



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 36 years, we enjoy an enviable reputation for not only building homes of high 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 continue building in the beautiful town of Coningsby. Kings Manor has turned into a thriving community on the edge of this attractive town.

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.

# KINGS MANOR

## Energy Efficient Homes



### Energy Efficiency- Saving on bills!

A new home is highly energy efficient, with the Home Builders Federation reporting that new build homeowners save an average of £2,207\* annually on energy bills compared to those in older homes.

Our new homes are packed with energy-saving features to help you reduce your bills. These include zoned heating, high-spec triple glazed windows, PV solar panels, high efficiency boilers, energy-efficient lightbulbs, and high thermal value insulation throughout walls, floors and lofts. Additionally, all our homes undergo air-pressure testing to ensure they are airtight, keeping them warm and cosy.

In essence, new build homes consume significantly less energy than older properties. According to HBF research, 85%\* of new build homes achieve an A or B Energy Performance Certificate rating, while less than 5% of existing homes meet this standard

### Protect your wallet and the planet

Old homes in the UK are among the least insulated in Europe\*\*. However, there's good news: the average new build emits 2.2\* tonnes less carbon annually compared to older houses, so by choosing a new home, you're helping to protect the planet.

Human activities have increased the atmosphere's carbon dioxide levels by 50%\*\*\* in under 200 years, so it's crucial we all contribute to reducing emissions.

We build our homes using local labour, enhancing our sustainability credentials.



## Keep it cosy

Because our homes are so well insulated, you'll find they are naturally much warmer than older houses. Additionally, our high-quality triple glazed windows let in plenty of sunlight, keeping your home bright, airy, and to help reduce your heating needs. This means that in a Chestnut home, you'll likely use your heating less often, staying cosy and warm thanks to your choice to buy new!

## A bucket full of savings

It's not just energy you'll save! With a new Chestnut Home, your water bill is likely to be significantly lower. Our homes are designed to use less water than older homes, featuring water-saving taps.

Water-saving taps help homes energy efficiency by restricting water flow, thereby minimising waste.

We include the latest water and energy-saving technologies as standard. In fact, our water-efficient kitchen and bathroom fittings can reduce daily water consumption by up to 26% per person compared to the national average\*\*.

## Solar PV

All homes benefit from Photovoltaic (PV) panels installed to the roofs at Kings Manor Phase 5, Coningsby.

PV panels, capture the sun's energy and convert it into electricity. Cells across the panels, which are usually made up from semiconducting materials like silicone, absorb sunlight and create a flow of electricity that can be used by your home during daylight hours. PV panels begin producing electricity as soon as they are installed - even when it is cloudy.



## The benefits of PV panels are:

- By utilising the sun, your PV panels are an eco-friendly way of powering your home during the day - helping to reduce your carbon footprint.
- You will no longer need to solely rely on your energy supplier, enabling you to see a drop in your electricity bills.
- PV panels need little maintenance and benefit from being cleaned by rainfall.
- Homes with water cylinders benefit from energy diverted from the PV panels to heat the hot water during daylight hours. This significantly increases the amount of PV energy used within the home reducing bills.
- Surplus energy can be sold back to the grid - costs for this are agreed between the homeowner and energy supplier.

Please speak to our sales negotiator to get a detailed plan of where your PV panels will be located on your new home.

Unfortunately, Chestnut Homes are unable to upgrade the PV system to your home i.e. adding more panels or batteries.

## Car charging points

All homes that have associated parking spaces within the legal boundary line of the property at Kings Manor Phase 5 will have an electric car charging point. Homes where the parking is separate from the boundary of the property (home) do not get electric car charging points\*\*\*\*.

Looking to save on bills? Now's the perfect time to buy a new home. Chestnut Homes offers significantly lower monthly bills compared to older homes, without sacrificing personality.



\*HBF Watt a Save report August 2024

\*\* Institute for Government, Tackling the UK's energy efficiency problem report September 2022

\*\*\* NASA Global Climate Change Report January 2023

\*\*\*\* Please check with our sales negotiators

# LESS THAN



The White Bull- A popular cosy village pub



Lincolnshire Co-op- Your one stop shop for food and other necessities!



RAF Coningsby- The training station for Typhoon pilots!

# 1 mile away



Ginger Cow Café and Bistro- A gem of a cafe with amazing homemade cakes



Coningsby St Michael's CE Primary School- A popular primary school in the local area



Barnes Wallis Academy- A 'good' secondary school rated by Ofsted

# LESS THAN



Leagate Road Farm Shop- Providing delicious local produce



The Leagate Inn- A traditional family run inn supporting local suppliers



Tattershall Lakes Country Park- An idyllic spot to relax or go crazy with some watersports!



# 7 miles away



Tattershall Castle- An impressive 15th century red-brick castle



The Bubblecar Museum - Fascinating viewing for the car fanatics




Woodhall Spa Golf Club- Boasting world-class golf courses and Academy



The Kinema In The Woods- A historic cinema in the idyllic village of Woodhall Spa

# DISCOVER

## Your New Home...

 **The Buttermere** 2 bedroom home  
Plots 218, 219, 220, 221, 266, 267


 **The Nook** 2 bedroom home  
Plots 171, 172, 184, 185, 194, 195, 196, 197, 223, 224,  
233, 234, 235, 252, 253

 **The Franklin** 3 bedroom home  
Plots 174, 175, 178, 179, 192, 193, 198, 225, 231, 232,  
254, 255, 264, 265


 **The Ledbury** 3 bedroom home  
Plots 259, 262


 **The Lodge** 3 bedroom home  
Plots 204, 222

 **The Henley** 3 bedroom home  
Plots 207, 213

 **The Mulberry** 3 bedroom home  
Plots 169, 200, 203, 256, 261

 **Millbrook House** 3 bedroom home  
Plots 205, 206

 **Highfield House** 3 bedroom home  
Plots 167, 217, 236, 251

 **The Rest** 3 bedroom home  
Plots 177, 258, 226, 260

 **The Elders** 4 bedroom home  
Plots 202, 216, 263

 **Orchard House** 4 bedroom home  
Plots 168, 170, 199, 257

 **The Pheasantry** 4 bedroom home  
Plots 173, 214, 227, 229

 **The Bressingham** 4 bedroom home  
Plots 230, 268, 215

 **Arundel House** 4 bedroom home  
Plots 176, 201, 228

 **Affordable Homes**

 **Show Homes**

**VP** Temporary Visitor Parking for Marketing Suite  
and Showhome

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.

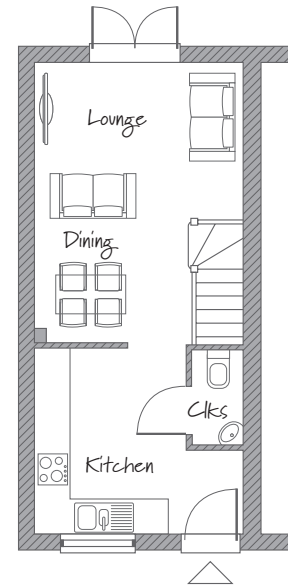




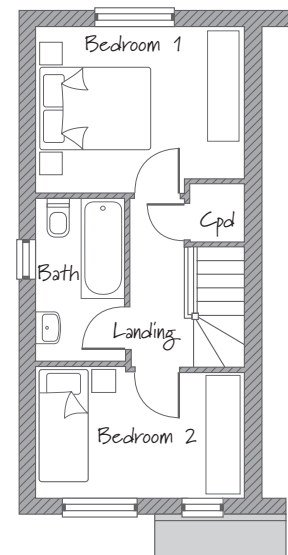
Plots 218, 219, 220, 221, 266, 267

# The Buttermere

A lovely 2-bedroom home with open plan kitchen, dining and lounge space. An ideal home for a first-time buyer, complete with allocated parking.



GROUND FLOOR



FIRST FLOOR

## 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

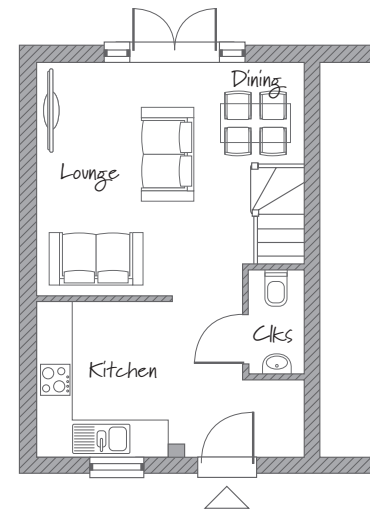
Bedroom 1	3.535m x 2.821m (max) 11'7" x 9'3" (max)
Bedroom 2	3.535m x 2.237m (max) 11'7" x 7'4" (max)
Bathroom	2.748m x 1.525m 9'0" x 5'0"



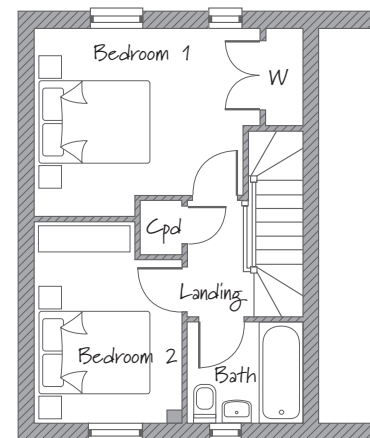
Plots 171, 172, 184, 185, 194, 195, 196, 197, 223, 224,  
233, 234, 235, 252, 253

# The Nook

A charming 2-bedroom home with open plan layout and French doors leading to the garden. The perfect home for your first step on the property ladder, complete with a driveway or allocated parking for two cars.



GROUND FLOOR



FIRST FLOOR

## 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"



Plots 174, 175, 178, 179, 192, 193, 198, 225, 231, 232, 254, 255, 264, 265

# The Franklin

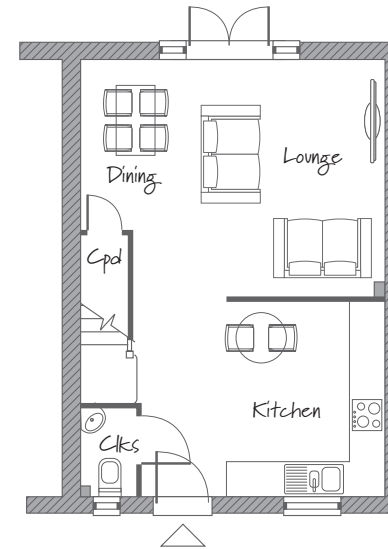
A super 3-bedroom semi-detached home with spacious open plan living downstairs. Complete with an ensuite to the master bedroom and a driveway for two cars - a great first family home!

## GROUND FLOOR

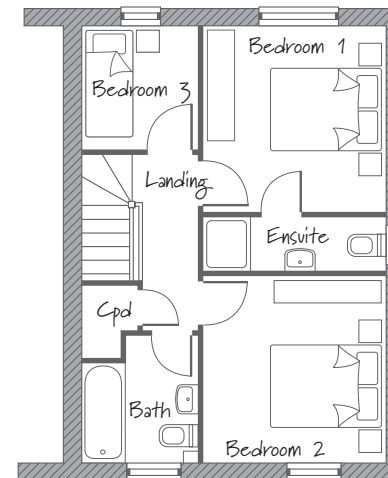
Lounge/Dining	5.166m (max) x 4.037m 16'11" (max) x 13'3"
Kitchen	4.128m x 3.300m 13'7" x 10'10"
Cloakroom	1.495m x 0.945m 4'11" x 3'1"

## 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



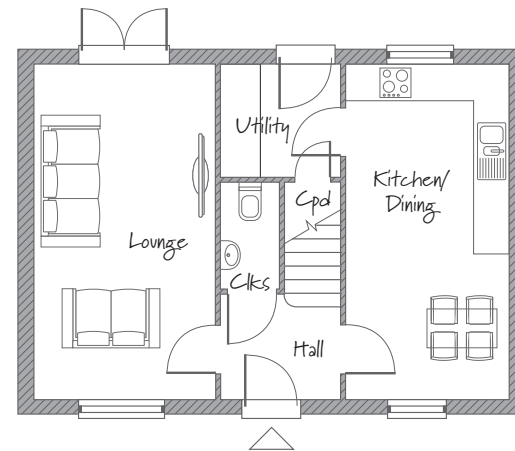
FIRST FLOOR



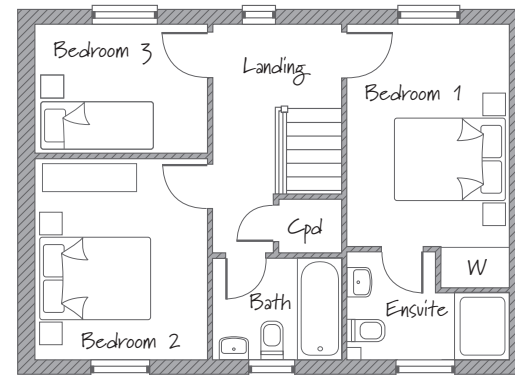
Plots 259, 262

# The Ledbury

An elegant and popular 3-bedroom detached family home that has a really useful utility room and French doors leading from the lounge into the garden. Upstairs, you will find an attractive master bedroom and ensuite. Outside is completed by the provision of a single garage and large driveway.



GROUND FLOOR



FIRST FLOOR

## 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"

Plot 262

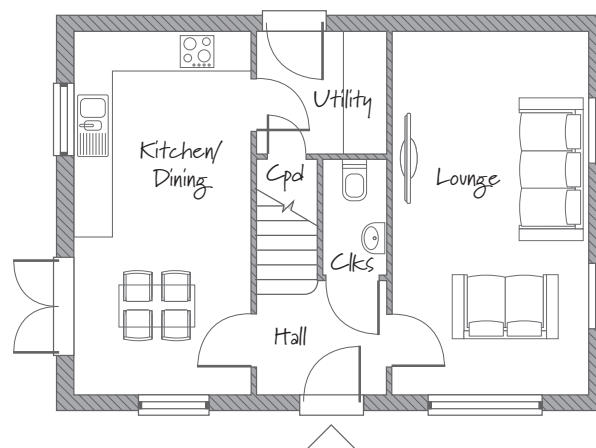




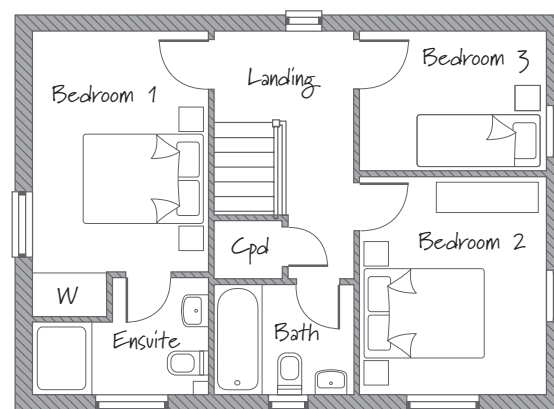
Plots 204, 222

# The Lodge

A beautifully appointed 3-bedroom detached family home which offers the ideal open plan kitchen and dining space with accompanying utility. Stepping outside the French doors from the kitchen/diner you'll find a great sized garden with a curved feature wall. On the first floor, you will find a delightful master bedroom and ensuite. The Lodge also benefits from a good sized driveway and a single garage.



GROUND FLOOR



FIRST FLOOR

## 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"

Plot 222



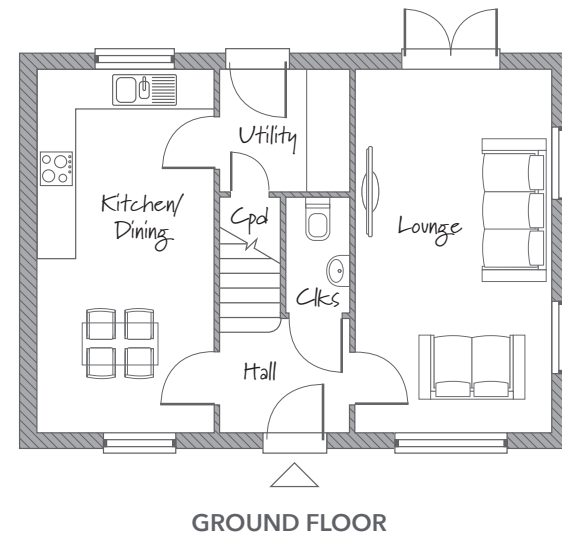




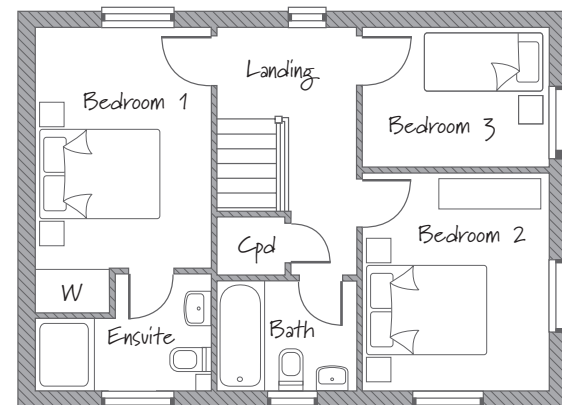
Plots 207, 213

# The Henley

A beautifully appointed 3-bedroom detached family home which offers the ideal open plan kitchen and dining space with accompanying utility. Stepping outside the French doors from the lounge you'll find a great sized garden with a curved feature wall. On the first floor, you will find a delightful master bedroom and ensuite. The Henley also benefits from a good sized driveway and a single garage.



GROUND FLOOR



FIRST FLOOR

## 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

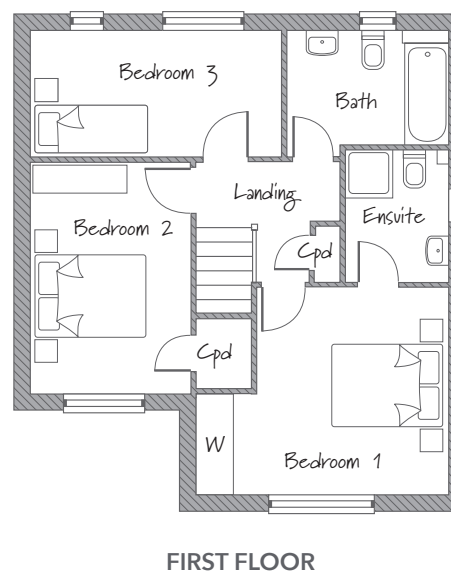
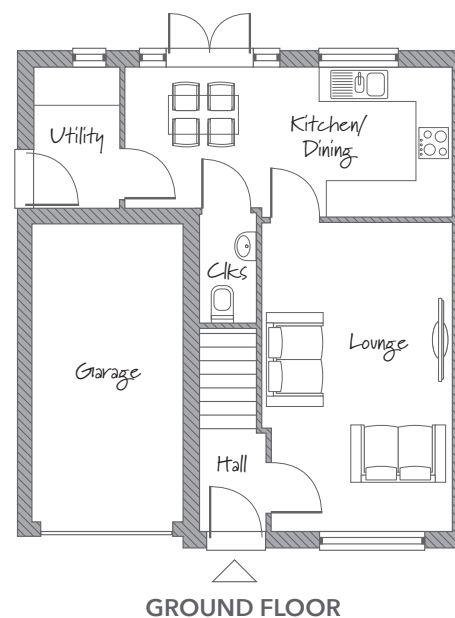
Bedroom 1	3.754m x 2.730m 12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max) 12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m 11'1" x 9'6"
Bedroom 3	2.900m x 2.153m 9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m 7'1" (max) x 5'7"



Plots 169, 200, 203, 256, 261

# The Mulberry

A fabulous 3-bedroom detached home complete with a light and airy lounge to an open plan kitchen and dining space with French doors providing a link to the garden. Upstairs, the large master bedroom benefits from a fitted wardrobe and a beautiful ensuite. The Mulberry's integrated garage and spacious driveway completes this wonderful family home.



## 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

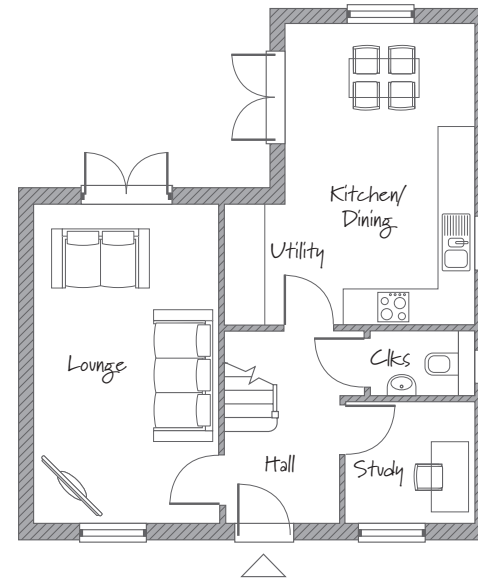
Bedroom 1	3.400m x 2.769m 11'2" x 9'1"
Ensuite	2.769m x 1.450m (max) 9'1" x 4'9" (max)
Bedroom 2	4.047m (max) x 2.769m (max) 13'3" (max) x 9'1" (max)
Bedroom 3	2.993m x 2.281m 9'9" x 7'5"
Bedroom 4	2.993m x 2.200m 9'9" x 7'2"
Bathroom	2.236m (max) x 1.950m (max) 7'4" (max) x 6'4" (max)



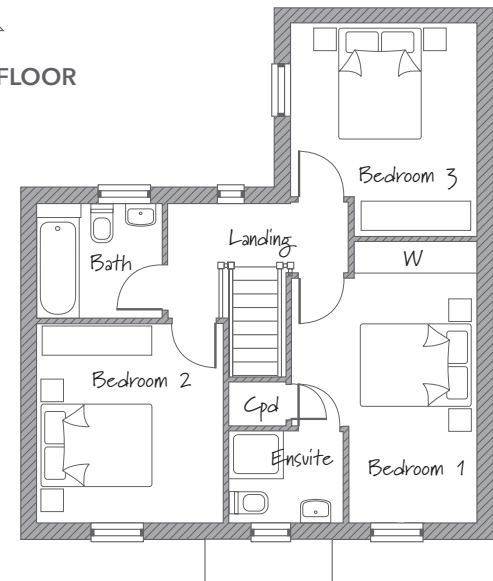
Plots 207, 213

# Millbrook House

Millbrook House is a popular 3-bedroom detached home. It has an open plan kitchen diner, both with French doors connecting you directly to the rear garden. On the first floor are 2 large bedrooms, a family bathroom and a master bedroom with ensuite. A useful single garage and large driveway complete the home.



GROUND FLOOR



FIRST FLOOR

## 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"



# STYLE





Plots 167, 217, 236, 251

### 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

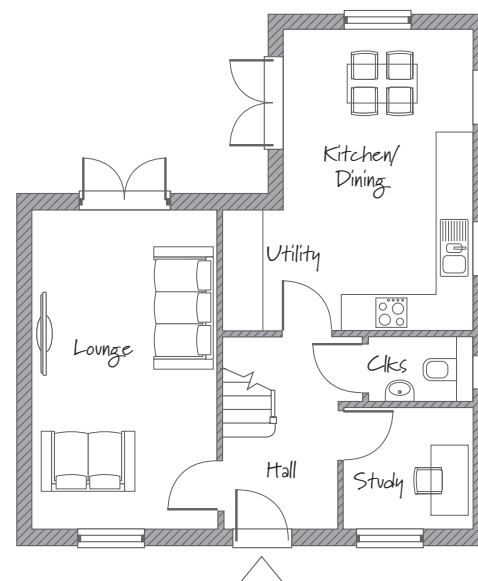
Bedroom 1	4.770m (max) x 3.137m (max) 15'7" (max) x 10'3" (max)
Ensuite	1.925m x 1.548m 6'3" x 5'0"
Bedroom 2	3.374m x 3.147m 11'0" x 10'3"
Bedroom 3	3.579m (max) x 3.155m (max) 11'8" (max) x 10'4" (max)
Bathroom	2.090m x 1.939m 6'10" x 6'4"

Plots 167, 251

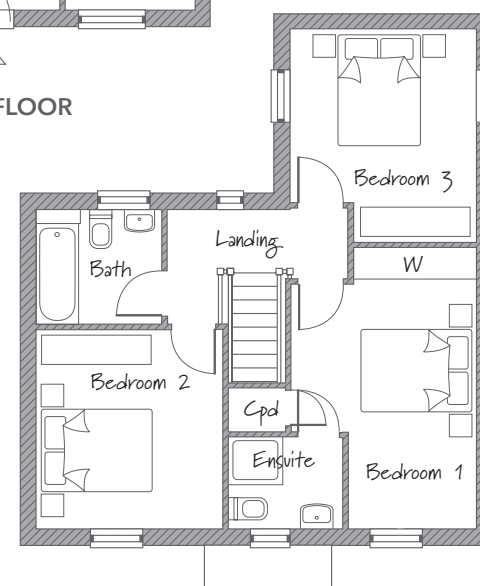


# Highfield House

This very popular 3-bedroom detached home is perfect for growing families. Highfield House has an open plan kitchen diner with French doors connecting you directly to the rear garden. On the first floor are 2 large bedrooms, a family bathroom and a master bedroom with ensuite. A useful single garage and large driveway complete the home.



GROUND FLOOR



FIRST FLOOR

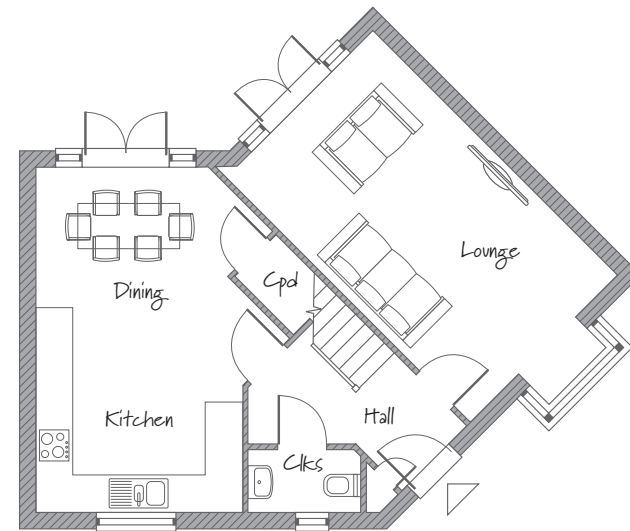
Plots 236 & 251 have two French doors in the kitchen/dining room.



Plots 177, 258, 226, 260

## The Rest

An attractive 3-bedroom home that is ideal for modern family living. Downstairs boasts a spacious bay-fronted lounge alongside an open plan kitchen diner, both appointed with French doors leading to a good sized garden. Upstairs you will discover a generous master bedroom with built in wardrobe and large ensuite. Outside is completed by the provision of a large driveway and single garage.



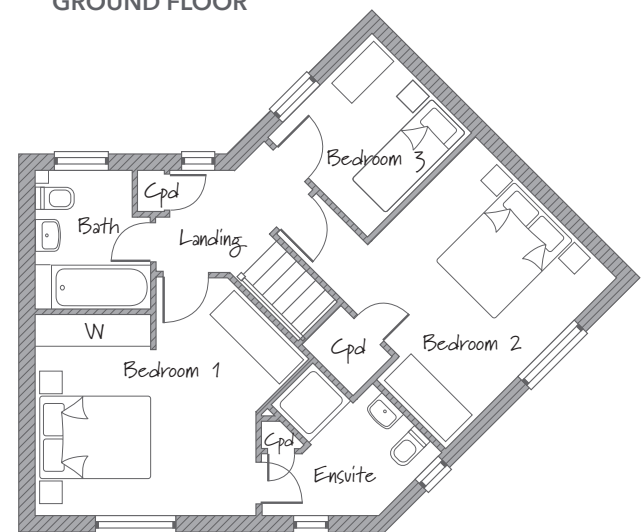
GROUND FLOOR

### 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)



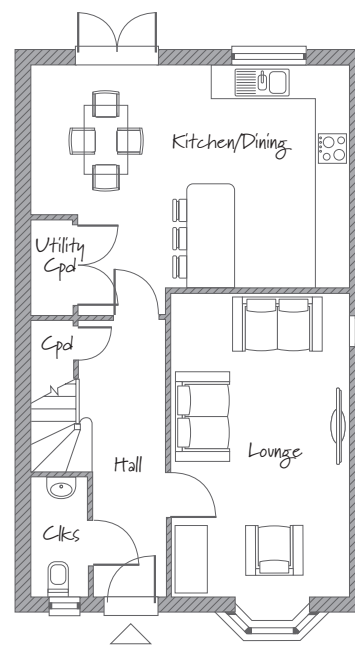
FIRST FLOOR



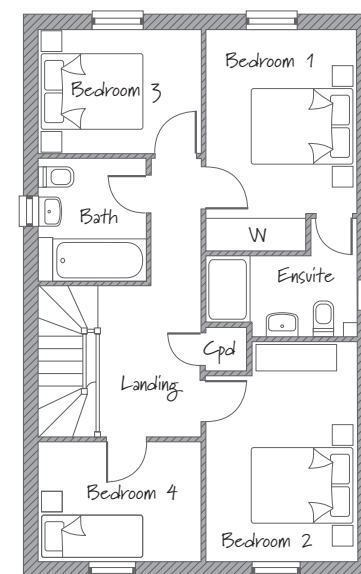
Plots 202, 216, 263

# The Elders

A beautiful 4-bedroom detached family home with a stunning bay-fronted lounge and large open plan kitchen diner equipped with a wine fridge and breakfast bar, perfect for entertaining. Upstairs are four bedrooms, a family bathroom and an ensuite to the master bedroom meaning there is room for all the family. The Elders benefits from a single garage and good sized driveway.



GROUND FLOOR



FIRST FLOOR

## 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)





Plots 207, 213

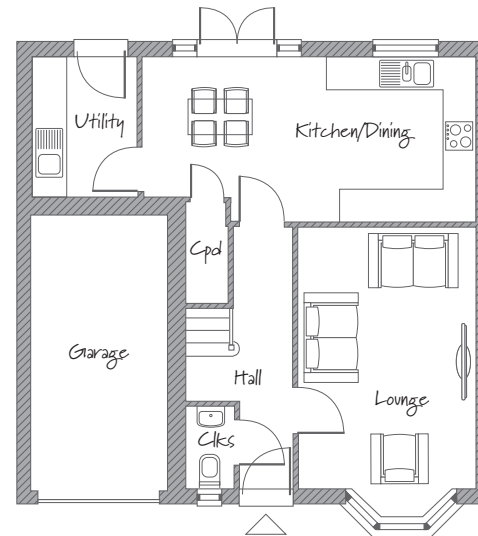
# Orchard House

A sought after 4-bedroom detached family home, with an open plan kitchen diner, utility room and a light and airy lounge.

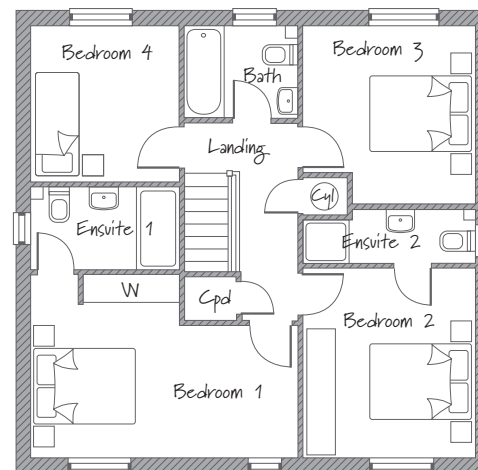
There are French doors in the dining area that open onto the large garden making it perfect for entertaining.

On the first floor you will find 4 bedrooms, a family bathroom and the master bedroom is complete with its own ensuite.

Orchard House benefits from an integral garage and large driveway. A complete family home.



GROUND FLOOR



FIRST FLOOR

## 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"



Plots 173, 214, 227, 229

# The Pheasantry

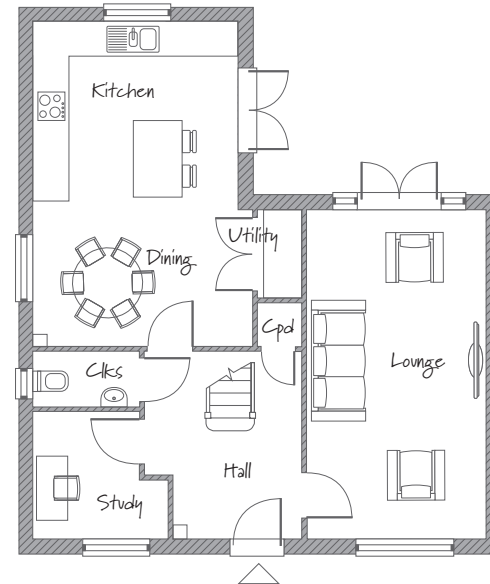
A desirable 4-bedroom detached family home, with an open plan kitchen diner, utility space, light and airy lounge and a study, perfect for those working from home. There are two sets of French doors that open onto the large garden making it perfect for entertaining. On the first floor you will find 4 bedrooms, a family bathroom and the master bedroom is complete with its own ensuite. The Pheasantry benefits from a double garage and large driveway.

## GROUND FLOOR

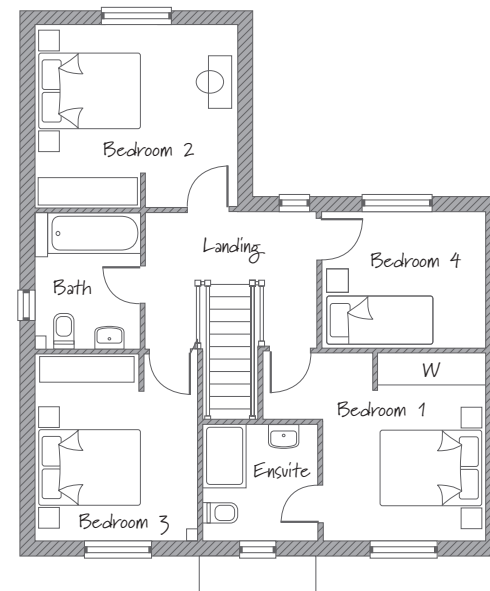
Lounge	6.080m x 3.255m 19'11" x 10'7"
Kitchen/Dining	6.022m x 3.718m (max) 19'8" x 12'2" (max)
Study	2.480m (max) x 2.321m 8'1" (max) x 7'9"
Cloakroom	1.950m x 1.050m 6'4" x 3'5"

## FIRST FLOOR

Bedroom 1	3.468m x 3.015m 11'4" x 9'9"
Ensuite	2.150m x 2.100m 7'0" x 6'10"
Bedroom 2	3.717 x 3.394m 12'2" x 11'1"
Bedroom 3	3.459m x 3.011m 11'4" x 9'10"
Bedroom 4	2.955m x 2.519m 9'8" x 8'3"
Bathroom	2.519m x 1.916m 8'3" x 6'3"



GROUND FLOOR



FIRST FLOOR



Plot 214



Plots 230, 268, 215

# The Bressingham

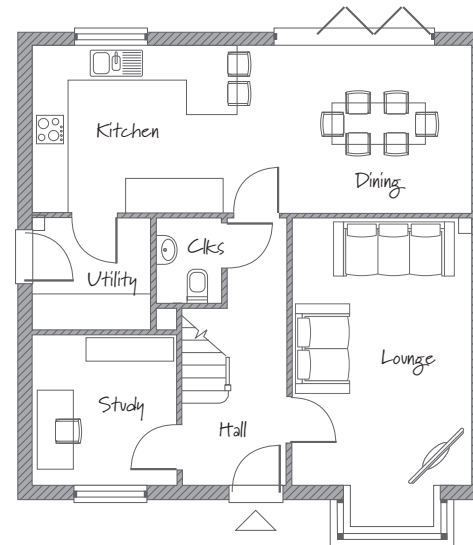
A sought after 4-bedroom detached family home, with an open plan kitchen diner, utility room, light and airy lounge and a study, perfect for those working from home. There are bifold doors that open onto the large garden making it perfect for entertaining. On the first floor you will find 4 bedrooms, a family bathroom and ensuite bathrooms to the master bedroom and bedroom 2. The Bressingham benefits from a double garage and large driveway. A complete family home.

## GROUND FLOOR

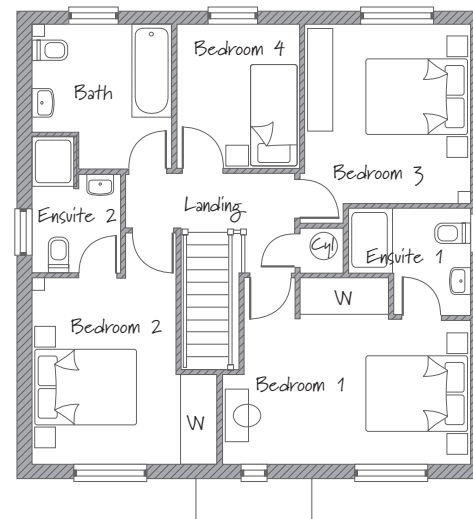
Kitchen/Dining	8.105m x 3.090m 26'7" x 9'1"
Lounge	5.703m inc. bay x 3.275m 18'8" inc. bay x 10'8"
Utility	2.182m x 2.015m 7'1" x 6'7"
Study	2.792m x 2.664m 9'1" x 8'8"
Cloakroom	1.548m x 1.241m 5'0" x 4'0"

## 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



Plots 176, 201, 228

# Arundel House

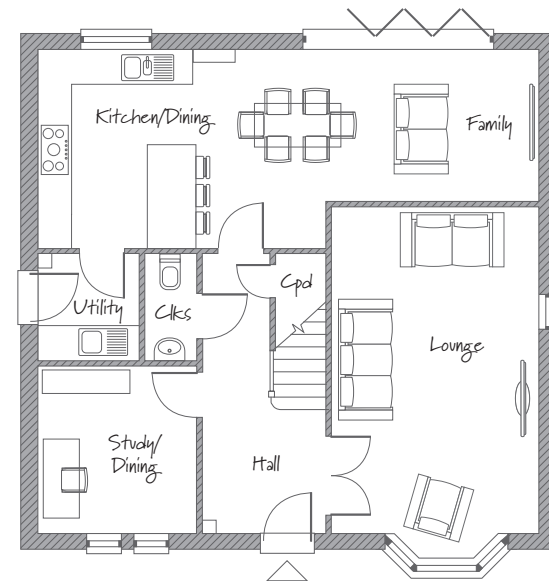
A delightful 4-bedroom detached family home, with an open plan kitchen/diner family room, utility room, light and airy lounge and a study, perfect for those working from home. There is a large bifold door that opens onto the large garden making it perfect for entertaining. On the first floor you will find 4 bedrooms, a family bathroom and ensuite bathrooms to the master bedroom and bedroom 2. Arundel House benefits from a double garage and large driveway. A complete family home.

## GROUND FLOOR

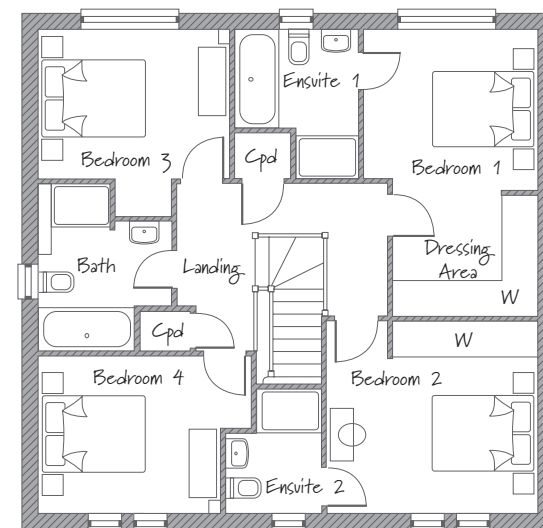
Lounge	6.477m inc. bay x 3.800m 21'3" inc. bay x 12'5"
Kitchen/Dining/Family	9.230m (max) x 3.630 (max) 30'3" (max) x 11'10" (max)
Study/Dining	3.080m x 2.898m 10'1" x 9'6"
Utility	1.930m x 1.860m 6'4" x 6'1"
Cloakroom	1.930m x 0.945m 6'4" x 3'1"

## 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

STYLE &



SUBSTANCE

# Beautifully Designed

We have channelled our years of experience into creating homes designed for living.

We take great pleasure in creating stunning kitchens where you can not only whip up delicious home-cooked meals but also gather with friends and family in inviting open-plan layouts.

A home is your personal sanctuary, a place to relax and unwind after a long day, where children can play, and the family can enjoy cosy nights on the sofa. It's a space for family celebrations, summer barbecues with friends, or marvelling at the stars in the garden.

At Chestnut Homes, we focus on creating homes where you can fully embrace life. From sleek, bathrooms and en-suites to spacious open-plan kitchens, our homes are designed to be your personal haven.

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

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

PREMIUM RANGE 🍂

PREMIUM PLUS RANGE 🍂

PLATINUM RANGE 🍂

The specifications are indicated on each individual brochure page.



# What Makes a House a Home...

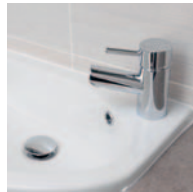
## KITCHENS

The kitchen is the heart of the home, and we take special care to ensure it functions as beautifully as it looks. A space where you can create romantic meals, bake delicious cakes with your little ones, or lovingly prepare a Sunday roast for the entire family. Choose from contemporary or traditional styled cabinet doors, all featuring square-edged worktops. Sleek, built-in stainless-steel appliances complete your stunning kitchen, making every culinary moment special.



## BATHROOMS

We dedicate a great deal of time and care into perfecting our bathrooms, so you can enjoy a long, soak in the bath or a refreshing hot shower to unwind after a challenging day. To help you personalise your dream bathroom or en-suite, we offer a wide range of stunning Porcelanosa tiles from Spain. Whether your heart leans towards bright, crisp whites or dark, moody ambiances, we have the perfect tiles to complement your taste.



## 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, heat and CO2 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.

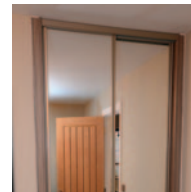


## CONNECTED

All our homes at Kings Manor benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so all you need to do is sign up with your chosen provider to get connected. Contemporary switches and sockets are provided throughout your new home, we even include USB/USC sockets in key locations to make charging your phone or iPad (other brands are available!) as easy as possible.

## BUILT-IN WARDROBES & STORAGE

Most of our new homes feature at least one built-in wardrobe that you can personalise to your own taste. Where possible, we've also included cupboards for that much-needed extra storage—because we all need a place to tuck away the Christmas tree! Our friendly team are on hand to provide you with all the details ... just ask!



## 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. Chestnut Homes also provide you with a 2-year 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.



Protection for new-build home buyers



chestnuthomes.co.uk

