

PLOT 1

# WOLD VIEW

## NORMANBY RISE

4 bed | 2 bath | 3 reception



THE NEW  
HOMES  
AGENT

[thenewhomesagent.co.uk](https://thenewhomesagent.co.uk)  
[enquiries@tnha.co.uk](mailto:enquiries@tnha.co.uk)

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





***“... premium detached new-build homes sitting proudly on Normanby Rise, Claxby.”***





## PLOT 1 | £495,000

### KEY FEATURES

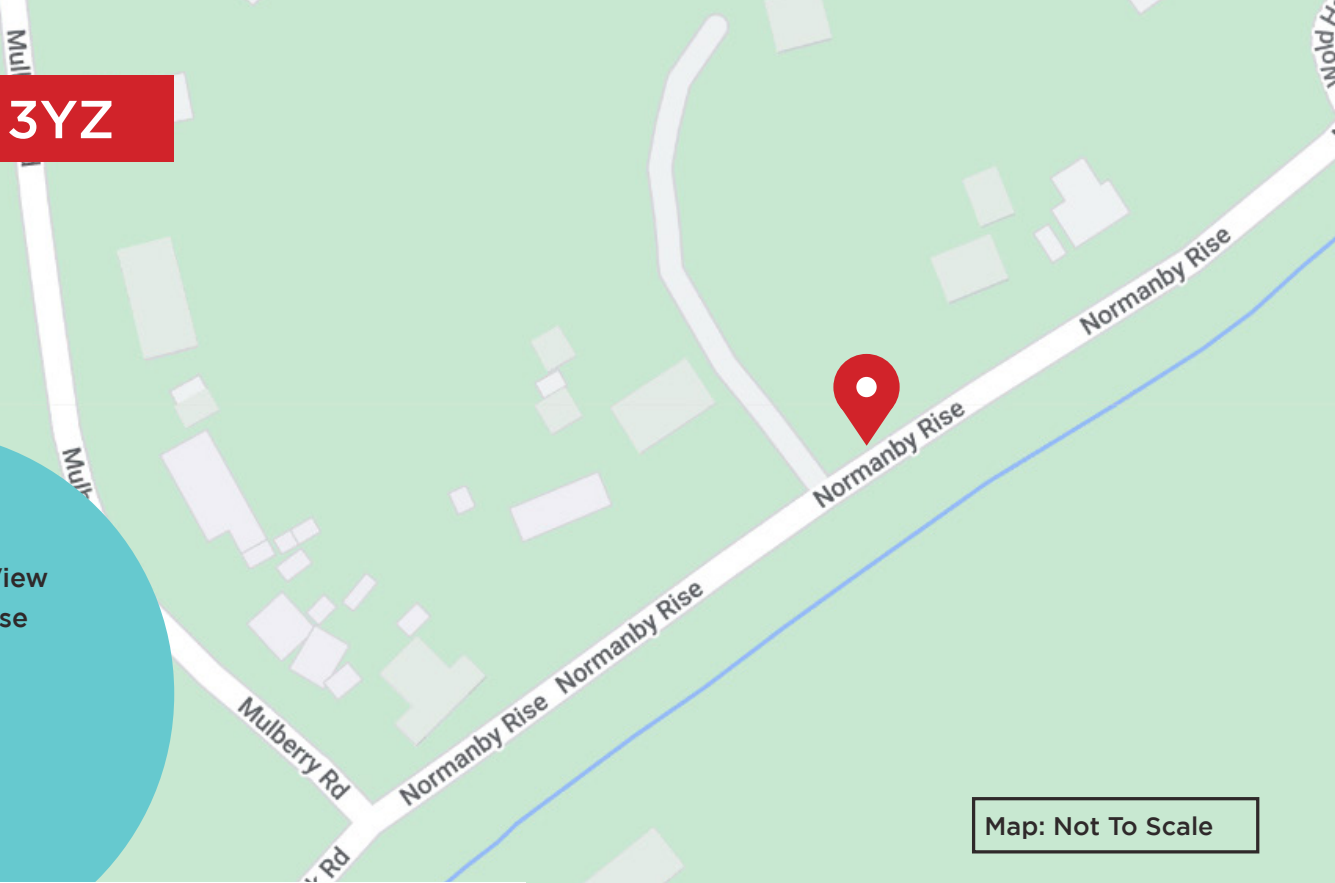
- Stunning Lincolnshire Wolds Location
- Highly Efficient New Build Homes
- Short Walk from the Famous Viking Way
- Stunning Countryside Views Across the Rolling Wolds
- Bedrooms and Bathrooms to Ground and First Floor
- Drive-through Insulated Garage with Electric Doors
- Underfloor Heating via Top of the Range Samsung Air Source Heat Pump
- Premium Impervia Luxury Vinyl Tiling to Ground Floor
- Carpet and Tiling Customisation Available
- Highly Sought-After Village Close to Amenities





LN8 3YZ

Plot 1 Wold View  
Normanby Rise  
Claxby  
Lincolnshire  
LN8 3YZ



## ABOUT CLAXBY AND THE SURROUNDING AREA

Claxby is an incredibly sought-after location due to its proximity to nearby amenities in both Market Rasen and Caistor, falling within the Caistor Grammar catchment area. The village is located at the foot of the Wolds, with Normanby Rise itself winding its way up to the high point of Claxby top, offering stunning countryside views from this idyllically placed bespoke development, located halfway up the hill. Just a short walk up the road, buyers can enjoy direct access onto the famed Viking Way, ideal for avid walkers, family days out and general running and dog walking routes. Follow the road further round to the north and you can enjoy breathtaking scenery right the way along Claxby Top, with simultaneous panoramic views of both Lincoln Cathedral and the Humber Bridge, both easily visible on a clear summer's day.

Scan me for exact location ▶

<https://what3words.com////burglars.cyber.rocked>







## PROPERTY SUMMARY

Immerse yourself in the tranquil charm of 'Wold View', a pair of premium detached new-build homes sitting proudly on Normanby Rise, Claxby, in the enchanting rural landscapes of the Lincolnshire Wolds. Echoing the unique spirit of rural tranquillity, these four-bedroom detached dormer houses are the perfect retreat for those in the over-50's bracket seeking to enjoy the golden years of life in serene, verdant surroundings.

Designed meticulously with the aim to attract both local people looking to downsize or retire and out-of-area aspirants who envision their retirement in the peaceful Lincolnshire countryside, these homes offer the perfect blend of country living and modern comfort. From their idyllic location on a quiet country lane to their direct access to several walking routes, including the historic Viking Way, these homes paint an inviting picture of peaceful and active retirement living.







## External Detailing

Welcoming you home is a spacious block paved driveway that leads to an attached drive-through garage, setting the tone for the elegance and practicality that lies within. Wold View effortlessly combines style and function, offering not just ample parking space, but also a generous patio area accessible via aluminium bi-fold doors from the living space, and a blank canvas flower bed with a healthy planting budget for spend as they wish prior to completion.

The rear of the property unveils a tastefully landscaped garden, perfect in size and designed with low maintenance in mind, ideal for our discerning target market. Beautifully adorned with a west-facing boundary ready for planting, it creates a serene outdoor sanctuary where you can relish every season's beauty.

For those with a penchant for classic cars, the garage also features an insulated roller door at the rear, leading directly to the rear garden. This thoughtful design makes it convenient for classic car storage or additional, enclosed parking space to the rear.



## Internal Ground Floor

Step into the spacious entrance hall, and you're greeted by the timeless elegance of premium Impervia Luxury Vinyl Tile flooring in a herringbone finish, extending to the study, cloakroom, utility and open-plan kitchen living room. A ground-floor bedroom equipped with an en-suite shower room offers a perfect blend of privacy and accessibility, ideal for guests or single-floor living. Adjacent to this bedroom, a separate study provides a tranquil space for reading or pursuing hobbies. Both rooms will be carpeted to your taste between exchange and completion.

At the heart of the ground floor is the open-plan kitchen and living room, graced with a full range of integrated Gun Metal Caple appliances, set in a premium Gadsby kitchen. Quartz worktops elegantly cascade to the floor in a waterfall finish, accompanied by stylish chrome sockets, switches, and a sophisticated lighting plan incorporating spotlights and feature pendant lighting. Two double ovens, a fridge-freezer, a dishwasher, and an induction hob with an overhead canopy extractor culminate in this culinary hub. From here, dual triple aluminium bi-fold doors open out to the patio, inviting natural light and the gentle whisper of the Lincolnshire breeze.





### Internal First Floor

The first floor hosts two spacious double bedrooms sharing a tastefully designed 3-piece bathroom. Buyers have the opportunity to add their personal touch, choosing their preferred style and colour for the bathroom's tiled flooring and half-tiled walls. The bath with shower over will be boxed in with a tiled front and will be finished off by a bespoke storage solution at the end of the bath. Adorning the landing is a galleried area, overlooking the entrance hall, creating a sense of space and connection within the home.

### Sustainability

These homes champion sustainability without compromising luxury. Powered by Samsung's EHB Monobloc air source heating system, voted the best all-round Air Source system in 2023 by the Federation of Master Builders, these homes optimise energy efficiency. This system operates in conjunction with a pressurised unvented cylinder fitted within the ground floor cupboard, leaving ample storage space. A water-ran underfloor heating system on the ground floor ensures toasty winters, while the first floor radiators guarantee equal warmth distribution.







### **Finishing Touches**

Attention to detail is a defining feature of these homes, with luxurious Quartz boxing for all vanity sink units, mirror options for bathroom sinks, and bespoke bathroom storage fitted at the end of the bath in the family bathroom. To add further luxury, a carpeting budget allows buyers to choose their preferred carpets for all bedrooms. The homes also feature oak internal doors throughout, contributing to a seamless blend of traditional charm and contemporary design.

### **Garage and Outdoor Features**

A large 'Drive-through' garage features an electric insulated sectional Oxley garage door to the front and an electric insulated roller door at the rear. A 12-month inspection/maintenance package is included for the garage doors. A west-facing rear

patio, accessed by two triple aluminium bi-fold doors from the living space, matches the permeable block paved driveway. The west boundary of the property is ready for planting, with a planting budget included in the property price. Lindab Majestic brushed steel finish guttering, handmade effect red brick construction, and a premium clay pantile roof also enhance the property's kerb appeal and character.

### **The Appeal**

Experience a sense of peace and tranquillity from the moment you lay eyes on this individual village edge development. The idyllic setting, superior craftsmanship, and thoughtful design culminate in a home that offers a rare opportunity to experience rural charm with modern comfort. Whether you're a local seeking to downsize or an outsider looking to retire in the charming Lincolnshire countryside, Wold View promises a peaceful life at a price tag much lower than you'd expect.





## SPECIFICATION BREAKDOWN

### External Specification

- Location on a tranquil, quiet country lane with direct access to various walking routes, including the Viking Way.
- Spacious block paved driveway offering ample parking space.
- Detached garage with insulated roller door at the rear, facilitating additional garden parking or classic car storage.
- Tastefully landscaped garden with a west-facing boundary ready for planting (planting budget included in the property price).
- Generous west-facing rear patio accessible via two triple aluminium bi-fold doors from the living space.
- Lindab Majestic brushed steel finish guttering enhancing kerb appeal.
- Handmade effect red brick construction with a premium clay pantile roof.

### Internal Specification

#### General

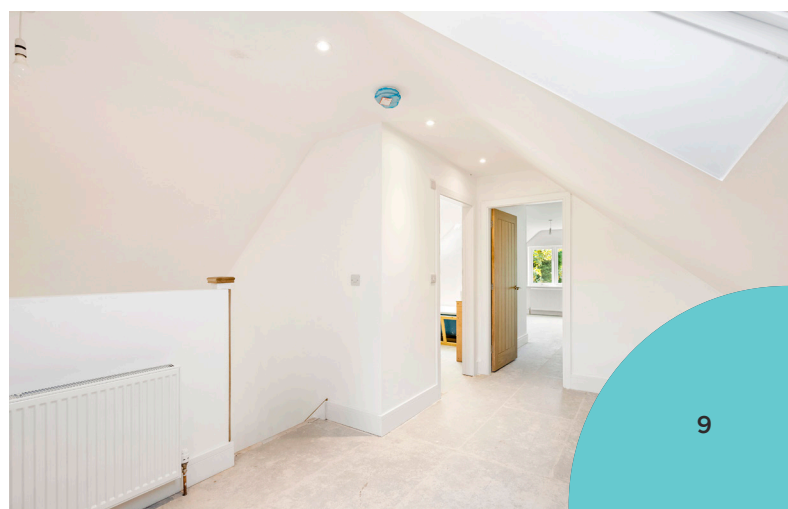
- Three double bedrooms: two spacious first-floor bedrooms and a ground-floor bedroom with en-suite shower room.
- Separate study room/Bedroom 4 adjacent to the ground floor bedroom.
- Galleried landing overlooking the entrance hall.

#### Kitchen

- Open-plan kitchen with premium Impervia Luxury Vinyl Tile flooring.
- Premium Gadsby kitchen equipped with a full range of integrated Gun Metal Caple appliances including two double ovens, a fridge freezer, a dishwasher, and an induction hob with an overhead canopy extractor.
- Luxurious Quartz worktops with a 'to-floor' waterfall finish.
- Chrome sockets and switches, along with a stylish lighting plan incorporating spotlights and feature pendant lighting.

#### Bathrooms

- Shared half-tiled 3-piece bathroom for first-floor bedrooms and an en-suite shower room for the ground-floor bedroom, both available for buyer's style and colour choice of tiled flooring and half-tiled walls.
- Luxurious Quartz boxing to all vanity sink units.
- Mirror included for bathroom sinks within budget.
- Bespoke bathroom storage fitted at the end of the bath in the family bathroom.







## Flooring

- Premium Impervia Luxury Vinyl Tile flooring to the entrance hall, study, cloakroom, boot room, and open-plan kitchen-living room.
- Choice of carpeting for all bedrooms within a given budget.
- Tiled flooring to bathroom and en-suite.

## Electrical

- Samsung EHB Monobloc air Source heating system - voted the best all-round Air Source system in 2023 by the Federation of Master builders.
- Water ran underfloor heating system to the ground floor and radiators upstairs.
- Electric insulated sectional Oxley garage door at the front and an electric insulated roller door at the rear of the garage.
- 12-month inspection/maintenance package included for the garage doors.

## Joinery

- Oak internal doors throughout.
- Fitted wardrobe upgrades available through East Coast Fixing.
- Premium Gadsby kitchen with integrated appliances.
- Bespoke bathroom storage fitted at the end of the bath in the family bathroom.
- Premium detailed coving to the open plan kitchen space.

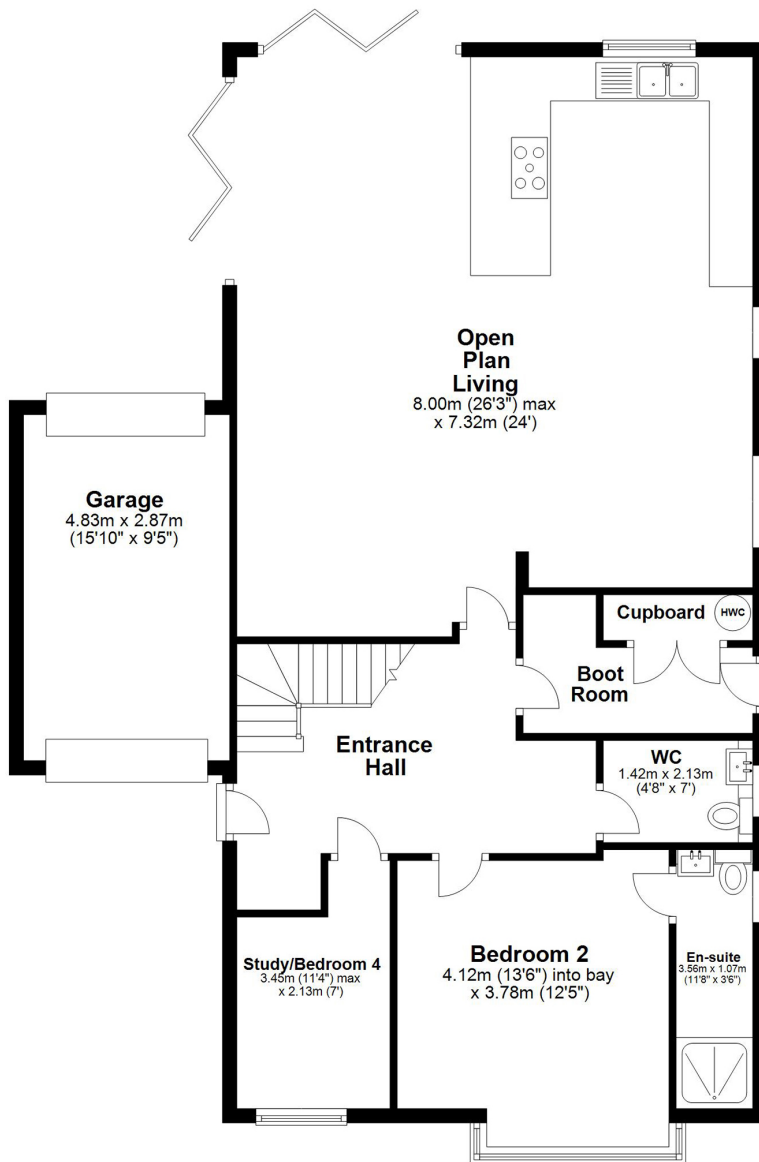




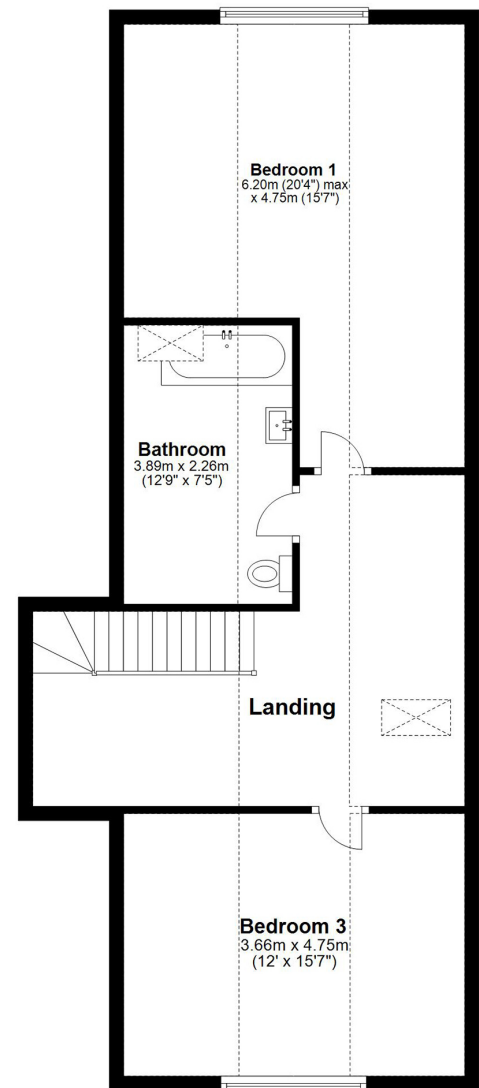
# FLOOR PLANS

Ground Floor	Size (m)	Size (ft)
Entrance Hall		
Dining/Living Room/ Kitchen	8.00m x 7.32m	26'3 x 24'0
Utility/Bootroom	3.32m x 1.62m	10'11 x 5'4
WC	1.42m x 2.13m	4'8 x 7'0
Bedroom 2	4.12m x 3.78m	13'6 x 12'5
En-suite	3.56m x 1.07m	11'8 x 3'6
Study/Bedroom 4	3.45m x 2.13m	11'4 x 7'0

First Floor	Size (m)	Size (ft)
Landing		
Family Bathroom	3.89m x 2.26m	12'9 x 7'5
Bedroom 1	6.20m x 4.75m	20'4 x 15'7
Bedroom 3	4.75m x 3.66m	15'7 x 12'0



GROUND FLOOR



FIRST FLOOR

Floor plans are for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of these plans, please check all dimensions, shapes and compass bearings, before making any decisions reliant upon them.





Unit C3 | The Point | Weaver Road | Lincoln | LN6 3QN

 01522 440 445 | 07745 440 445

 [thenewhomesagent.co.uk](https://thenewhomesagent.co.uk)

 [enquiries@tnha.co.uk](mailto:enquiries@tnha.co.uk)

a moving experience

ALL VIEWINGS ARE TO BE ORGANISED VIA THE NEW HOMES AGENT.

WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE SALES PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS ARE ADVISED TO RECHECK THE MEASUREMENTS.