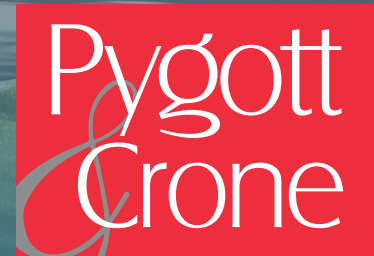


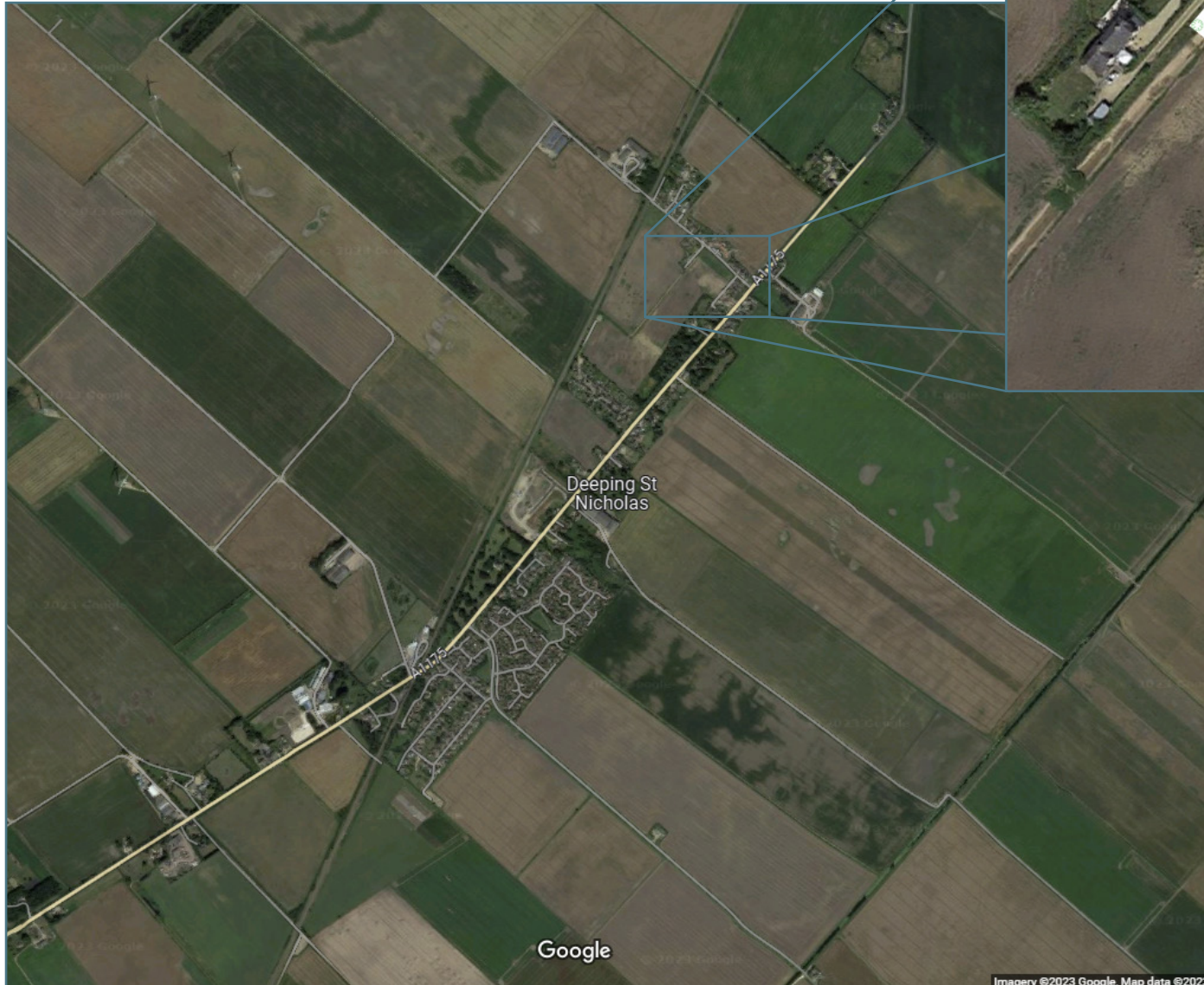


CAMPAINS LANE
DEEPING ST NICHOLAS



Campains Lane

LOCATION & SITE - PET1 7AL



The desirable village of Deeping St. Nicholas is located to the South of the market town of Spalding, heading towards the Cathedral City of Peterborough, the centre being only 15 miles away and Peterborough also offers a direct, fast rail link to London Kings Cross in under an hour.

The popularity of the village can be largely based upon its easy access to larger settlements, with nearby towns being Bourne, Stamford, Spalding and Crowland.

CAMPAINS LANE

THE SITE

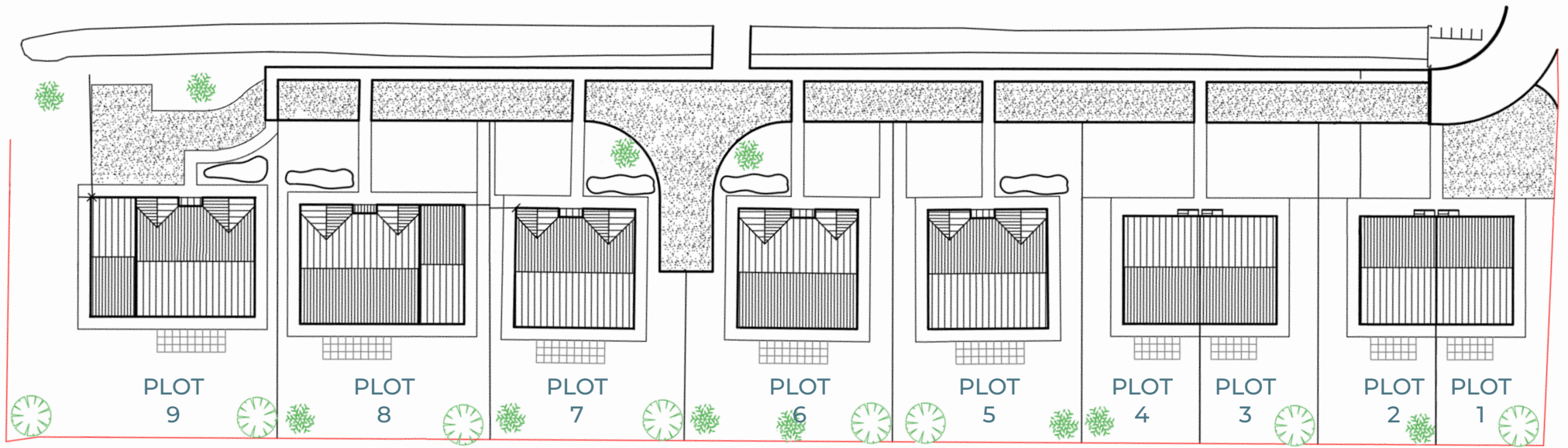
Set within the South Lincolnshire village of Deeping St Nicholas is this brand new collection of high specification homes, built by local, quality developers D & R Property Services Ltd.

The site, directly located off Campaigns Lane, will offer 9 quality new homes, ranging from three bedroom semi detached houses to four bedroom detached houses with garages. Consideration was taken to offer flexible accommodation to suit modern needs along with specification to match.

Some of the stand out features plot and house design dependant, include; Integrated appliances to the kitchens, oak veneer internal doors throughout, en suite shower rooms to the principle bedrooms, Illuminated mirrors to en suites & bathrooms, mains wired alarm, electric garage doors, Ring door bells to all homes, to name a few plus a host of optional extras available.



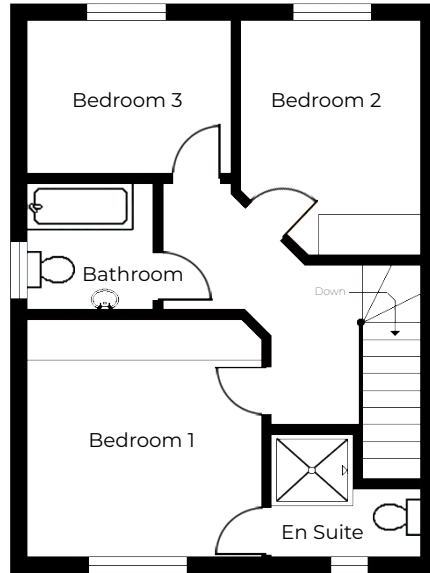
SITE PLAN



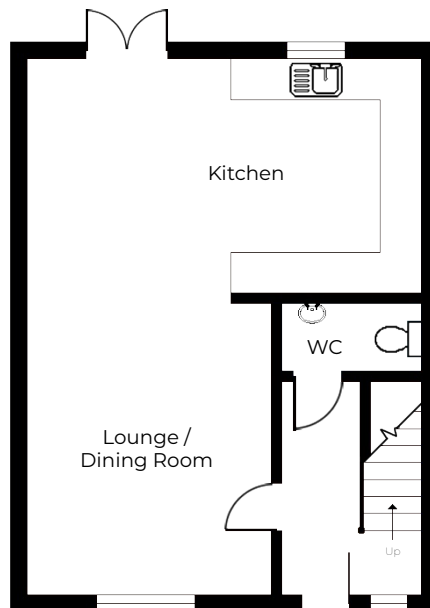


PLOTS 1 & 3

FIRST FLOOR



GROUND FLOOR



GROUND FLOOR **DIMENSIONS (ft)** **DIMENSIONS (m)**

Lounge / Dining / Kitchen	26'0 x 18'6	7.94m x 5.62m
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FIRST FLOOR **DIMENSIONS (ft)** **DIMENSIONS (m)**

Bedroom 1	11'8 x 11'5	3.55m x 3.50m
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En-Suite	6'8 x 6'1	2.03m x 1.85m
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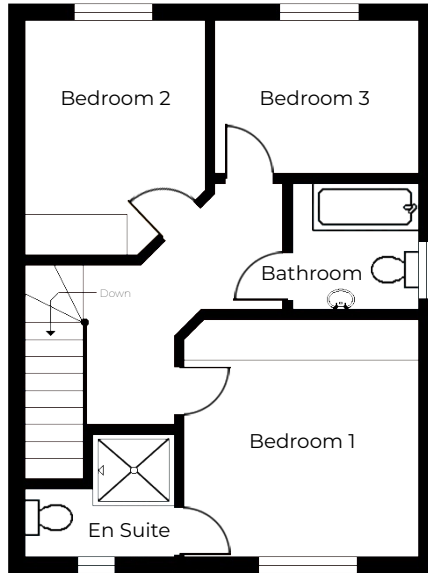
Bedroom 2	11'6 x 8'7	3.50m x 2.62m
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Bedroom 3	9'6 x 7'6	2.90m x 2.29m
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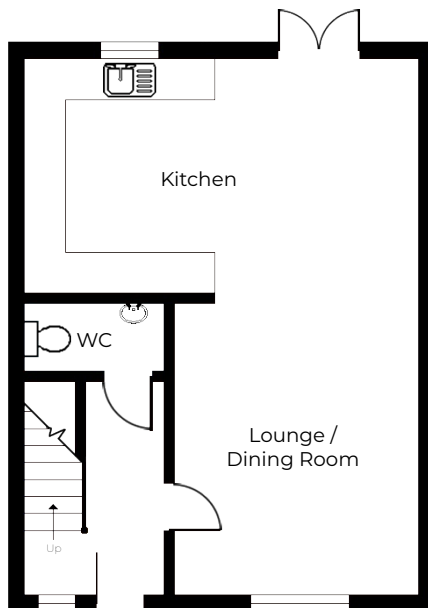
Bathroom	6'3 x 6'3	1.90m x 1.90m
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PLOTS 2 & 4

FIRST FLOOR



GROUND FLOOR



GROUND FLOOR DIMENSIONS (ft) DIMENSIONS (m)

Lounge / Dining / Kitchen	26'0 x 18'6	7.94m x 5.62m
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FIRST FLOOR DIMENSIONS (ft) DIMENSIONS (m)

Bedroom 1	11'8 x 11'5	3.55m x 3.50m
-----------	-------------	---------------

En-Suite	6'9 x 6'1	2.05m x 1.85m
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Bedroom 2	11'6 x 8'7	3.50m x 2.62m
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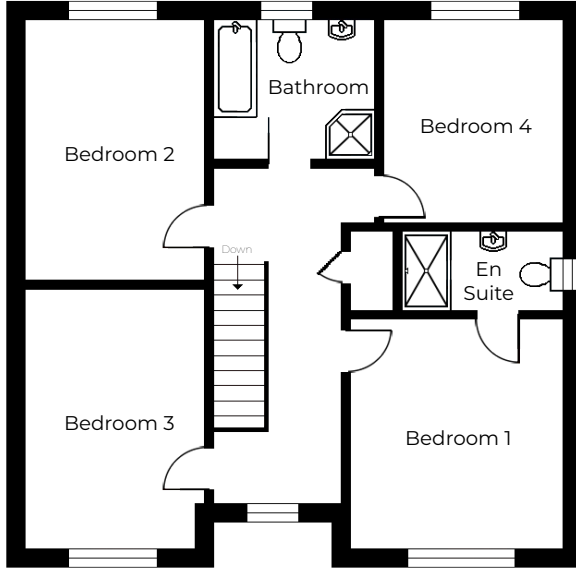
Bedroom 3	9'6 x 7'6	2.90m x 2.29m
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Bathroom	6'3 x 6'3	1.90m x 1.90m
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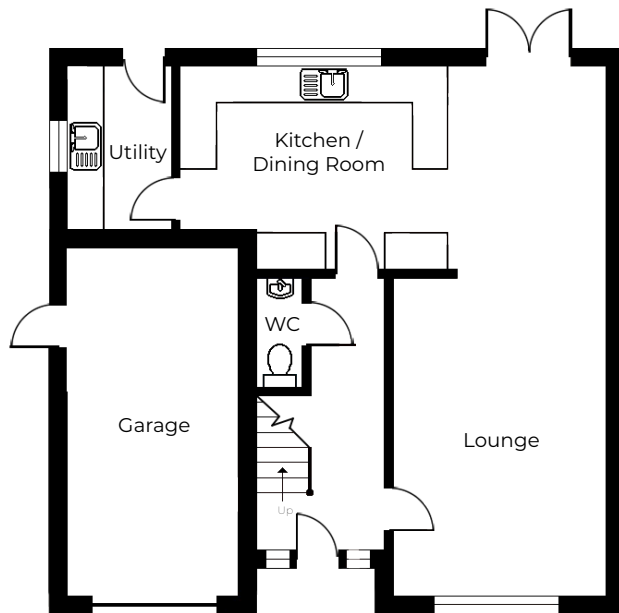


PLOTS 5, 6, & 7

FIRST FLOOR



GROUND FLOOR



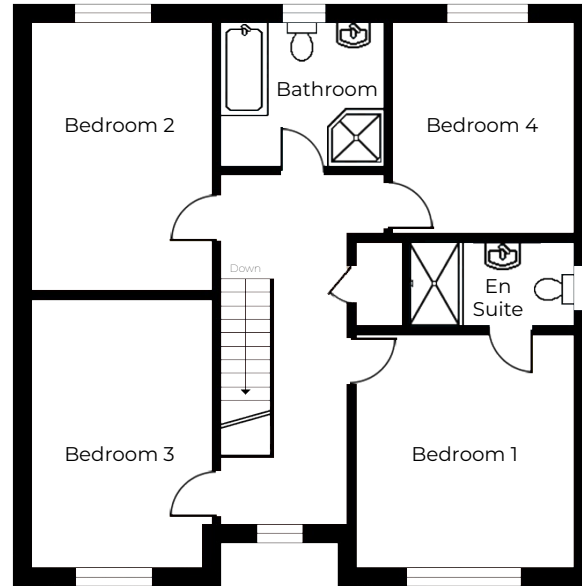
GROUND FLOOR	DIMENSIONS (ft)	DIMENSIONS (m)
Lounge	17'5 x 11'8	5.30m x 3.56m
Kitchen / Dining	23'1 x 11'3	7.04m x 3.44m
Utility	9'0 x 2'4	2.74m x 1.70m
Garage	19' x 9'2	5.80m x 2.79m

FIRST FLOOR	DIMENSIONS (ft)	DIMENSIONS (m)
Bedroom 1	12'8 x 11'8	3.85m x 3.55m
En Suite	8'11 x 4'5	2.71m x 1.35m
Bedroom 2	14'4 x 9'9	4.37m x 2.97m
Bedroom 3	14'4 x 9'9	4.37m x 2.97m
Bedroom 4	11'3 x 9'10	3.44m x 3.00m
Bathroom	8'9 x 7'8	2.67m x 2.34m

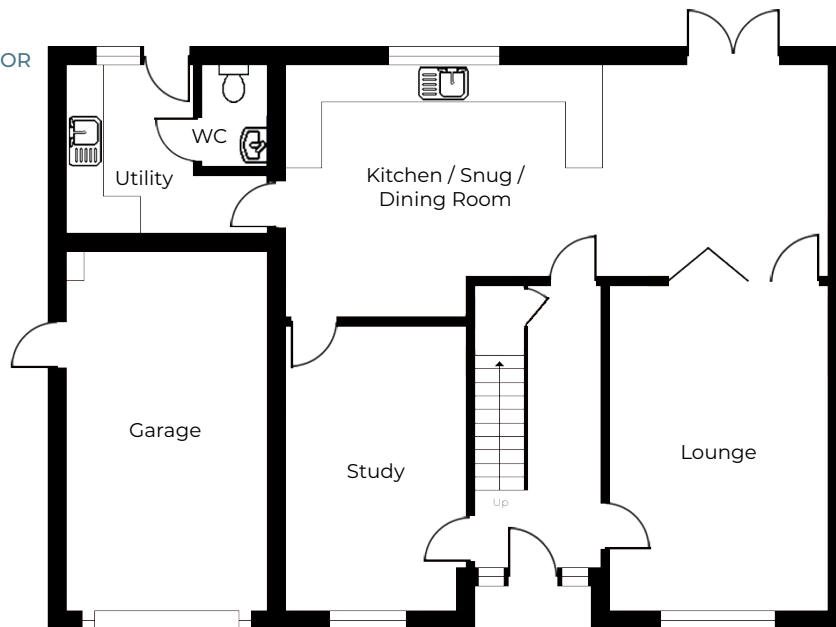


PLOTS 8 & 9

FIRST FLOOR



GROUND FLOOR



GROUND FLOOR	DIMENSIONS (ft)	DIMENSIONS (m)
Kitchen / Dining	13'7 x 29'0 (max)	4.14m x 8.84m (max)
Lounge	18'1 x 11'8	5.5m x 3.56m
Study	15'1 x 9'1	4.6m x 2.77m
Utility	10'8 x 9'0	3.26m x 2.74m
Garage	19'0 x 10'8	5.80m x 3.26m

FIRST FLOOR	DIMENSIONS (ft)	DIMENSIONS (m)
Bedroom 1	12'8 x 11'8	3.85m x 3.55m
En Suite	8'10 x 4'5	2.70m x 1.35m
Bedroom 2	14'4 x 9'10	4.37m x 2.99m
Bedroom 3	14'4 x 9'10	4.37m x 2.99m
Bedroom 4	11'3 x 9'10	3.44m x 3.00m
Bathroom	8'8 x 7'8	2.65m x 2.34m

SPECIFICATION

Internal - General

	PLOTS 1-4	PLOTS 5-7	PLOTS 8-9
Traditional Brick and Block Construction with High Standard of Insulation	✓	✓	✓
Emulsion Paint Finish to Walls, Colour: White	✓	✓	✓
Oak Veneer Internal Doors Inc. Chrome Door Ironmongery	✓	✓	✓
Vinyl Flooring included to Kitchen/Utility, Cloakroom & Bathroom/En-Suite *	✓	✓	✓

Kitchen/Utility

Fitted Kitchen with Soft Close Doors & Drawers *	✓	✓	✓
Laminated Worktops with Upstands & Splashback to Hob *	✓	✓	✓
Integrated Double Oven	✓	✓	✓
Integrated Hob (Electric or Gas Induction)	✓	✓	✓
Stainless Steel Chimney Hood	✓	✓	✓
Stainless Steel One & a Half Bowl Sink With Mixer Tap **	✓	✓	✓
Integrated Dishwasher	✓	✓	✓
Integrated Fridge Freezer (70/30)	✓	✓	✓
Space for a Washing Machine	✓	✓	✓
Space for a Dryer		✓	✓
Under Cupboard Lighting to Kitchen**	✓	✓	✓

Bathroom/En-Suite

Bath to Bathroom with Overhead Rain Shower	✓		
Shower Cubicle to Main Bathroom with Rain Shower		✓	✓
Shower Cubicle to En-Suite with Rain Shower	✓	✓	✓
Fitted White Vanity Unit to Bathroom	✓	✓	✓
Fully Tiled Walls to 3 Sides of Bath Area with Half Tiled Remaining Walls *	✓		
Fully Tiled Shower, Half Tiled Walls to remaining Bathroom**		✓	✓
Half Tiled Walls to En-Suite, Fully Tiled Shower	✓	✓	✓
Illuminated Mirror with Shaver Socket	✓	✓	✓

Heating & Hot Water

Wall Mounted Combi Boiler	✓	✓	✓
Chrome Towel Radiators to Bathrooms & WC inc. Electrical Elements for Summer Use	✓	✓	✓
LPG Gas Tanks	✓	✓	✓
Pump Tanks	✓	✓	✓

SPECIFICATION

Electrical	PLOTS 1-4	PLOTS 5-7	PLOTS 8-9
Telephone Line Fibre	✓	✓	✓
TV Aerial Points to Lounge, Bedrooms & Kitchen	✓	✓	✓
Mains Wired Alarm	✓	✓	✓
Ring Door Bell	✓	✓	✓
Power Sockets & Lights Inside Garage	✓	✓	✓
External - General			
External Tap	✓	✓	✓
External Double Socket	✓	✓	✓
External Doors & Windows			
Double Glazed Cream UPVC Windows inc. Chrome Ironmongery & Trickle Vents	✓	✓	✓
Composite Front Door (Anthracite)	✓	✓	✓
UPVC Glazed Cream French Doors to Rear	✓	✓	✓
Electric Roller Shutter Garage Door (Anthracite)	✓	✓	✓
Driveways, Footpaths & Patio			
Gravel Driveway	✓	✓	✓
Paved Footpath to Entrance	✓	✓	✓
UPVC Glazed Cream French Doors to Rear	✓	✓	✓
Paved Patio to the Rear	✓	✓	✓
Gardens			
Post & Rail Fence to Rear	✓	✓	✓
Short Close Boarded Fence to the Sides 1.8m	✓	✓	✓
Turf to Front Garden	✓	✓	✓
Rotavated & Levelled Rear Garden	✓	✓	✓
Turf Rear Garden **	✓	✓	✓

* Choice of colour/styles depending on stage of build

** Upgrade



Agents Note:- Floorplans and measurements are taken from architectural drawings and are for guidance purposes only.

Computer generated images are not to scale and are for identification purposes only. Final finishes and materials may vary and landscaping is illustrative only. Please make sure you discuss final designs and layouts with us before reserving.

If you'd like to find out more about the homes at Campans Lane, please contact us and we would be delighted to tell you more.

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