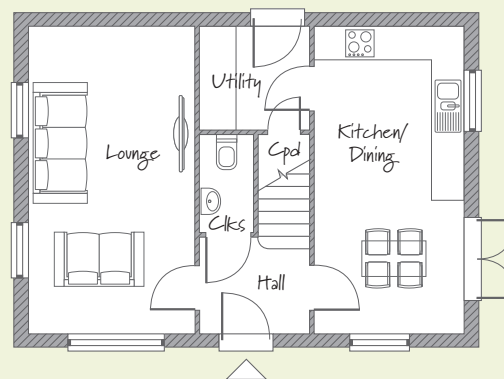
2.900m x 2.153m

9'6" x 7'0"

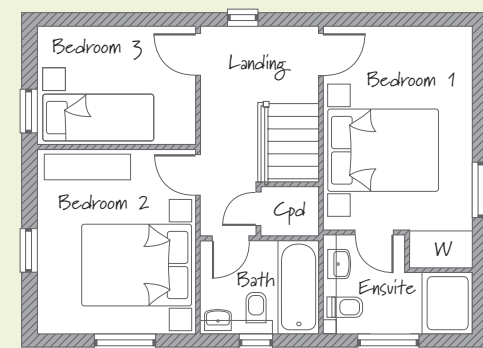
Bathroom

2.177m (max) x 1.700m

7'1" (max) x 5'7"



GROUND FLOOR



FIRST FLOOR

# Millbrooke House Plot 183

PREMIUM PLUS RANGE 

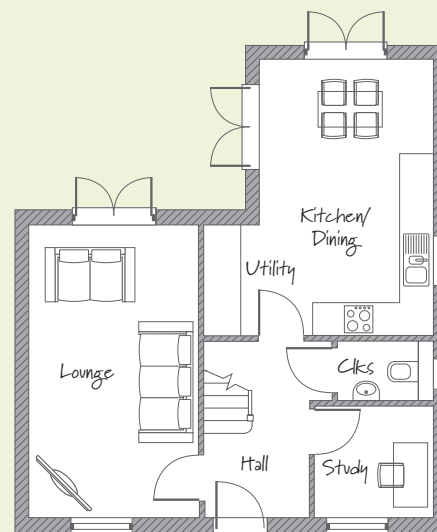
A perfect home for the growing family with great entertaining space.

## GROUND FLOOR

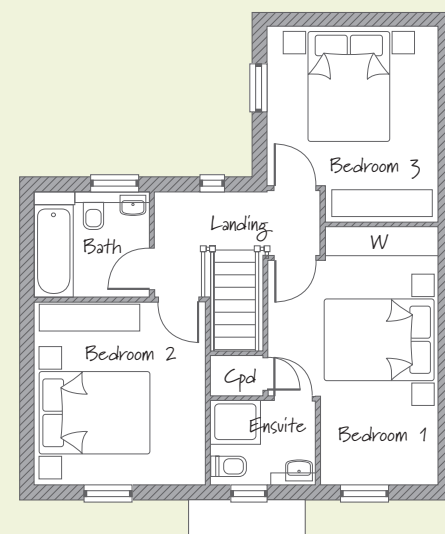
Kitchen/Dining	5.098m (max) x 4.205m (max)	16'8" (max) x 13'9" (max)
Lounge	5.405m x 3.109m	17'8" x 10'2"
Study	2.108m x 2.175m	6'10" x 7'1"
Cloakroom	1.781m x 1.050m	5'10" x 3'5"

## 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"



GROUND FLOOR



FIRST FLOOR



# Highfield House

Plots 148, 197, 205

PREMIUM PLUS RANGE 

A spacious and practical 3 bedroom home which is perfect for families.

## 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

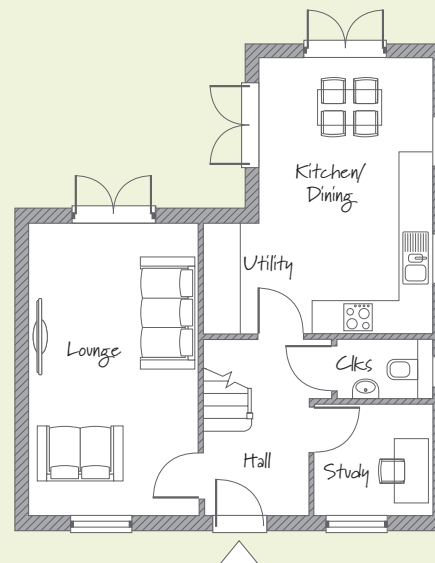
3.374m x 3.147m 11'0" x 10'3"

Bedroom 3

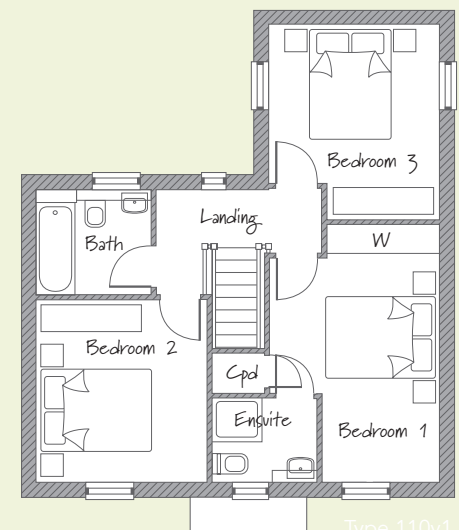
3.579m (max) x 3.155m (max) 11'8" (max) x 10'4" (max)

Bathroom

2.090m x 1.939m 6'10" x 6'4"



GROUND FLOOR



FIRST FLOOR

Type 110v1



# The Holt

Plots 192, 193



PREMIUM PLUS RANGE

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

## 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)

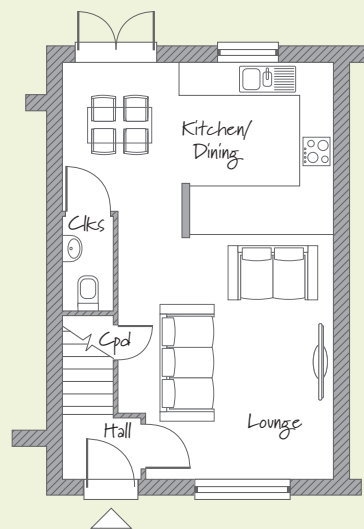
## SECOND FLOOR

Bedroom 1

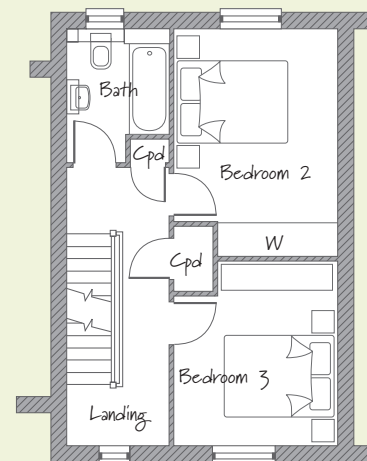
4.391m (max) x 3.942m (max) 14'4" (max) x 12'11" (max)

Ensuite

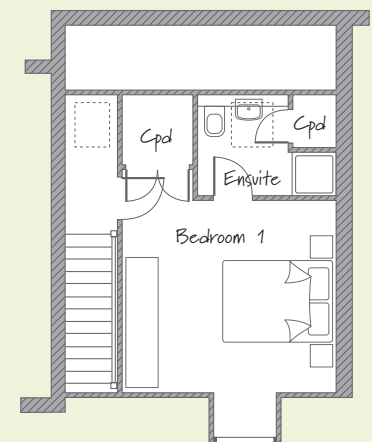
2.543m (max) x 1.870m (max) 8'4" (max) x 7'1" (max)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# The Rest

Plots 147, 184, 189, 195



PREMIUM PLUS RANGE 

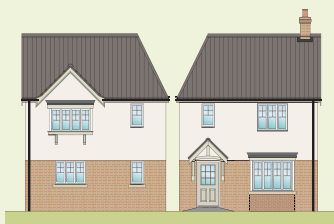
A 3 bedroom detached home with attractive bay window to both the lounge and master bedroom and two sets of French doors which offer a great link to the garden.

## GROUND FLOOR

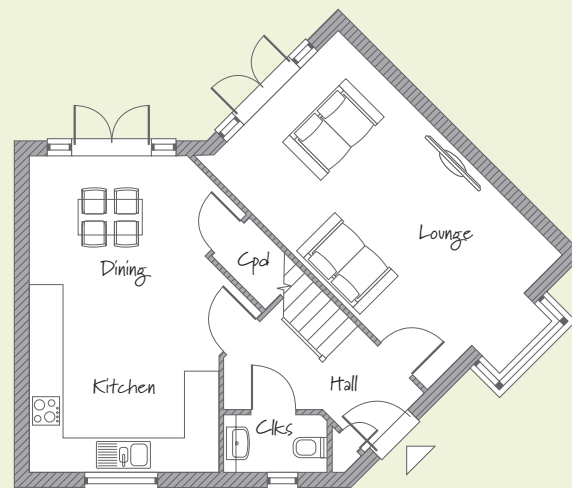
Lounge	6.640m inc. bay x 3.500m (max)	21'9" inc. bay x 11'5" (max)
Kitchen/Dining	5.856m x 3.193m (min)	19'2" x 10'5" (min)
Cloakroom	1.900m (max) x 1.045m (max)	6'2" (max) x 3'5" (max)

## FIRST FLOOR

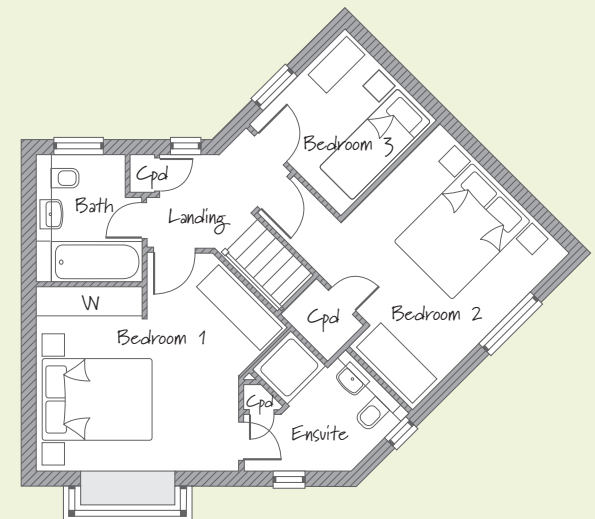
Bedroom 1	3.754m (min) x 3.413m (min)	12'3" (min) x 11'2" (min)
Ensuite	2.905m (max) x 2.615m (max)	9'6" (max) x 8'7" (max)
Bedroom 2	4.109m (max) x 3.362m (min)	13'5" (max) x 11'0" (min)
Bedroom 3	2.500m x 2.400m	8'2" x 7'10"
Bathroom	2.350m (max) x 1.950m (max)	7'8" (max) x 6'4" (max)



Plots 147 & 189 are rendered



GROUND FLOOR



FIRST FLOOR



# The Elders

Plots 194, 204

PREMIUM PLUS RANGE 

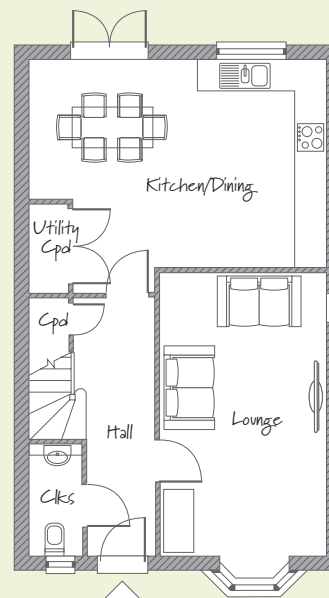
A superb family home featuring a large kitchen/diner which is perfect for entertaining guests.

## GROUND FLOOR

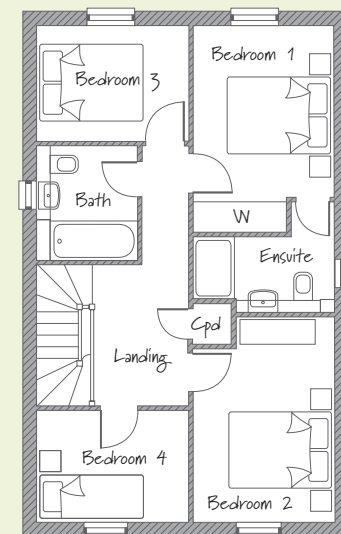
Lounge	5.550m x 3.250m	18'2" x 10'8"
Kitchen/Dining	5.855m (max) x 4.552m (max)	19'2" (max) x 14'11" (max)
Cloakroom	2.200m (max) x 1.045m (max)	7'2" (max) x 3'5" (max)

## FIRST FLOOR

Bedroom 1	3.400m x 2.769m	11'2" 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)



GROUND FLOOR



FIRST FLOOR



# Orchard House

Plots 190, 202, 203, 206

PREMIUM PLUS RANGE 

An impressive 4 bedroom detached home with a bay-fronted lounge and two ensuite bedrooms, perfect for modern family living.

## 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

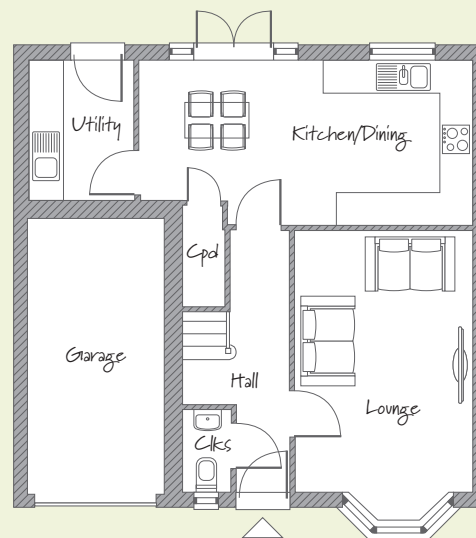
2.844m x 2.735m

9'3" x 8'11"

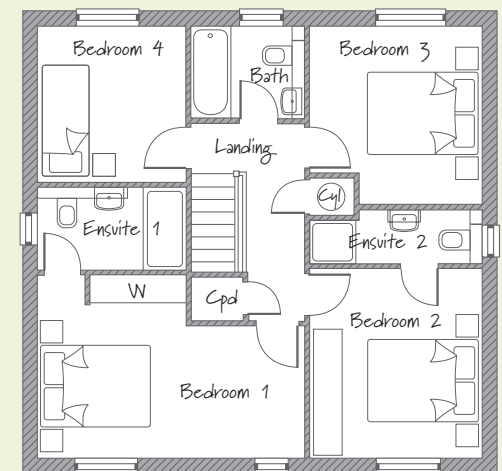
Bathroom

2.097m x 1.700m

6'10" x 5'6"



GROUND FLOOR



FIRST FLOOR



# The Pheasantry

Plots 171, 188, 200, 229



PREMIUM PLUS RANGE

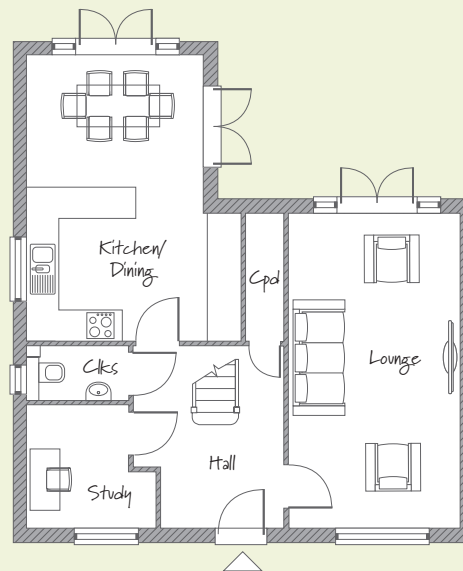
A stylish and spacious 4 bedroom detached home with an open plan kitchen diner, separate study and a garage, a great family home.

## GROUND FLOOR

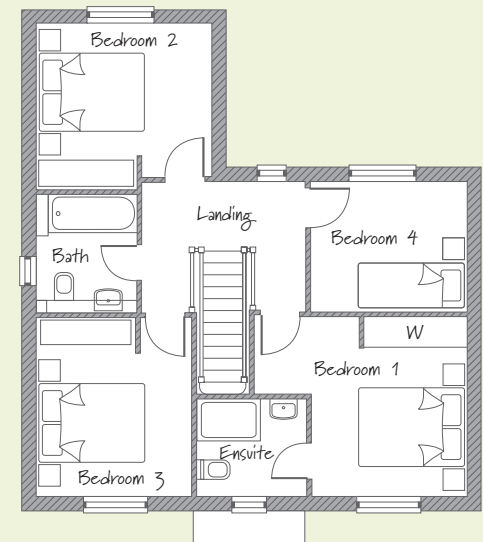
Lounge	19'11" x 10'10"
6.080m x 3.324m	
Kitchen/Dining	18'1" x 13'6" (max)
5.520m x 4.166m (max)	
Study	8'1" (max) x 7'9"
2.480m (max) x 2.382m	
Cloakroom	6'4" x 3'5"
1.950m x 1.050m	

## FIRST FLOOR

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



GROUND FLOOR



FIRST FLOOR

# The Bressingham

Plot 191, 208



PLATINUM RANGE

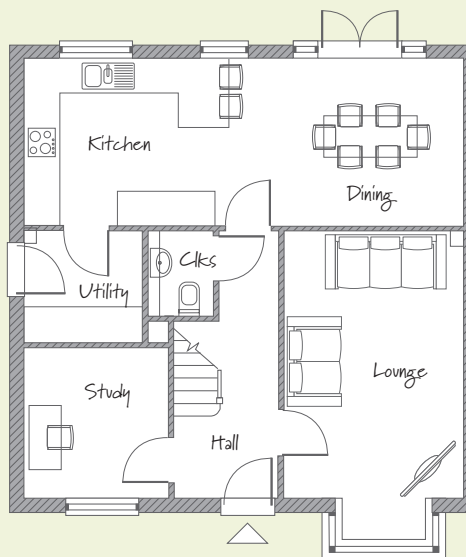
A fantastic 4 bedroom detached family home with a large open plan kitchen diner, separate study, two ensuites and a single garage – room for everyone (and the car!)

## GROUND FLOOR

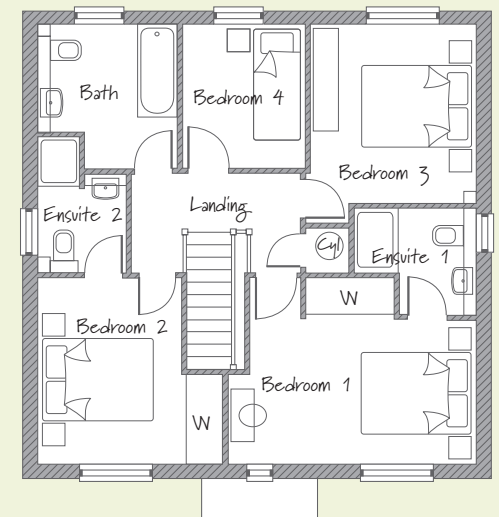
Kitchen/Dining	8.105m x 3.090m	26'7" x 9'1"
Lounge	5.703m inc. bay x 3.275m	18'8" inc. bay x 10'8"
Utility	2.182m x 2.015m	7'1" x 6'7"
Study	2.792m x 2.664m	9'1" x 8'8"
Cloakroom	1.548m x 1.241m	5'0" x 4'0"

## FIRST FLOOR

Bedroom 1	4.598m (max) x 3.429m (max)	15'1" (max) x 11'3" (max)
Ensuite 1	2.246m (max) x 1.951m (max)	7'4" (max) x 6'4" (max)
Bedroom 2	3.455m (max) x 3.414m (max)	11'4" (max) x 11'2" (max)
Ensuite 2	2.511m (max) x 1.632m (max)	8'2" (max) x 5'4" (max)
Bedroom 3	3.290m (max) x 3.069m (max)	10'9" (max) x 10'0" (max)
Bedroom 4	2.638m (max) x 2.275m (max)	8'7" (max) x 7'5" (max)
Bathroom	2.638m (max) x 2.575m (max)	8'7" (max) x 8'5" (max)



GROUND FLOOR



FIRST FLOOR

# The Appleyard

Plot 131, 196, 207

PLATINUM RANGE 

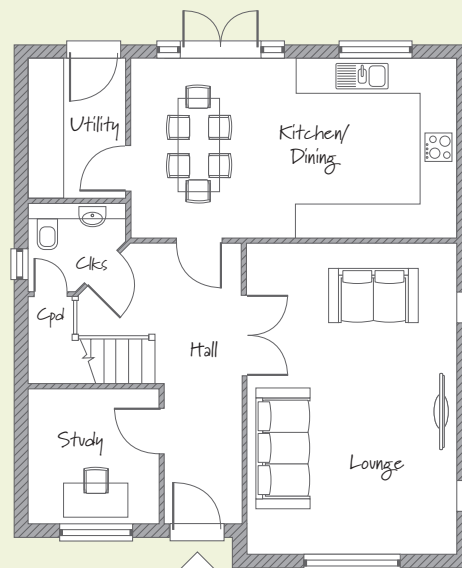
A beautiful 4 bedroom detached home with a large kitchen, separate utility, study and a double garage.

## GROUND FLOOR

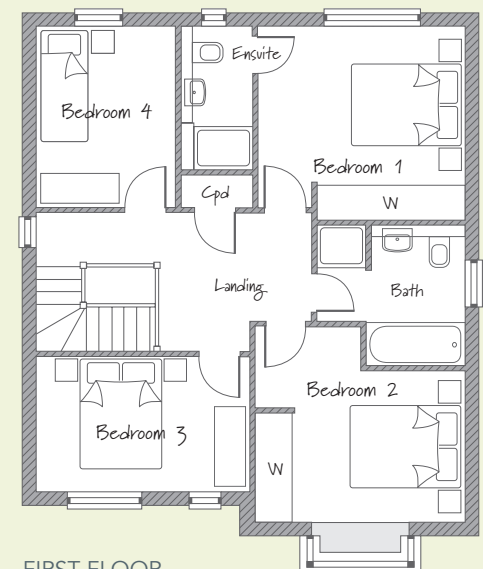
Lounge	5.698m x 3.831m	18'8" x 12'6"
Kitchen / Dining	5.980m x 3.260m	19'7" x 10'8"
Utility	2.512m x 1.807m	8'2" x 5'11"
Study	2.484m x 2.414m	8'1" x 7'11"
Cloakroom	1.740 x 1.605m	5'8" x 5'3"

## FIRST FLOOR

Bedroom 1	3.797m x 3.543m	12'5" x 11'7"
Ensuite	2.614m x 1.350m	8'6" x 4'5"
Bedroom 2	3.830m x 3.608m	12'6" x 11'10"
Bedroom 3	3.959m x 2.484m	12'11" x 8'1"
Bedroom 4	3.324m x 2.547m	10'10" x 8'4"
Bathroom	2.734m x 2.606m	8'11" x 8'6"



GROUND FLOOR



FIRST FLOOR



# Arundel House Plot 201



PLATINUM RANGE 

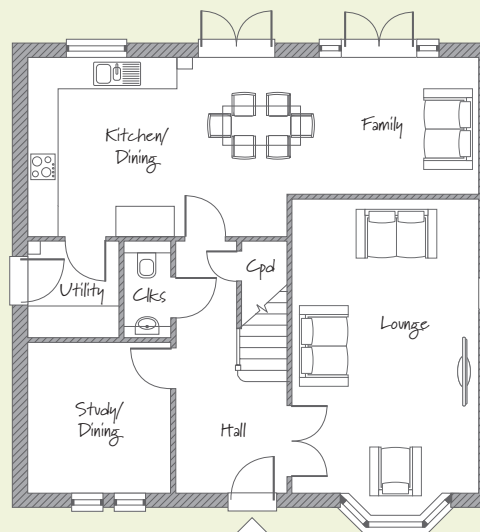
A beautiful 4 bedroom detached home with a double garage...modern family living at its best!

## GROUND FLOOR

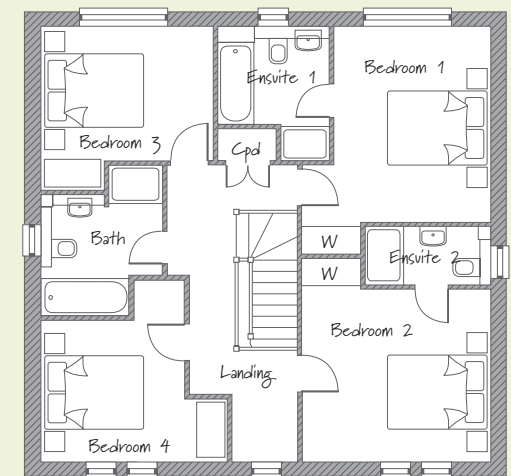
Lounge	6.477m inc. bay x 3.800m	21'3" inc. bay x 12'5"
Kitchen/Dining/Family	9.230m (max) x 3.630 (max)	30'3" (max) x 11'10" (max)
Study/Dining	3.080m x 2.898m	10'1" x 9'6"
Utility	1.930m x 1.860m	6'4" x 6'1"
Cloakroom	1.930m x 0.945m	6'4" x 3'1"

## 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)



GROUND FLOOR



FIRST FLOOR

# Croft House Plot 132

PLATINUM RANGE 

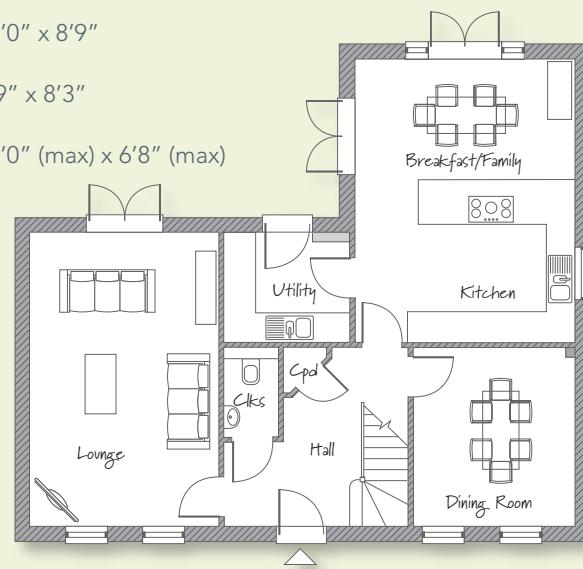
A substantial 5 bedroom detached home with an impressive kitchen diner, separate utility, a formal dining room/study – complete with a double garage.

## GROUND FLOOR

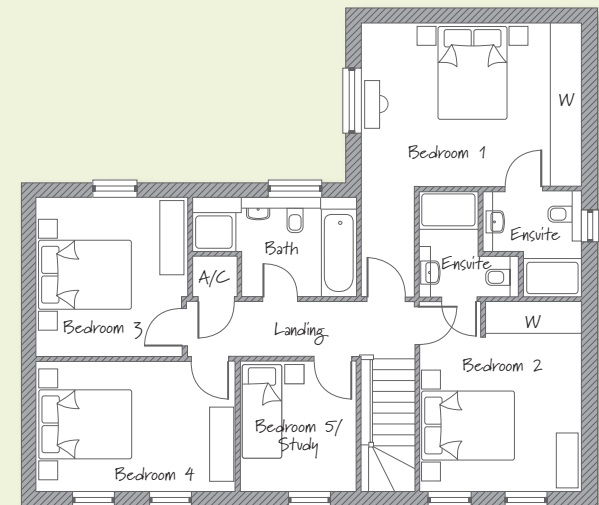
Kitchen/Breakfast	19'2" x 14'11"
Utility	8'4" x 7'4"
Lounge	19'8" x 12'7"
Dining	11'11" x 10'10"
Cloakroom	5'11" x 3'4"

## FIRST FLOOR

Bedroom 1	14'11" (max) x 11'0" (max)
Ensuite 1	7'1" (max) x 6'7" (max)
Bedroom 2	12'8" x 12'10"
Ensuite 2	7'1" (max) x 6'7" (max)
Bedroom 3	10'7" x 10'1" (max)
Bedroom 4	15'0" x 8'9"
Bedroom 5/Study	8'9" x 8'3"
Bathroom	13'0" (max) x 6'8" (max)



GROUND FLOOR



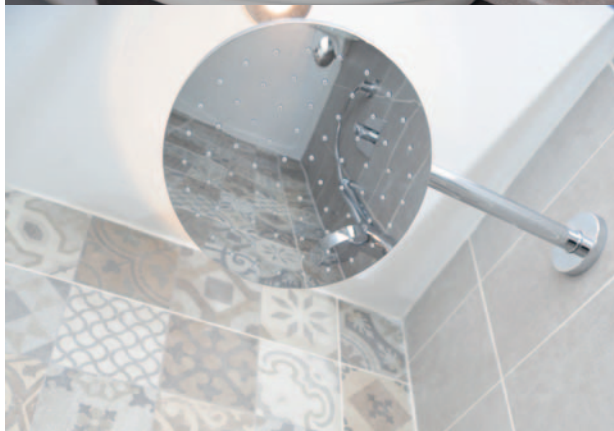
FIRST FLOOR



# STYLE







# BEAUTIFULLY DESIGNED

We have used all our years of experience to create your new home at The Meadows.

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.



# SUBSTANCE



# 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.



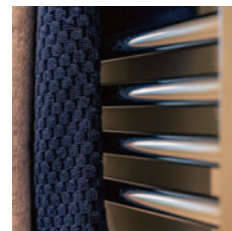
## TILING

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.



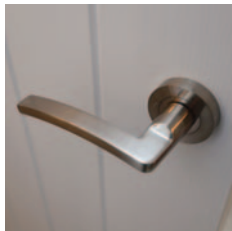
## BATHROOMS

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.



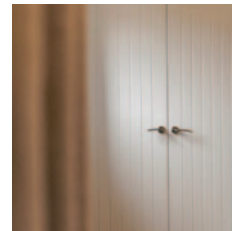
## KEEPING YOU WARM

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 The Meadows 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.



## 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.

With over 95% of purchasers responding to our questionnaires say they would buy from us again, our quality speaks for itself!

