West View

BASSINGHAM

A pair of stunning 4-Bedroom detached homes in the heart of Bassingham

THE NEW HOMES AGENT

West View, High Street
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Key Features

- Brand New Homes
- Stunning Interior Specification
- 4 Double Bedrooms
- 4 Piece Bathroom & En-suite to Master with Vaulted Ceiling
- Integrated Siemens Kitchen Appliances
- Solid Quartz Worksurfaces
- Detached Garage with Power, Water and an Antique Slate Roof
- Air Source Heat Pump Powered Underfloor Heating System

External Specification Schedule

- 900mm high brick wall with stone coping to front boundary
- Mixture of block paved and grass frontage
- Part-Gravel, Part-block paved driveway extending over 25m
- Large detached garage with antiqueslate roof.
- 1.8m brick wall constructed between plots 1 & 2 for added privacy
- Mixed tone, textured buff bricks used for all exterior walls
- Mixture of flush casing UPVC windows and Aluminium bifold doors.

Internal Specification Schedule

Flooring

- Premium tiling to bathroom, W/C and En-suite
- Amtico flooring to Hallway, Utility and Kitchen/Living Space.
- Luxury carpets to Study, Lounge, Landing and Bedrooms.

Electrical

- Multiple double sockets included in each room
- Downlighters to Kitchen Living Area, Family Bathroom, En-suite and W/C.
- Feature pendant lighting over Kitchen Island.
- Standard pendant lights to all other area's.
- Power and lighting to be installed in the Garage, as well as a water supply with a fitted tap.

Heating

- Air Source heat pump has been included as a highly efficient alternative to oil heating systems
- Underfloor Heating: Zoned wet system fitted to all ground floor rooms.

Bedrooms

- Four spacious double bedrooms to be fitted with premium carpet and underlay
- Master bedroom to feature a full height vaulted ceiling with multiple rooflights for a light and airy feel
- TV Points to all bedrooms.

Joinery

- Contemporary painted hardwood staircase with glass panelling
- Painted MDF skirting and architrave in a modern design
- Oak veneered internal doors with stylish chrome door furniture.

Kitchen

- All Kitchen specifications will be supplied by luxury Lincolnshire brand, Luna Living.
- Feature full-height, floor-to-ceiling glazing to all kitchen windows and bifold doors

The Kitchen will come fitted with a solid Quartz worksurface and a full range of integrated Siemens appliances, to include:

- Full Height Fridge
- Full Height Freezer
- Double Oven – Full Size Convection Oven with Combination Oven Above
- Induction Hob
- Dishwasher

Bathrooms

- Family Bathroom to be half tiled.
- En-suite to be a fully tiled wet room with a vaulted ceiling and rooflight
- Vanity sink units and soft close toilet seats to be installed
- Showers to feature waterfall showerheads with recessed wall-mounted controls

Description

Welcome to West View, a small, architecturally inspired development in the heart of the beautiful Lincolnshire village of Bassingham. The developers, KNG Properties, have been mindful to offer a traditional curb appeal which is sympathetic to the High Street, whilst also incorporating the subtle contemporary features that make a new home so irresistible. Textured buff bricks in varied colours/shades have been used to create a beautiful two-tone façade, designed to draw the eye. A combination of flush casement uPVC and powder-coated aluminium windows and doors have also been incorporated in contrasting grey tones.

A square bay window in the living room provides support for a flat-roofed, slate-grey front porch. The porch is approached by a large block-paved turning area, bordered by a freshly turfed front lawn with a 900mm brick boundary with stone coping. To the side of each property is a part-paved, part-gravel driveway which extends over 25m to the rear of the plot, giving access to a large, single detached garage with power and water supplies. The rear garden will be freshly turfed and finished with a 1.8m fence to all external boundaries, and a 1.8m high wall between plots 1 & 2 for added privacy. Both houses and garages will be finished with antique style slate roofs which are typical of the local area.

The front door opens into an entrance hallway which gives access to a spacious study, a ground floor w/c and an 18ft lounge with a west-facing, floor to ceiling glass bay window. At the rear of the hall is a stunning 24ft Kitchen Dining Living space with feature floor-to-ceiling aluminium bi-folding doors, which lead out to a sizeable patio area and turfed lawn. A mixture of tiling, carpet and LVT flooring (Luxury Vinyl Tile) will be used to the ground floor. To the first floor are 4 double bedrooms and a 4-piece bathroom and en-suite shower room to the master. The entire master suite will benefit from a feature, full height vaulted ceiling with fitted rooflights, creating a roomy, light-filled space. Both bathroom and en-suite will feature vanity sink units, soft close toilet seats and waterfall showerheads with recessed wall-mounted controls. Please see the specification details for a comprehensive overview of the finished article.

Site Plan

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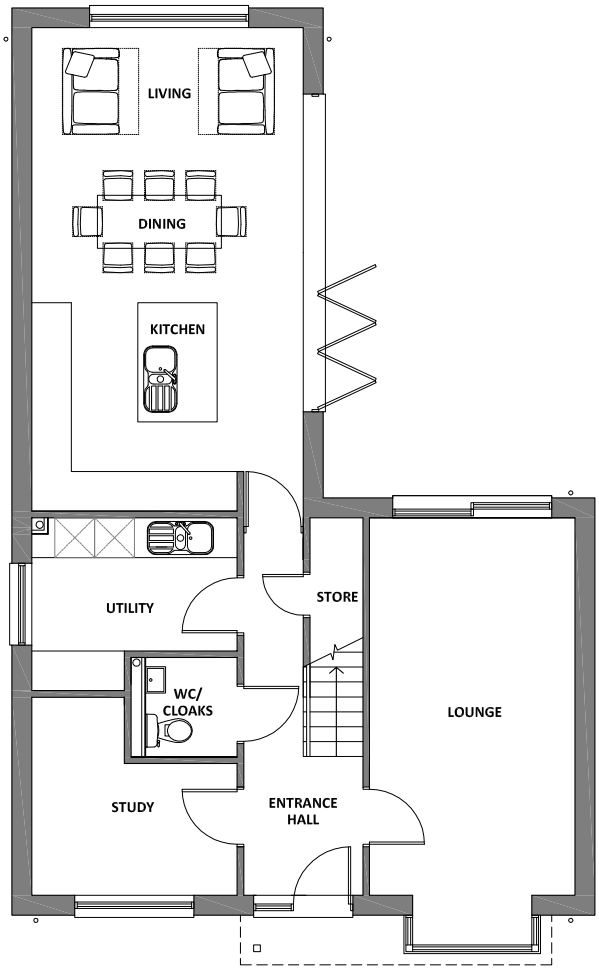

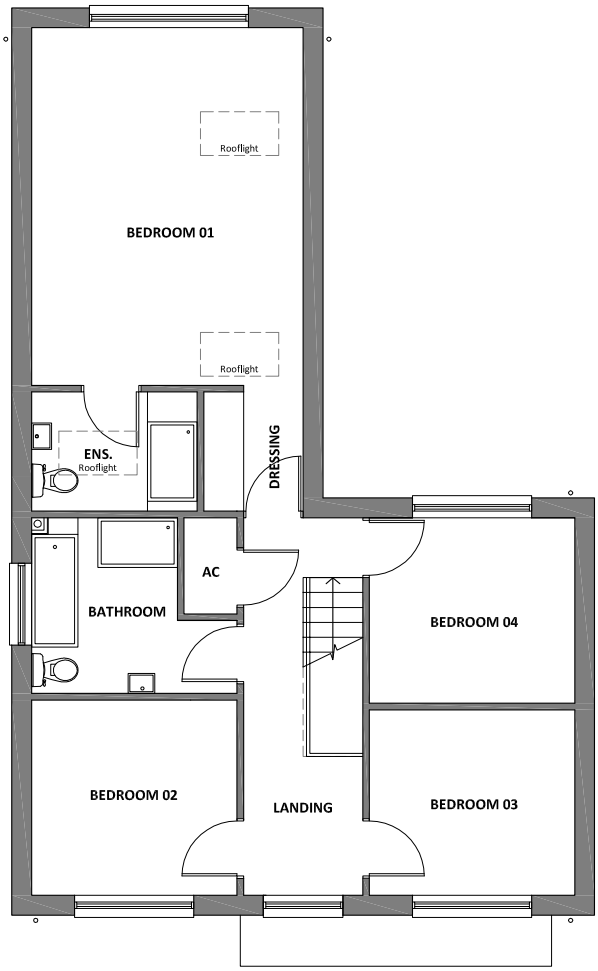

PLOT 1

Dimensions

Room Sizes	M	F
Ground Floor		
Study	3.20m x 3.18m	10’5” x 10’5”
Lounge	5.70m x 3.10m	18’8” x 10’2”
Kitchen/Diner	7.30m x 4.10m	23’11” x 13’5”
Utility	2.40m x 3.28m	7’10” x10’9”
First Floor		
Bedroom 1	5.70m x 4.10m	18’8” x 13’5”
Ensuite	1.50m x 1.65m	4’11” x 5’4”
Bathroom	2.23m x 3.10m	7’0” x 7’8”
Bedroom 2	3.25m x 3.10m	10’7” x 10’2”
Bedroom 3	2.90m x 3.10m	9’6” x10’2”
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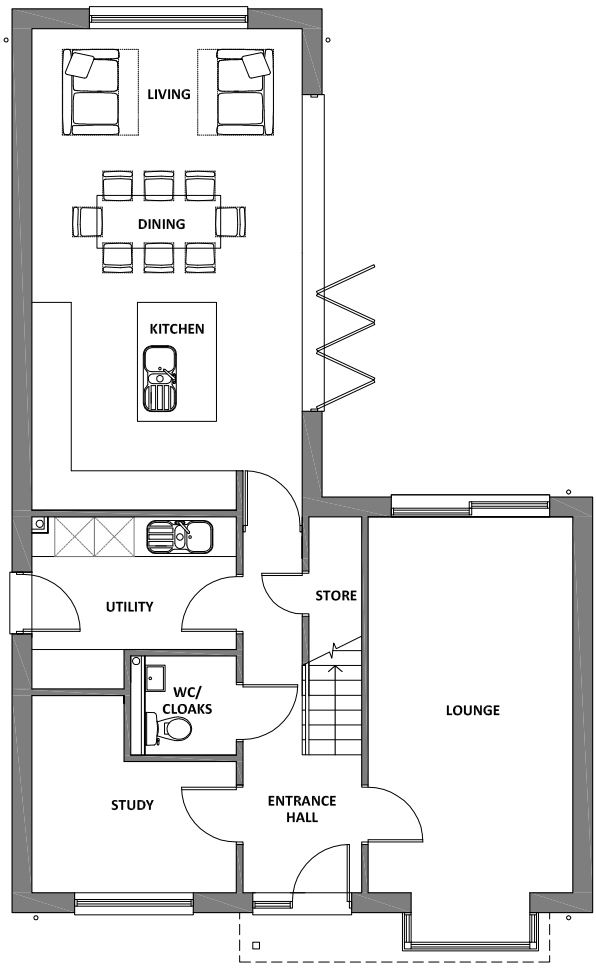

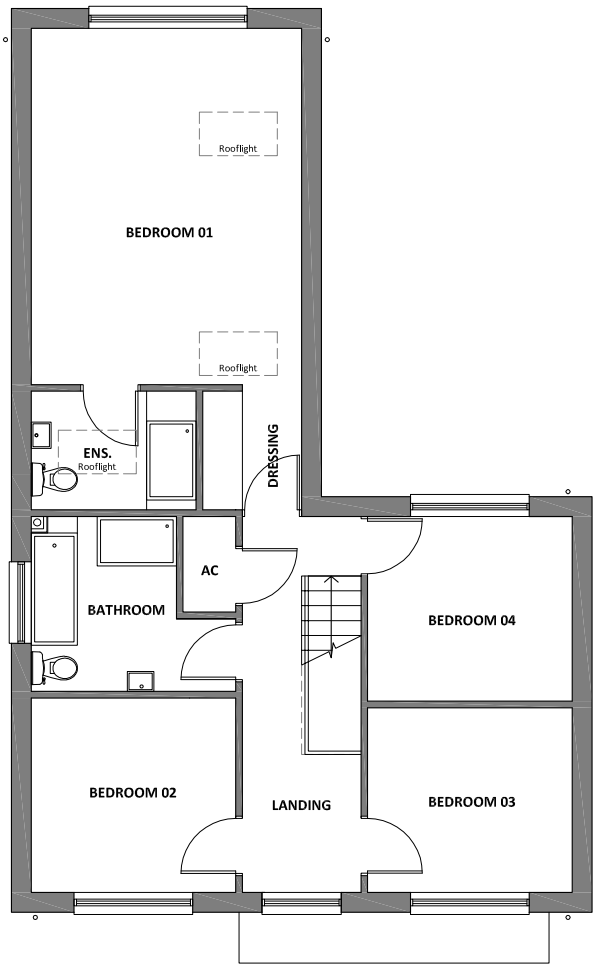

PLOT 2

Dimensions

Room Sizes	M	F
Ground Floor		
Study	3.20m x 3.18m	10’5” x 10’5”
Lounge	5.70m x 3.10m	18’8” x 10’2”
Kitchen/Diner	7.30m x 4.10m	23’11” x 13’5”
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