



LN6

WESTBROOKE ROAD
LINCOLN
PHASE 2

Contemporary City Centre Homes

 ChestnutHomes

chestnuthomes.co.uk



LN6 - an award winning development of contemporary homes in a sought after location.



Our stunning properties have been designed to suit all tastes and every lifestyle, creating an attractively diverse yet closely-knit community. Great emphasis has been placed on the choice and quality of materials, complementing the high calibre design.



A great place to live

Dominated by one of the finest Cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. 'Steep Hill' which links the Cathedral Quarter to the vibrant High Street was recently named as the 'Best Street in Britain'... and we agree with that! The highly rated University of Lincoln adds to the fantastic education on offer in the City. The Uni is situated on the Brayford Waterfront, where you can relax at one of the many restaurants or coffee shops overlooking the beautiful marina. This combination of ancient and modern urban living makes Lincoln the perfect place to live.





LN6 – The perfect place to call home



If you want a modern, stylish new home close enough to take advantage of all that Lincoln offers, but just far enough away from the hustle & bustle, then LN6 is the perfect place to call home.

LN6 Phase 2 is a development of 27 contemporary new homes situated off Westbrooke Road, just half a mile away from the city centre. You will find a choice of two and three bedroom town houses and two bedroom bungalows all built to the high specification and attention to detail that Chestnut Homes are renowned for:

City living doesn't mean compromising on outside space at LN6, as all the homes have access to beautifully landscaped areas which together with the use of swales, boardwalks and an abundance of planting make this urban space a real treat to come home to.

Education for all ages

Lincoln is well provided for when it comes to education at all levels, offering a wide choice of primary schools, secondary schools, academies, a college of further education (which is the largest educational establishment in the county), as well as the University of Lincoln, with its award-winning campus on the picturesque Brayford Pool marina.



Well connected

Lincoln really does have the best of both worlds, on the one hand it's surrounded by beautiful unspoilt countryside, with great transport links to the coast with its award winning sandy beaches and on the other, it has access to other major cities & towns. The A1 can be accessed from Newark, just 15 minutes away by car and the M1 can be reached in under an hour.

If you prefer to travel by train, then direct trains to London take just under two hours and there are frequent rail connections to other major cities including Sheffield, Nottingham, Leicester & Leeds.

Lincoln has three airports within easy reach, Robin Hood and Humberside are approximately 30 miles away and East Midlands lies about 50 miles to the West, allowing for quick and easy access to domestic, European and International flights.





The Barons, The Magna Carta, The Knights & Chestnut Homes

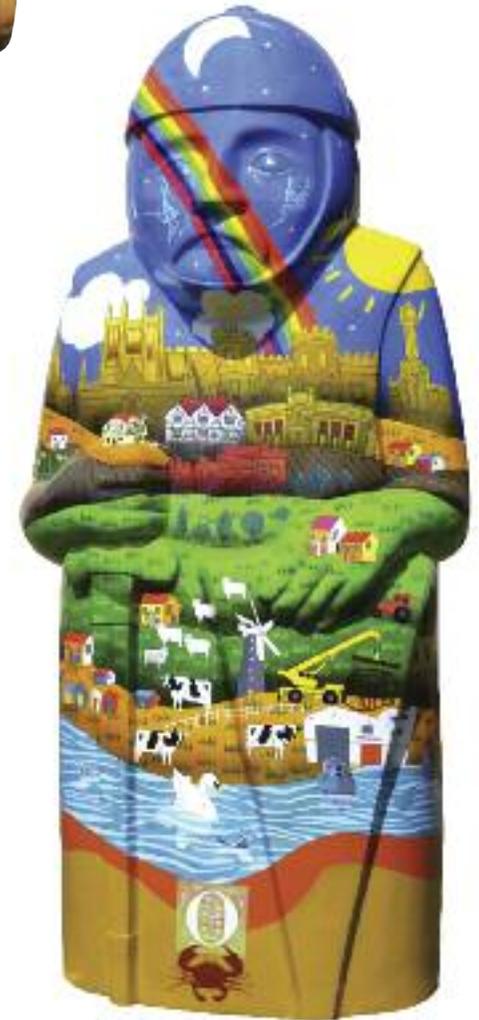
The Magna Carta was one of the most important documents in Medieval England. Signed by 25 feudal barons and King John in 1215, it was an attempt to ensure that everyone, including the king, obeyed the law. Only four original copies remain, one of which is exhibited in the new purpose built vault in the grounds of Lincoln Castle.

To celebrate the 800th anniversary of the signing of the Magna Carta, the city of Lincoln held a Baron's Trail throughout the summer months of 2015, with 25 decorated barons being placed around the city, creating a fun and colourful trail for visitors to follow. Chestnut Homes were proud to sponsor the 'Construction Baron' - Eustace de Vesci, which took pride of place on The Cornhill in the city centre until September 2015, when they were then auctioned off on 1st October, raising a staggering £167,000 in total for The Trussell Trust, a national foodbank charity.

Good news though for Baron Eustace de Vesci! Chestnut Homes managed to secure him with a winning bid, so you may still be able to catch a glimpse of him around the county, when he is not 'in residence' at Chestnut Homes' head office in Langworth.

In acknowledgement of the baron's role in securing what is seen as one of the most important documents concerning liberty and justice, Chestnut Homes have decided to name the homes at LN6 after some of the 25 barons, including our very own 'De Vesci' house type!

Following on from the success of the Baron's Trail, summer 2017 sees the launch of the Lincoln Knights' Trail. 36 sculptures have been placed across Lincoln city centre to celebrate the 800th anniversary of the Battle of Lincoln and the sealing of the Charter of the Forest. Until 3rd September 2017, you can see our Construction Knight on Speakers Corner in Lincoln's City Centre.



TRITTON ROAD



LN6 - a development with lots of open space for everyone to enjoy



Properties from phase 1

- De Ros Page 10 - 2 bedroom house, plots 10, 11, 12, 21, 22 & 23
- De Lacy Page 11 - 3 bedroom house, plots 5, 6, 15, 16, 26 & 27
- De Clare Page 12 - 2 bedroom bungalow, plots 1, 2, 3 & 4
- De Vesci Page 13 - 3 bedroom house, plots 12a, 14, 17, 18, 19 & 20
- Affordable Houses - Sold to Flagship Housing

De Ros

2 bedroom house, plots 10, 11, 12, 21, 22 & 23

Ground Floor

Kitchen	3.10m (max) × 2.64m	10'2" (max) × 8'8"
Cloaks	1.55m × 0.87m	5'1" × 2'10"
Lounge/Dining	4.90m × 3.61m	16'1" × 11'10"

First Floor

Bedroom 1	3.60m × 3.28m	11'10" × 11'1"
Bedroom 2	3.60m × 2.02m	11'10" × 6'8"
Bathroom	2.60m × 1.57m	8'6" × 5'2"



10 11 12



21 22 23



Ground Floor

First Floor

Please note, these drawings provide a brief description of the property, their accuracy is not guaranteed and they should not be taken as part of a contract. Elevations may vary from those illustrated (including window and door/styles and colours). All dimensions stated are within a tolerance of plus or minus 50mm and should be checked on-site. Handlings may also differ from illustrations.

Type 3N

De Lacy

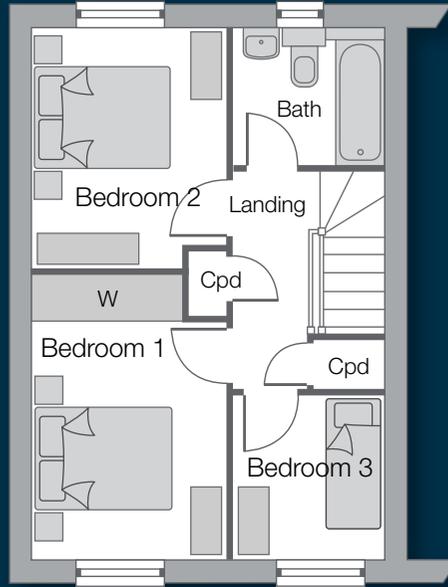
3 bedroom house, plots 5, 6, 15, 16, 26 & 27

Ground Floor		
Kitchen	3.74m x 3.14m	12'3" x 10'4"
Cloaks	1.49m x 0.95m	4'11" x 3'2"
Lounge/Dining	4.79m (max) x 3.93m	15'9" (max) x 12'11"

First Floor		
Bedroom 1	3.84m (max) x 2.63m	12'7" (max) x 8'8"
Bedroom 2	3.23m x 2.63m	10'7" x 8'8"
Bedroom 3	2.17m x 2.06m	7'1" x 6'9"
Bathroom	2.06m x 1.80m	6'9" x 5'11"



Ground Floor



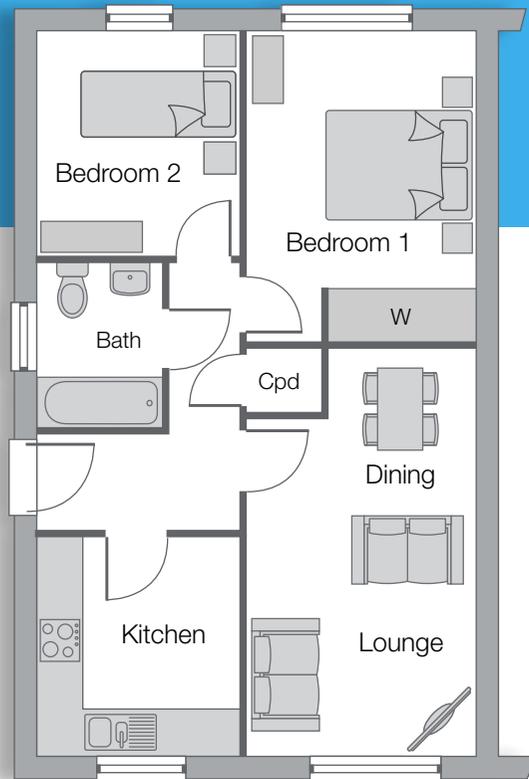
First Floor

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De Clare

2 bedroom bungalow, plots 1, 2, 3 & 4

Kitchen	2.86m x 2.72m	9'5" x 9'0"
Lounge/Dining	5.46m x 3.13m	17'11" x 10'4"
Bedroom 1	4.18m x 3.13m	13'9" x 10'4"
Bedroom 2	3.03m x 2.72m	10'0" x 9'0"
Bathroom	2.20m x 1.70m	7'3" x 5'7"



Ground Floor



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Type MaV

De Veschi

3 bedroom house, plots 12a, 14, 17, 18, 19 & 20

Ground Floor

Lounge 4.51m (excl bay) x 3.94m (max)
14'10" (excl bay) x 12'11" (max)

Kitchen/Dining 4.97m x 3.22m 16'4" x 10'8"

Cloaks 1.77m x 0.91m 5'10" x 3'0"

First Floor

Bedroom 2 4.21m x 2.97m 13'10" x 9'9"

Bedroom 3 3.43m (excl bay) x 2.97m
11'3" (excl bay) x 9'9"

Bathroom 2.48m x 1.91m 8'2" x 6'3"

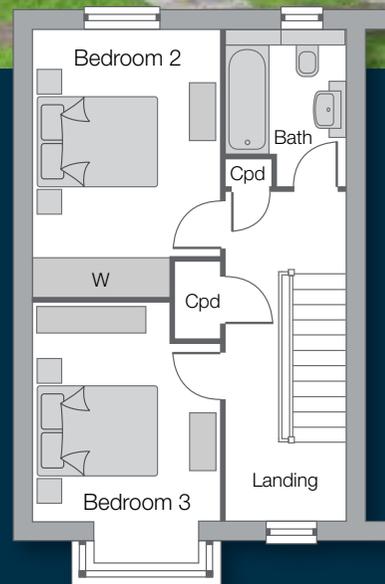
Second Floor

Bedroom 1 3.91m x 3.54m (excl bay)
12'10" x 11'7" (excl bay)

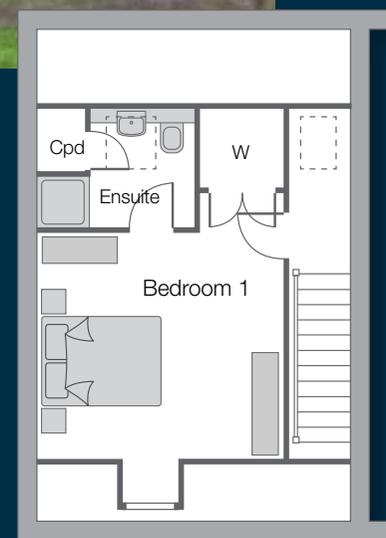
Ensuite 2.44m (max) x 1.87m 8'1" (max) x 6'2"



Ground Floor



First Floor



Second Floor



12a 14



17 18



19 20

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Type 4G



Quality and style as standard

Every home at LN6 benefits from a superb level of specification with every fixture, fitting and finish chosen with the utmost care to give you optimum enjoyment from your home. Our kitchens, the heart of the modern home, are designed and expertly installed to maximise space and to look as good as they work. There's a selection of contemporary and traditional styles on offer, including the latest square edge worktops, all in a range of finishes. Crisp, clean lines are the norm, with upstands to worktops and coloured glass splash backs to hobs. Stainless steel integrated oven, hob and extractor provide the practical and beautiful finishing touches.

When it comes to the most important small rooms in each home – our bathrooms and en-suites – we go for contemporary sanitary ware from Pura, a range of equally attractive fitted furniture (ask for more details) and chrome taps and thermostatic showers to provide that long, relaxing soak or invigorating blast. Porcelanosa is our brand of choice for completing the look with beautiful wall tiles.

To make the very most of the natural light and feeling of space available in each home, we've chosen stylish veneered doors with chrome ironmongery, complemented by smooth plastered ceilings in white emulsion and contemporary styled skirtings and architraves in white gloss. To maximise storage space we fit beautiful sliding wardrobes as standard to one bedroom in all the new homes at LN6. On the outside of our homes we aim for style, security, comfort and convenience.

We install high quality uPVC windows together with high quality external materials to not only look great, but also offer long term low maintenance finishes.

We also provide landscaped communal areas. Safety and security are always a high priority of ours – because we know they're a high priority of yours – so we install mains powered smoke detectors as standard.

Contemporary chrome sockets and light switches to kitchen and kitchen/diners create a real 'high end' feel to these well used living spaces, we even include some USB sockets for charging your phone or pad. Our homes also include shaver sockets and chrome plated towel rails to bathrooms and en-suites, where applicable.

With the cost of fuels for homes a concern to us all, our homes have highly efficient combination boilers with panelled radiators and high levels of insulation. These ensure you have total control and benefit from bills that are as low as possible.

So you can choose a Chestnut home with complete confidence and peace of mind, they all come with a 10 Year NHBC Warranty. We also have a management company to maintain all communal areas to the highest standards into the future.



QUALITY AND
STYLE AS
STANDARD





Enter the site off Westbrooke Road

LN6
PHASES 1 & 2

University
Lincoln Academy

Lincoln
Central
Station

Morrisons

Lincoln City
Football Club

The Priory City of
Lincoln Academy

Sainsbury's

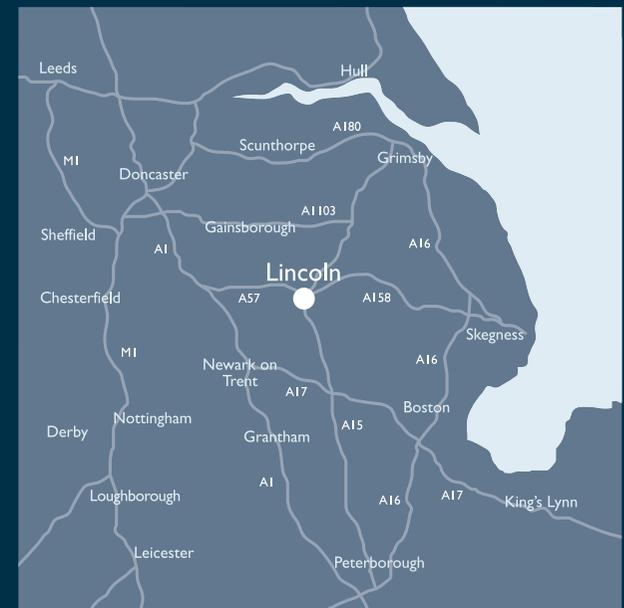
Location

We look forward to seeing you to at LN6. You will find us located off Westbrooke Road, Lincoln, just set your sat nav to LN6 7TB.

From the North & East: Follow the A46 south and turn left at the Skellingthorpe roundabout on to Lincoln Road/A57. Continue on to Skellingthorpe Road and turn left at the roundabout on to Boultham Park Road, then left on to Western Avenue. Turn right on to Western Crescent and LN6 will be straight ahead.

From the South: Follow the A15 North and take the first exit on to High Street. Turn left on to Dixon Street, then left on to Boultham Park Road, then right on to Western Avenue. Turn right on to Western Crescent and LN6 will be straight ahead.

From the West: Follow the A46 North and turn left at the Skellingthorpe roundabout on to Lincoln Road/A57. Continue on to Skellingthorpe Road and turn left at the roundabout on to Boultham Park Road, then left on to Western Avenue. Turn right on to Western Crescent and LN6 will be straight ahead.



Relax they're Chestnut Homes

LN6 offers a great opportunity to live in a suburban setting away from the hustle and bustle of the lively city centre, but close enough to take advantage of all that city living offers such as a great nightlife, plenty of shopping opportunities and an abundance of cafes and restaurants.

The variety of homes on offer at LN6 offers something of everyone, from first time buyers to people looking to downsize. All the homes have been designed to not only look good on the outside but offer practical living space on the inside as well. Our friendly sales staff are always happy to help and will be on-hand every step of the way to make the whole process of buying a new home, from reservation to legal completion, as simple and hassle-free as possible.

We've been building new homes across Lincolnshire since 1988 and we always work to the same ethos – to create well-planned, distinctive and attractive developments of high quality new homes, built with the highest standards of workmanship and LN6 is no exception.

We look forward to welcoming you to LN6!

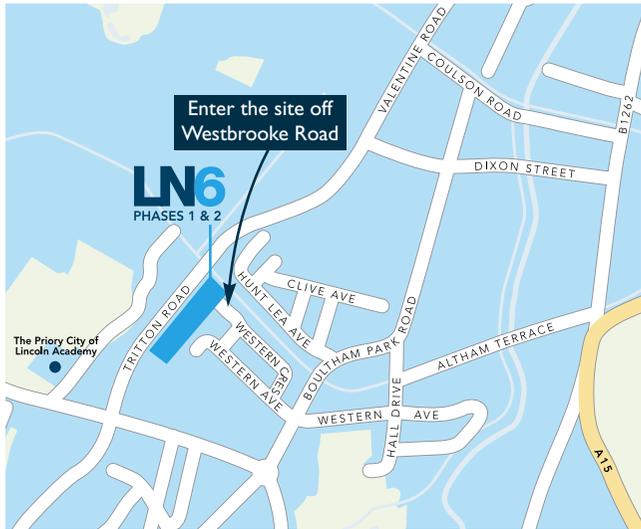
David Newton



Managing Director



Raising Standards. Protecting Homeowners



LN6

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LINCOLN
PHASE 2

Contact our Marketing Suite on 01522 525450

Or email sales@chestnuthomes.co.uk

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