



# Millfield Close

TEALBY

A unique, secluded development, backing onto private woodlands in the heart of the Lincolnshire Wolds.



**THE NEW  
HOMES  
AGENT**

The Millfields  
Cow Lane, Tealby,  
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## Description

Set within the heart of the beautiful village of Tealby, The Millfields is a brand-new gated development, boasting three luxury detached bungalows and two executive detached homes in what is arguably the most sought-after location in the Lincolnshire Wolds. Nestled away down a private drive on Cow lane, this quaint development is easily missed by passers-by. All plots within this perfectly secluded setting, back on to private woodlands for total privacy.

Construction work commenced in January 2020 with site completion expected in early 2021. The first homes to be handed over are due in Winter 2020. Any early bird buyers will be lucky enough to enjoy an influence over the final specification of their home. A choice of kitchen colours, designs and styles can be offered, along with choices for flooring, tiling and decoration.

Plots 1 & 2 will be occupied by a pair of impressive 2,300sqft houses, benefiting from extensive countryside views. With plot 1 already sold, time is of the essence to secure the last remaining house on this exclusive Tealby development.

Plots 3, 4 and 5 are positioned in the north-west corner of the site, and will be occupied by a row of spacious 1,400sqft bungalows. Plots 3 and 4 will enjoy double length driveways, with a solid oak canopy car port. Plot 5 will benefit from a single detached garage and a large, private corner plot. All three bungalows will back onto extensive, private woodlands.

### Plot Price Guide

Plot 1	SOLD
Plot 2	£595,000
Plot 3	£425,000
Plot 4	£415,000
Plot 5	£440,00

## Site Plan





## Specification Schedule

### External

- Fob access gated entrance for added seclusion and exclusivity
- Tarmac access road with low level, sensed guide lighting
- Landscaped borders to communal area's
- Block paved driveways
- Chrome up and down lighters on PIR sensors surrounding each home
- Mixture of garaging and solid oak canopy car ports
- Electric sectional garage doors to plots 1, 2 and 5
- Combination of Westerland Antique and Pembroke Red Brick
- Contrasting beige render for a traditional finish
- Premium stone sills
- Oak or Graphite Composite doors
- Double glazed PVC windows in Cream or Basalt Grey
- Freshly laid turf and premium square edge Bradstone patio to rear gardens
- Mature hedge line to rear west-facing woodland boundaries
- Premium 1.8m close-board fencing to boundaries between rear garden plots
- Traditional Lincolnshire post and rail boundary fencing to all fronts

### Internal

- Bespoke shaker kitchens with Quartz worksurfaces
- Integrated Bosch (or similar) appliances
- Undermounted stainless steel sinks
- Undermounted cupboard lighting & plinth lights to kitchen
- Half tiled bathrooms with contemporary sanitary wear
- Low threshold shower trays with frameless glass enclosures
- Mixture of luxury floor-tiles, LVT flooring and premium carpets and underlay
- Oak 'Dordogne' Doors with brushed chrome furniture
- Brushed chrome sockets to match door furniture
- Contemporary painted skirting & architrave
- USB sockets to bedrooms and kitchen space
- Downlighters throughout
- Attic trusses installed to plots 3, 4 and 5 for additional storage or possible future conversion





## Plot 2 | £595,000

### Room Sizes Ground Floor

	M	F
Hallway	3.24 x 2.88	10'7" x 9'5"
Lounge	4.20 x 6.31	13'9" x 20'8"
Study	3.34 x 2.00	10'11" x 6'6"
Kitchen/Diner	4.20 x 6.31	13'9" x 20'8"
Utility	3.25 x 2.05	10'7" x 6'8"
Family Room	4.92 x 4.60	16'1" x 15'1"
Snug	3.25 x 2.99	10'7" x 9'9"

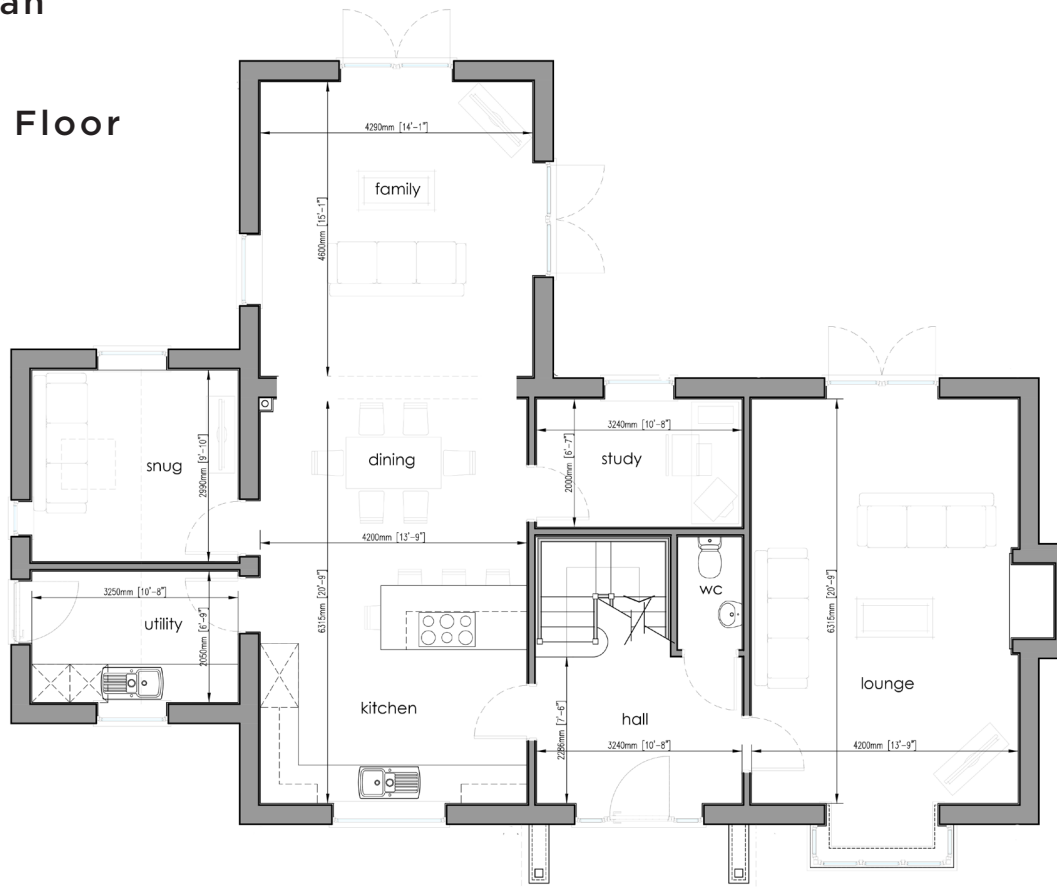
### First Floor

Bedroom	4.92 x 4.60	16'1" x 15'1"
Ensuite	2.24 x 2.03	7'4" x 6'7"
Bathroom	2.34 x 2.00	7'8" x 6'6"
Bedroom	3.16 x 4.16	10'4" x 13'7"
Bedroom	4.20 x 3.14	13'9" x 10'3"
Bedroom	4.20 x 3.05	13'9" x 10'0"

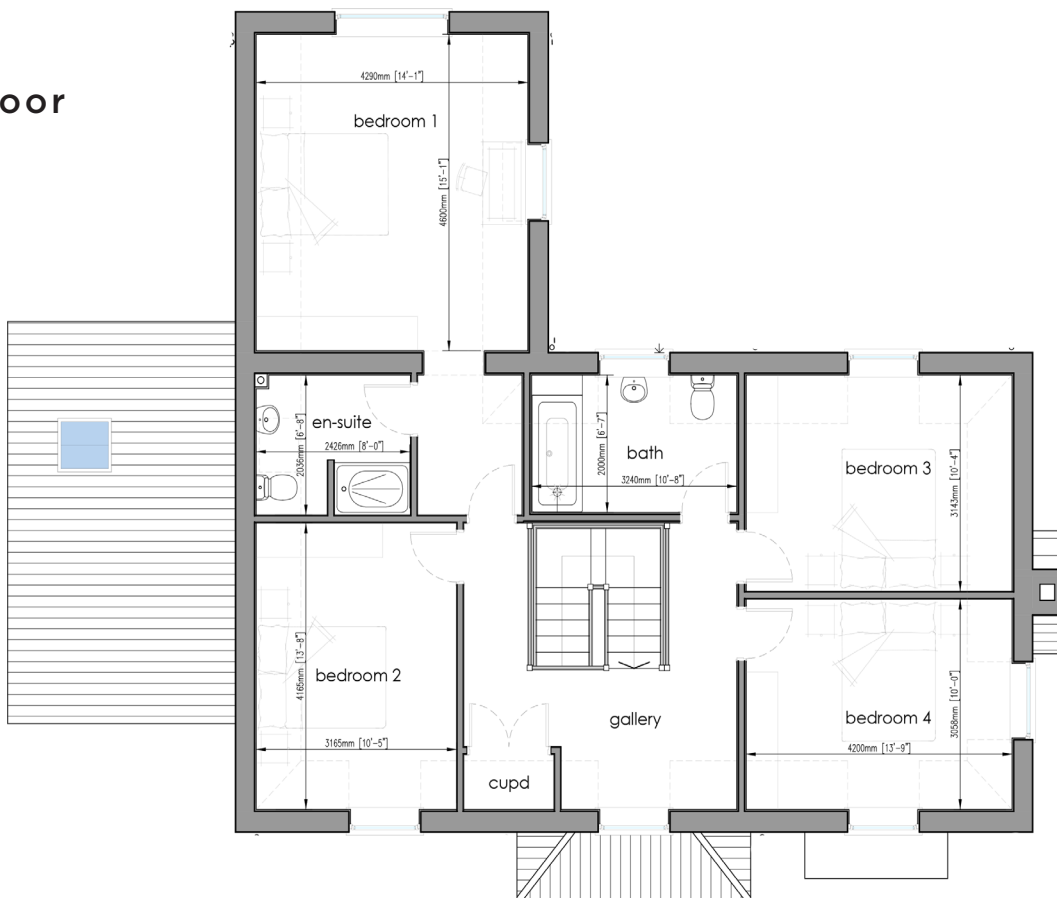
- 4 Double Bedroom Executive Detached House
- 37ft Open Plan Kitchen Diner Family Room With Rear Garden Access
- Separate 21ft Lounge with Inglenook Fireplace and Patio Doors to Rear Garden
- Ground Floor Utility, Study and Separate Snug
- Shaker Style Kitchen with Integrated Bosch (or similar) Appliances and Quartz Worksurfaces
- Family Bathroom and En-suite to Master Bedroom Fitted with Modern Sanitary Ware
- Double Garage and Private Patio Drive for 6 cars
- Turfed Rear Garden with Bradstone Paving
- Dark Grey Composite Entrance Door and Basalt Grey UPVC Windows with Stone Sills
- Crest Westerland Antique Red Brick combined with Beige Monocouche render
- Wolds Toscana Traditional Clay Pantile Roof

# Floorplan

## Ground Floor



## First Floor







## Plot 3 | £425,000

### Room Sizes

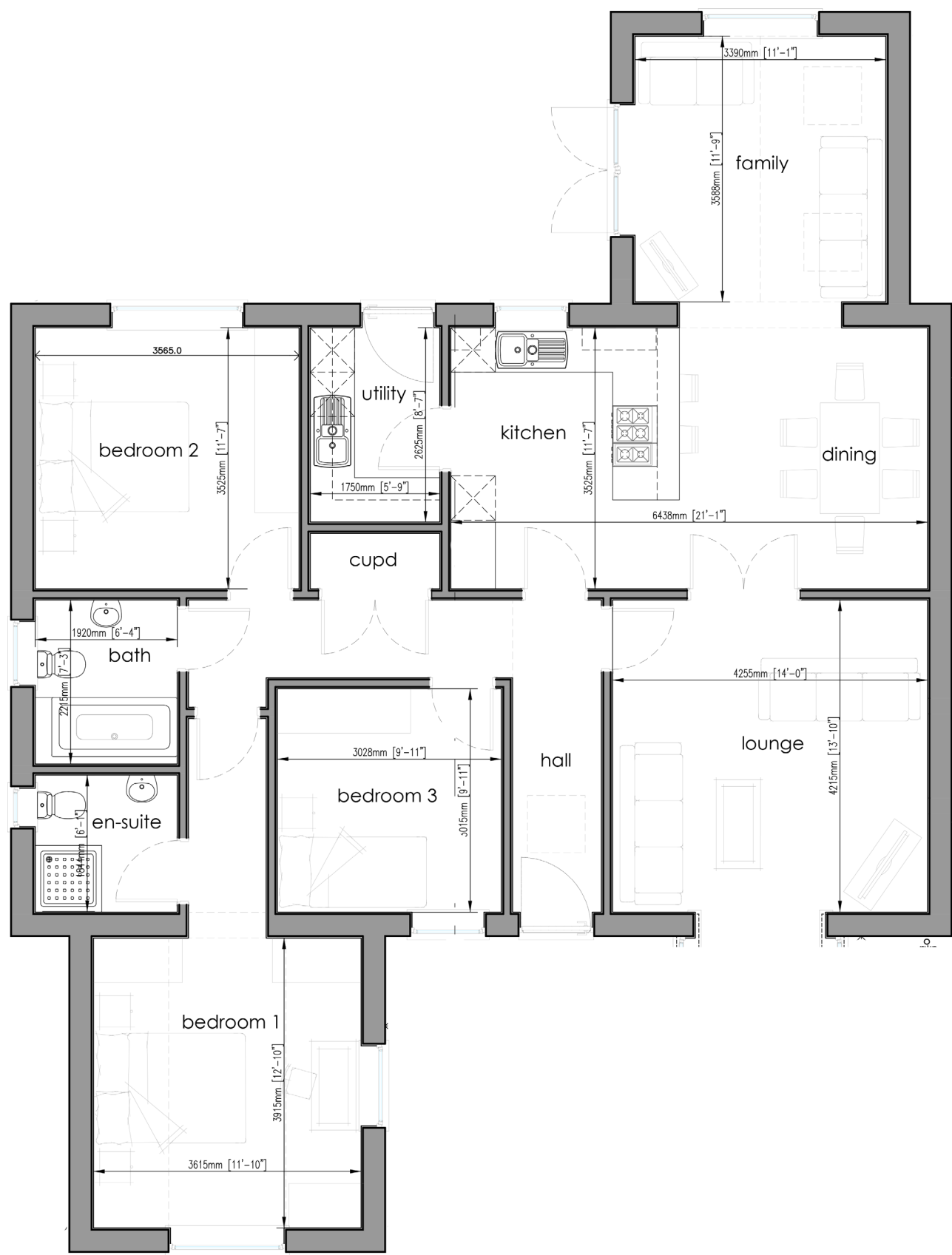
#### Ground Floor

	M	F
Lounge	4.25 x 4.21	13'11" x 13'9"
Kitchen/Diner	6.43 x 3.62	21'1" x 11'10"
Utility	1.75 x 2.62	5'8" x 8'7"
Family Room	3.39 x 2.58	11'1" x 8'5"
Bedroom	3.61 x 3.91	11'10" x 12'9"
Ensuite	1.92 x 1.81	6'3" x 5'11"
Bedroom	3.65 x 3.52	11'11" x 11'6"
Bathroom	1.92 x 2.21	6'3" x 7'3"
Bedroom	3.02 x 3.01	9'10" x 9'10"

- 3 Double Bedroom Signature Bungalow
- Open Plan Kitchen Diner Family Area with Separate Lounge
- Utility Room with Rear Garden Access
- Shaker Style Kitchen with Integrated Bosch (or similar) Appliances and Quartz Worksurfaces
- Family Bathroom and En-suite to Master Fitted with Modern Sanitary Ware
- Oak Car Port with Parking for 2+ Cars
- Turfed Rear Garden with Bradstone Paving
- Oak Composite Entrance Door and Cream UPVC Windows with Stone Sills
- Crest Pembrock Red Multi Brick combined with Beige Monocouche render
- Wolds Toscana Traditional Clay Pantile Roof



Floorplan





## Plot 4 | £415,000

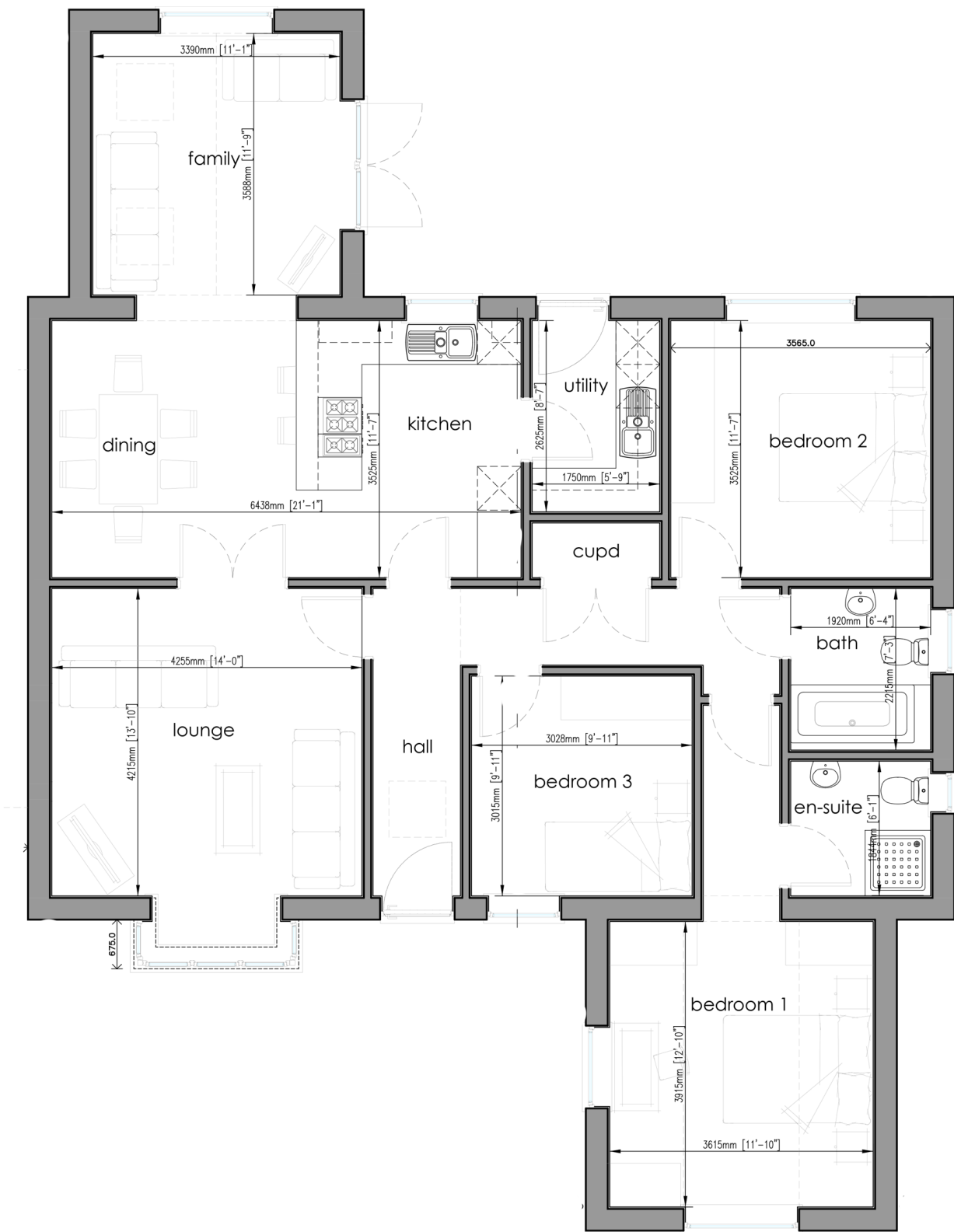
### Room Sizes

#### Ground Floor

	M	F
Lounge	4.25 x 4.21	13'11" x 13'9"
Kitchen/Diner	6.43 x 3.62	21'1" x 11'10"
Utility	1.75 x 2.62	5'8" x 8'7"
Family Room	3.39 x 2.58	11'1" x 8'5"
Bedroom	3.61 x 3.91	11'10" x 12'9"
Ensuite	1.92 x 1.81	6'3" x 5'11"
Bedroom	3.65 x 3.52	11'11" x 11'6"
Bathroom	1.92 x 2.21	6'3" x 7'3"
Bedroom	3.02 x 3.01	9'10" x 9'10"

- 3 Double Bedroom Signature Bungalow
- Open Plan Kitchen Diner Family Area with Separate Lounge
- Utility Room with Rear Garden Access
- Shaker Style Kitchen with Integrated Bosch (or similar) Appliances and Quartz Worksurfaces
- Family Bathroom and En-suite to Master Fitted with Modern Sanitary Ware
- Oak Car Port with Parking for 2+ Cars
- Turfed Rear Garden with Bradstone Paving
- Oak Composite Entrance Door and Pebble Grey UPVC Windows with Stone Sills
- Crest Westerland Red Antique Brick combined with Beige Monocouche Render
- Traditional Rivius Slate Roof

Floorplan







## Plot 5 | £440,000

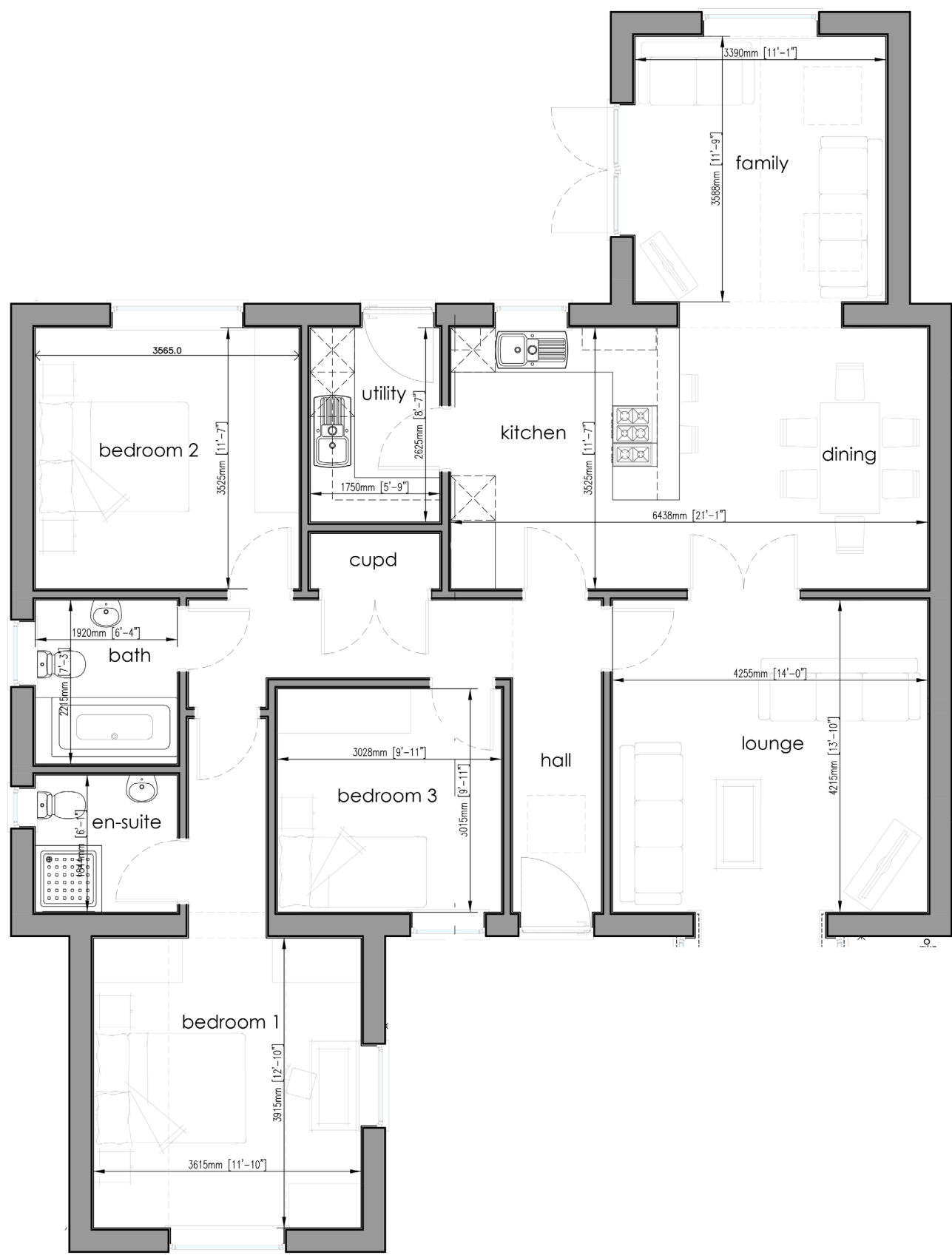
### Room Sizes

#### Ground Floor

	M	F
Lounge	4.25 x 4.21	13'11" x 13'9"
Kitchen/Diner	6.43 x 3.62	21'1" x 11'10"
Utility	1.75 x 2.62	5'8" x 8'7"
Family Room	3.39 x 2.58	11'1" x 8'5"
Bedroom	3.61 x 3.91	11'10" x 12'9"
Ensuite	1.92 x 1.81	6'3" x 5'11"
Bedroom	3.65 x 3.52	11'11" x 11'6"
Bathroom	1.92 x 2.21	6'3" x 7'3"
Bedroom	3.02 x 3.01	9'10" x 9'10"

- 3 Double Bedroom Signature Bungalow
- Open Plan Kitchen Diner Family Area with Separate Lounge
- Utility Room with Rear Garden Access
- Shaker Style Kitchen with Integrated Bosch (or similar) Appliances and Quartz Worksurfaces
- Family Bathroom and En-suite to Master with Fitted Modern Sanitary Ware
- Detached Garage with Electric Sectional Door and Patio Driveway for 4 Cars
- Turfed Rear Garden with Bradstone Paving
- Dark Grey Composite Entrance Door and Basalt Grey UPVC Windows with Stone Sills
- Crest Westerland Red Antique Brick combined with Beige Monocouche Render
- Wolds Toscana Traditional Clay Pantile Roof

Floorplan



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