



114 High Street  
Lincoln | LN5 7PY

+44 (0)1522 440 445  
+44 (0)7745 440 445

enquiries@tnha.co.uk  
thenewhomesagent.co.uk

THE NEW  
HOMES  
AGENT



ALL INTERNAL PHOTOS HAVE BEEN TAKEN FROM A COMPLETED PLOT IN THIS DEVELOPMENT AND DO NOT REPRESENT THE LAYOUT OF THIS SPECIFIC PLOT

THE NEW  
HOMES  
AGENT



## Plot 86 Cleveland Avenue, Lincoln, LN6 9TH

£599,000

Welcome to East Village, North Hykeham by locally renowned developer Tennyson Homes. All homes on the first phase of this exclusive development are due for completion by Winter 2022.

The New Homes Agent is pleased to bring to market the first phase of luxury homes within this secluded development on the village edge of North Hykeham. These 3, 4 and 5 bedroom homes offer truly impressive kerb-appeal, constructed from a blend of Lincolnshire stone, reclaimed bricks and reclaimed pantiles and a range of impressive dry-stone boundary walling. All plots on this phase offer private parking, double garages (with power and lighting) and impressive 7ft dry-stone boundary walling to certain areas of the site, topped with rustic reclaimed pantiles. A high specification will be fitted throughout.

Plot 86 'The Bollingbroke' is a truly impressive 5-bedroom home which has a considered layout suitable for a modern, growing family. Situated on a generous plot, this two storey home offers generous parking for 4+ cars in a secure, gated driveway. The plot benefits from a double garage equipped with electric garage doors and internal power and lighting.

To the ground floor, there are three reception rooms, a lounge with feature brick fireplace with oak mantel, a study and a generous kitchen/diner with stylish kitchen with quartz worktops, island and fully fitted appliances; including Neff double ovens and Quooker boiling water tap. The first floor features 5 double bedrooms, 2 with ensuite and a stunning 4 piece family bathroom with modern sanitaryware. The master bedroom features a His and Hers wardrobe with Bedroom 2 having a dressing room. Buyers at this stage will be able to choose kitchen and flooring.

## Specification

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

- Quartz worktops to all plots

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

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

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

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

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

- Exposed brick fireplace with oak mantel

- Oak Internal Doors throughout and composite front door

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

- 7ft Stone boundary walls to certain areas of the site topped with rustic reclaimed pantiles

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

- Power and lighting to all garages with electric controlled doors

**Entrance 8'6" x 16'5" (2.6m x 5.02m)**

**Study 8'1" x 6'6" (2.47m x 2.00m)**

**WC 6'6" x 8'1" (2m x 2.47m)**

**Utility 10'9" x 9'9" (3.28m x 2.99m)**

**Kitchen 27'7" x 12'5" (8.42m x 3.80m)**

**Sitting Room 20'9" x 15'1" (6.33m x 4.60m )**

**Landing 7'7" x 18'10" (2.32m x 5.75m)**

**Bedroom 1 25'9" x 17'8" (7.87m x 5.39m)**

**His and Hers Wardrobe 3'8" x 5'6" (1.12m x 1.7m)**

**Ensuite 8'1" x 6'8" (2.47m x 2.04m)**

**Family Bathroom 7'8" x 10'0" (2.34m x 3.06m)**

**Bedroom 2 12'10" x 9'5'6" (3.93m x 2.76m )**

**Ensuite 5'0" x 6'0" (1.53m x 1.85m)**

**Dressing Room 6'7" x 5'0" (2.01 x 1.53)**

**Bedroom 3 14'0" x 12'11" (4.27m x 3.94m)**

**Bedroom 4 12'7" x 10'4" (3.84m x 3.17m)**

**Bedroom 5 10'0" x 9'4" (3.06m x 2.87m)**

**Double Garage 17'7" x 16'6" (5.36m x 5.04m)**

## Agents Notes

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

Further internal images to be updated in due course.

### Plot 86, Cleveland Avenue

Approximate Gross Internal Area = 248.6 sq m / 2676 sq ft  
(Including Garage)

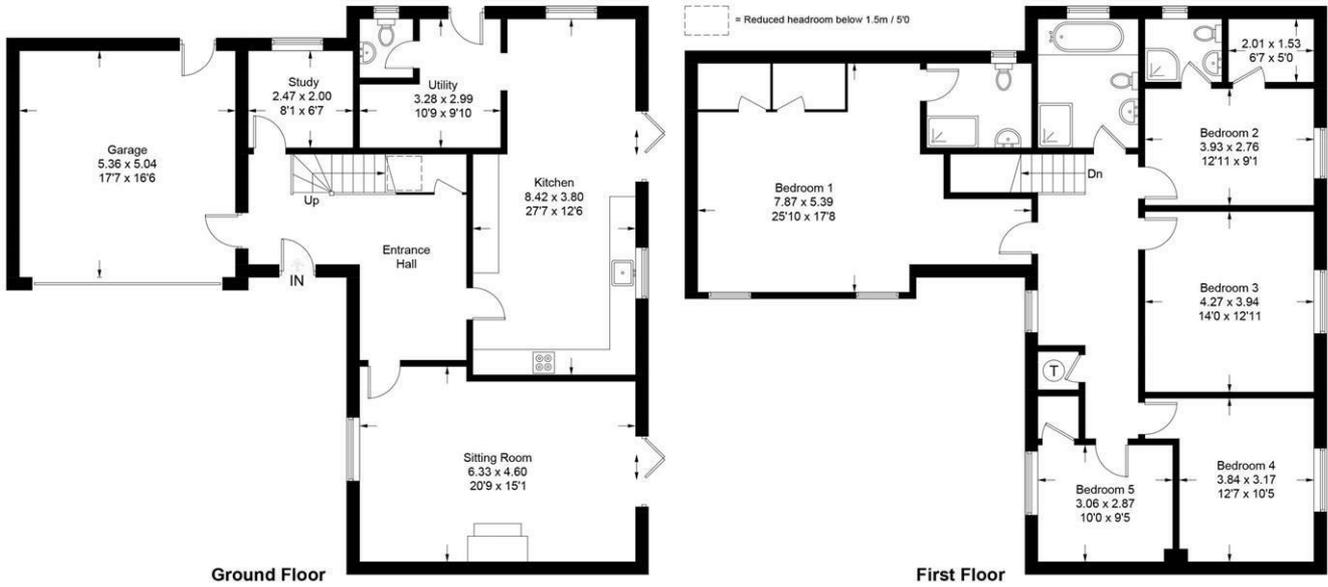
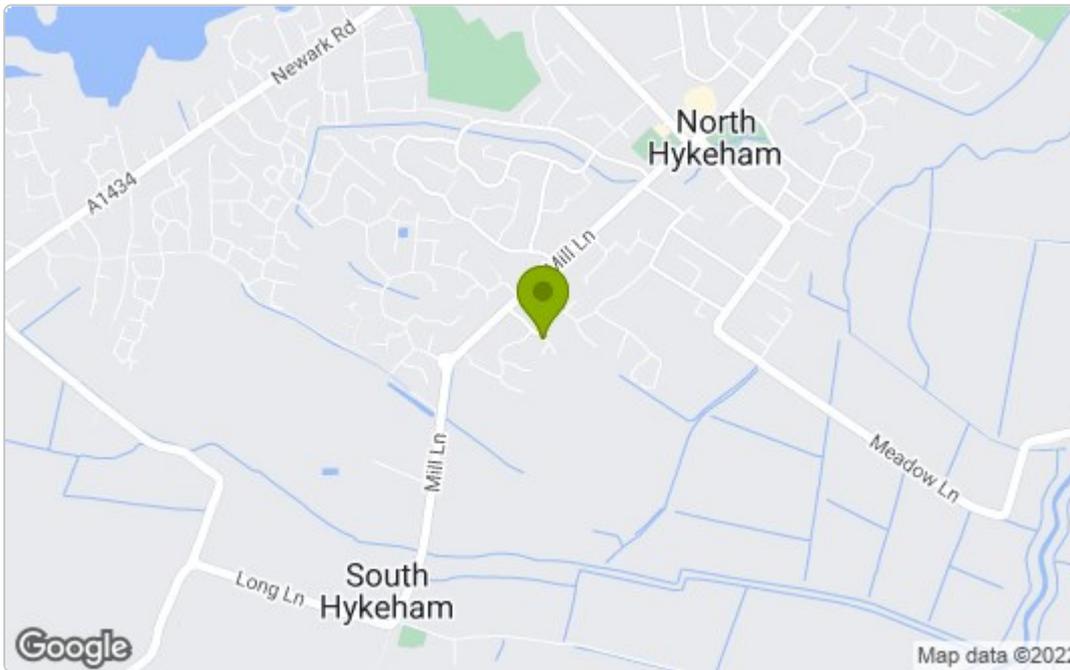
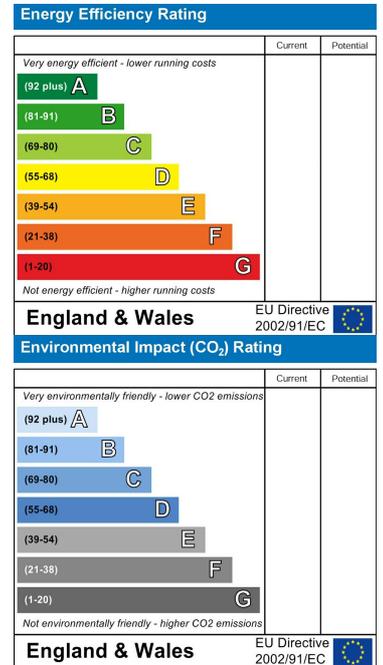


Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2022.

### Area Map



### Energy Efficiency Graph



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

a moving experience

Company registered in England No. 11518593

