



The Grange • Scothern

A superb collection of new homes
in an attractive village setting

 **ChestnutHomes**

chestnuthomes.co.uk

Welcome to



The Grange • Scothern

A charming development of traditionally styled new homes, designed to reflect the idyllic rural setting of Scothern.

This exclusive development of 30 cottage-style homes offers you a comprehensive choice of architect-designed homes; all built to the high quality and specification that Chestnut Homes are renowned for.

Scothern... *an idyllic setting with great character*



Set in an idyllic location and situated approximately six miles north-east of the stunning Cathedral City of Lincoln, lies the sought after traditional village of Scothern.

A small, cosy community, Scothern boasts a vibrant Village Hall, garden centre, coffee shop, popular village pub, as well as sports facilities, community clubs and an outstanding primary school.

Architecturally, Scothern is a real gem with a grade II listed church, St Germain, and Manor House located right in the heart of the village.

Scothern also offers several other quintessential attractive features, including the Scothern Beck, a small brook, which runs directly through the centre of the village.

Positioned adjacent to the babbling brook, is the very popular historic community pub, the Bottle & Glass. The pub consists of a log bar area at the front, a large dining room area at the back, with a pleasant garden area for you to wine and dine alfresco during the summer months.

Even the likes of Prince William have been spotted enjoying a pie and cider in the Bottle & Glass when visiting the area.

If you wish to venture further afield, Scothern is well connected to neighbouring villages, Nettleham and Dunholme. These attractive villages, in sight of the Lincoln Cathedral, sit on the limestone backbone of the county, known as the Lincolnshire Edge. Take a walk down one of the public pathways that interconnect the villages, and admire some of the most breath-taking views of outstanding natural beauty in Lincolnshire.

The historic City of Lincoln is also only a short 15 minute drive away. Steeped in rich heritage and history, Lincoln offers everything from a Castle and Cathedral to shops, bars and restaurants, great schools and a University.

So, if you're searching for a property set in a rural setting, away from the hustle and bustle of the city, but with great access to it, Scothern could fit the bill nicely!

...and a wonderful place to live

Education

Scothern benefits from a popular centrally located Primary school, the Ellison Boulters Church of England Academy, which consistently receives an 'outstanding' rating from Ofsted, as well as a family friendly village pre-school taking children from 2 ½ years. Neighbouring village, Welton offers the only Church of England 11-18 comprehensive school in the Diocese of Lincoln, the William Farr comprehensive school. The school has a reputation of providing the highest levels of teaching & learning and is only a 7 minute drive away. Further and higher education can be accessed in the nearby city of Lincoln, with a choice of Lincoln College, Lincoln University & Bishop Grosseteste University.



Transportation

Whether you need to travel for business or pleasure, Scothern is well connected. Located within the district of West Lindsey, and situated approximately 6 miles North East of Lincoln, Scothern sits between the key arterial routes of both the A46 heading towards Market Rasen, and the A158 heading towards the Lincolnshire coast. This makes Scothern an ideal location for commuters travelling to either the North or South of the county.



The Grange...
*for families, first time buyers,
for everyone*

Welcome to The Grange, an exclusive charming development of 30 new cottage-style homes, which have been specifically designed to reflect the unique rural setting of Scothern.

The Grange is situated off Heath Road, on the north side of the village, just a few minutes walk from the centre.

Homes at The Grange will range from two bedroom starter homes to five bedroom family homes, all set around an attractive village green, with stunning views across the nearby countryside.

All of our stylish homes at The Grange will be of a bespoke design to compliment the vernacular architecture within the local area, and will comprise a mix of Georgian, Victorian and cottage-style house types.



Relax... *they're Chestnut Homes*



The variety of homes at The Grange offers something for everyone, from first time buyers to families, as well as for people looking to downsize. All 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 The Grange is no exception.



We look forward to welcoming you to The Grange.

David Newton

Handwritten signature of David Newton.

Managing Director





The Development

Plot 1

3 bedroom detached house

Plot 2

3 bedroom detached house

Plot 3

3 bedroom detached house

Plot 4

4 bedroom detached house

Plot 5

4 bedroom detached house

Plots 6 & 7

3 bedroom semi-detached homes

Plots 8 & 9

2 bedroom semi-detached homes

Plots 10 & 11

2 bedroom semi-detached homes

Plots 12 & 12a

3 bedroom semi-detached homes

Plot 28

4 bedroom detached house

Plot 29

3 bedroom detached house

Plot 30

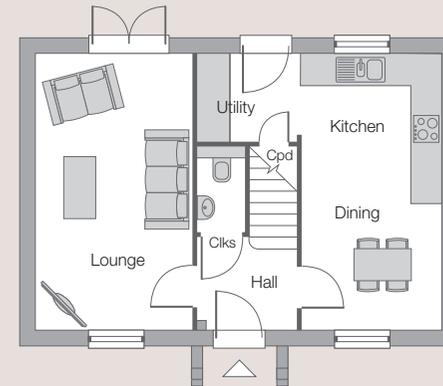
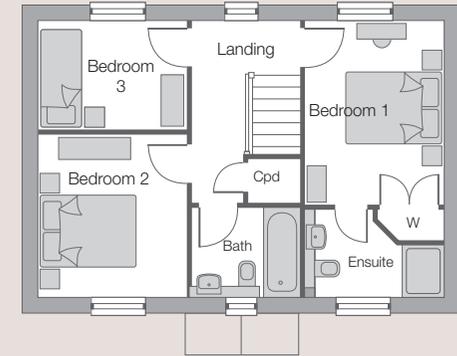
5 bedroom detached house

A total of fourteen properties have been made available to a Flagship Housing Association to meet local housing needs.



Plot 1

A superb 3 bedroom detached home with a really useful utility room and double garage



Ground Floor

Kitchen/Dining	5.34m x 2.74m	17'5" x 9'0"
Utility	1.92m x 1.69m	6'3" x 5'5"
Lounge	5.34m x 3.02m	17'5" x 9'9"
Cloakroom	1.69m x 0.90m	5'5" x 2'9"

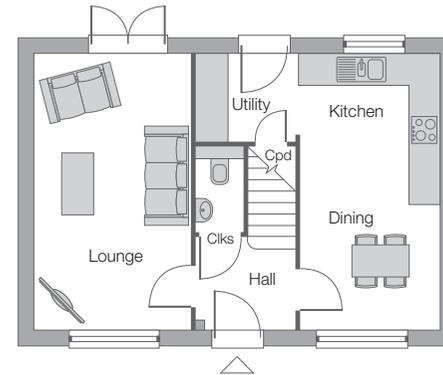
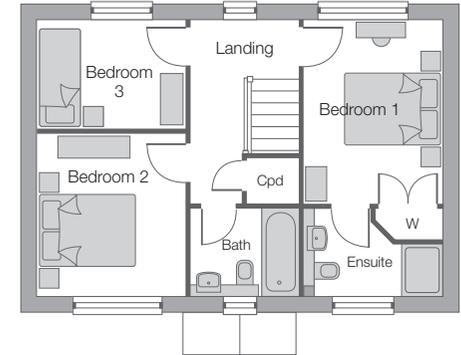
First Floor

Bedroom 1	3.55m x 2.74m	11'6" x 9'7"
Bedroom 2	3.14m x 2.90m	10'3" x 9'5"
Bedroom 3	2.90m x 2.10m	9'5" x 6'8"
Bathroom	2.12m x 1.70m	6'9" x 5'5"
Ensuite	2.74m (max) x 1.69m	9'0" (max) x 5'5"

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Plot 2

A lovely 3 bedroom detached home with a single garage, ideal for a growing family



Ground Floor

Kitchen/Dining	5.34m x 2.74m	17'5" x 9'0"
Utility	1.92m x 1.69m	6'3" x 5'5"
Lounge	5.34m x 3.02m	17'5" x 9'9"
Cloakroom	1.69m x 0.90m	5'5" x 2'9"

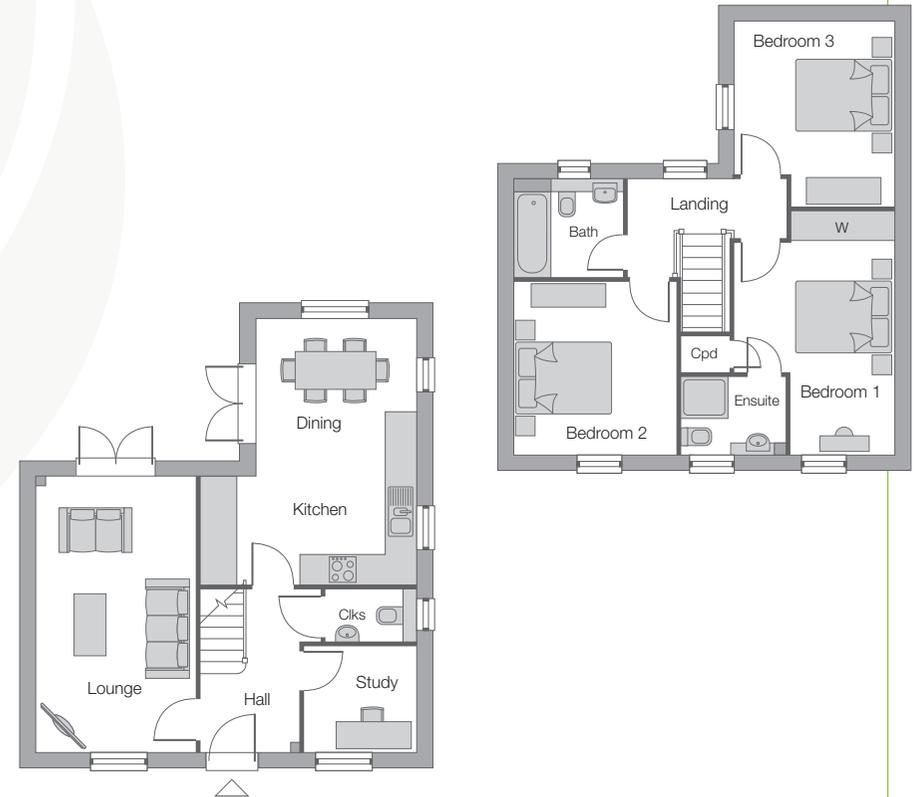
First Floor

Bedroom 1	3.55m x 2.74m	11'6" x 9'7"
Bedroom 2	3.14m x 2.90m	10'3" x 9'5"
Bedroom 3	2.90m x 2.10m	9'5" x 6'8"
Bathroom	2.12m x 1.70m	6'9" x 5'5"
Ensuite	2.74m (max) x 1.69m	9'0" (max) x 5'5"

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Plot 3

An attractive 3 bedroom detached home boasting a large open plan kitchen/diner (and there's a double garage)



Ground Floor

Kitchen/Dining	5.17m (max) x 4.18m (max)	16'3" (max) x 13'7" (max)
Cloakroom	1.77m x 1.00m	5'8" x 3'2"
Lounge	5.35m (max) x 3.09m	17'5" (max) x 10'1"
Study	2.17m (max) x 2.07m	7'1" (max) x 6'7"

First Floor

Bedroom 1	4.75m (max) x 3.13m	15'5" (max) x 10'2"
Ensuite	2.01m x 1.51m	6'6" x 4'9"
Bedroom 2	3.32m x 3.16m	10'8" x 10'3"
Bedroom 3	3.59m x 3.14m	11'7" x 10'3"
Bathroom	2.09 x 1.94m	6'8" x 6'3"

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Plot 4

A stunning 4 bedroom family home complete with a light and airy summer room (and detached double garage!)



Ground Floor

Kitchen/Dining	6.15m x 3.91m (max)	20'1" x 12'8" (max)
Utility/Store	4.13m (max) x 1.46m (max)	13'5" (max) x 4'8" (max)
Family/Study	4.39m (max) x 2.29m (max)	14'4" (max) x 7'5" (max)
Summer Room	3.26m x 2.81m	10'7" x 9'2"
Cloakroom	2.28m x 0.86m	4'11" x 3'2"
Lounge	6.15m x 3.91m	20'1" x 12'8"

First Floor

Bedroom 1	3.97m (max) x 3.36m	13'0" (max) x 11'0"
Dressing Room	2.03m (max) x 1.67m (max)	6'6" (max) x 5'4" (max)
Ensuite	2.03m (max) x 1.68m (max)	6'6" (max) x 5'5" (max)
Bedroom 2	3.32m x 3.63m	10'8" x 11'9"
Ensuite	2.82m x 1.50m	9'2" x 4'9"
Bedroom 3	3.63m x 2.69m	11'9" x 8'8"
Bedroom 4	3.70m x 2.74m	12'1" x 9'0"
Bathroom	3.10 x 2.04m	10'2" x 6'7"

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Plot 5

Overlooking the green, this large 4 bedroom detached family home with double garage has room for everyone!



Ground Floor

Kitchen/Dining	6.15m x 3.91m (max)	20'1" x 12'8"
Utility/Store	3.23m x 1.46m	10'6" x 4'8"
Family/Study	4.40m x 2.29m	14'4" x 7'5"
Summer Room	3.29m x 2.81m	10'8" x 9'2"
Cloakroom	2.28m x 0.86m	7'4" x 2'8"
Lounge	6.15m x 3.91m	20'1" x 12'8"

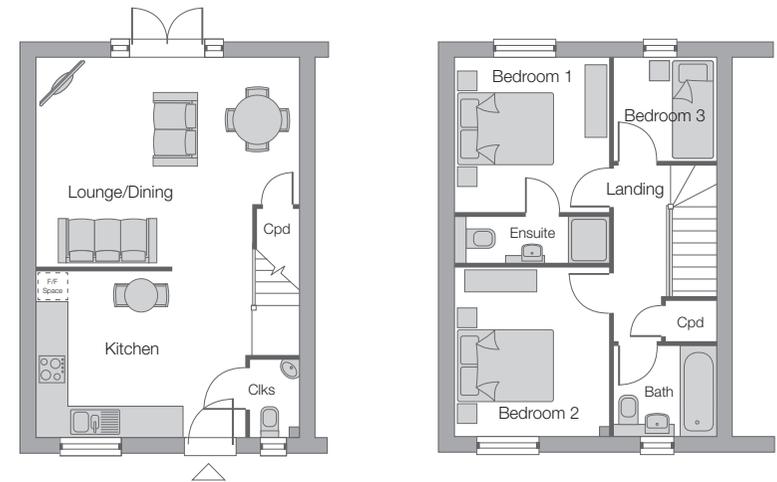
First Floor

Bedroom 1	3.97m (max) x 3.36m	13'0" (max) x 11'0"
Dressing Room	2.03m x 1.79m	6'6" (max) x 5'8"
Ensuite	2.03m x 1.68m (max)	6'6" (max) x 5'5" (max)
Bedroom 2	3.32m x 3.63m	10'8" x 11'9"
Ensuite	2.82m x 1.50m	9'2" x 4'9"
Bedroom 3	3.63m x 2.69m	11'9" x 8'8"
Bedroom 4	3.70m x 2.74m	12'1" x 9'0"
Bathroom	3.10m x 2.04m	10'2" x 6'7"

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Plots 6 & 7

A delightful 3 bedroom semi-detached home with en-suite master bedroom – the right choice for a young family



Ground Floor

Kitchen	4.09m (max) x 3.22m	13'4" (max) x 10'5"
Lounge/Dining	5.13m (max) x 4.08m	16'8" (max) x 13'3"
Cloakroom	1.49m x 0.94m	4'9" x 3'1"

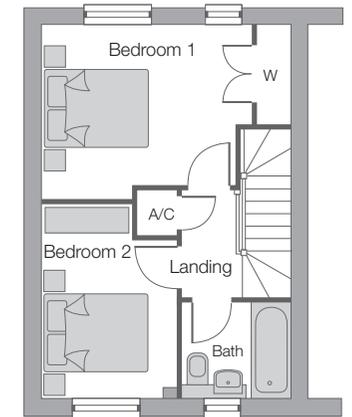
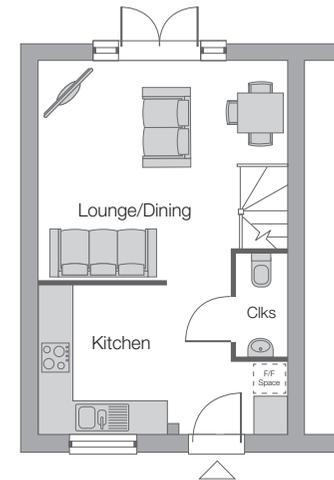
First Floor

Bedroom 1	3.09m x 3.05m	10'1" x 10'0"
Ensuite	3.05m x 0.90m	10'0" x 2'9"
Bedroom 2	3.22m x 2.05m	10'5" x 6'7"
Bedroom 3	2.08m x 1.98m	6'8" x 6'4"
Bathroom	1.98m x 1.70m	6'4" x 5'5"

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Plots 8 & 9

Well designed and deceptively spacious 2 bedroom semi-detached homes overlooking the green



Ground Floor

Kitchen	3.48m x 2.66m	11'4" x 8'7"
Lounge/Dining	4.50m (max) x 3.93m	14'7" (max) x 12'9"
Cloakroom	1.87m x 0.92m	6'1" x 3'0"

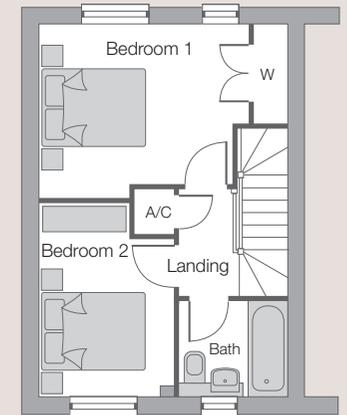
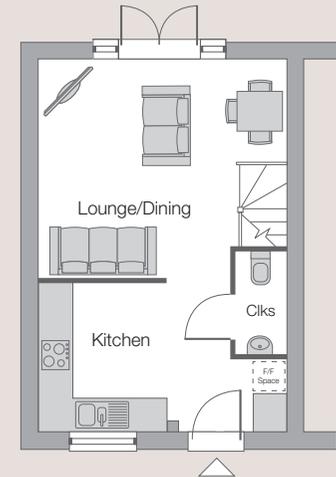
First Floor

Bedroom 1	3.80m (max) x 3.12m (max)	12'4" (max) x 10'2" (max)
Bedroom 2	3.48m (max) x 2.44m (max)	11'4" (max) x 8'0" (max)
Bathroom	1.95m x 1.70m	6'4" x 5'5"

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Plots 10 & 11

Pretty 2 bedroom semi-detached homes overlooking the green – the only choice is, which one?



Ground Floor

Kitchen	3.48m x 2.66m	11'4" x 8'7"
Lounge/Dining	4.50m (max) x 3.93m	14'7" (max) x 12'9"
Cloakroom	1.87m x 0.92m	6'1" x 3'0"

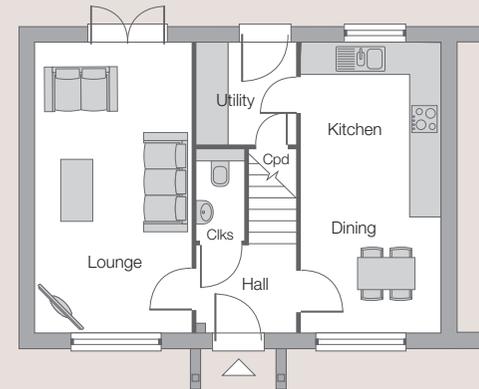
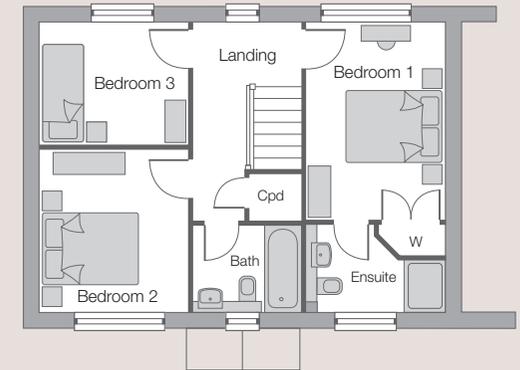
First Floor

Bedroom 1	3.80m (max) x 3.12m (max)	12'4" (max) x 10'2" (max)
Bedroom 2	3.48m (max) x 2.44m (max)	11'4" (max) x 8'0" (max)
Bathroom	1.95m x 1.70m	6'4" x 5'5"

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Plots 12 & 12a

Superb 3 bedroom homes with attractive oak porches, and beautiful timber clad garages



Ground Floor

Kitchen/Dining	5.64m x 2.74m	18'5" x 9'0"
Utility	2.00m x 1.92m	6'5" x 6'3"
Lounge	5.64m x 3.02m	18'5" x 9'9"
Cloakroom	1.79m x 0.90m	5'8" x 2'9"

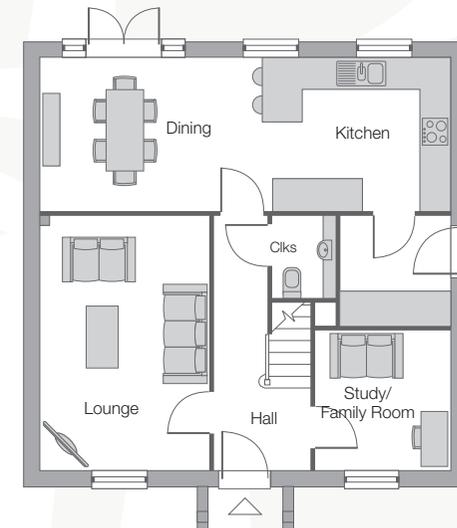
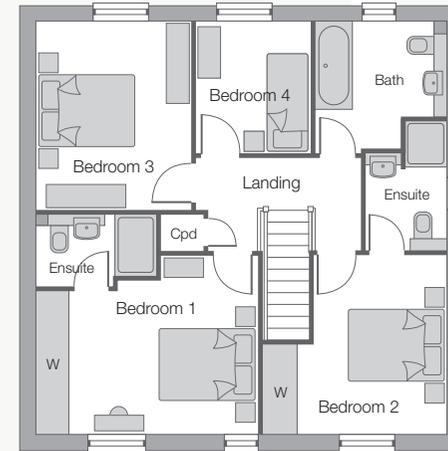
First Floor

Bedroom 1	3.85m x 2.74m	12'6" x 9'7"
Bedroom 2	3.14m x 2.90m	10'3" x 9'5"
Bedroom 3	2.90m x 2.40m	9'5" x 7'8"
Bathroom	2.12m x 1.70m	6'9" x 5'5"
Ensuite	2.74m (max) x 1.69m	9'0" (max) x 5'5"

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Plot 28

A traditionally styled 4 bedroom family home with contemporary interiors – check out the stunning kitchen/diner



Ground Floor

Kitchen/Dining	8.07m x 2.94m	28'4" x 9'6"
Utility	2.17m x 2.09m	7'1" x 6'8"
Lounge	4.94m x 3.31m	16'2" x 10'8"
Study	2.75m x 2.63m	9'0" x 8'6"
Cloakroom	1.57m x 1.21m	5'1" x 3'9"

First Floor

Bedroom 1	4.38m (max) x 3.46m (max)	14'3" (max) x 11'3" (max)
Bedroom 2	3.59m (max) x 3.49m (max)	11'7" (max) x 11'4" (max)
Bedroom 3	3.66m x 3.06m	12'0" x 10'0"
Bedroom 4	2.56m x 2.24m	8'3" x 7'3"
Bathroom	2.57m (max) x 2.47m (max)	8'4" (max) x 8'1" (max)
Ensuite 1	2.35m (max) x 1.40m (max)	7'5" (max) x 4'5" (max)
Ensuite 2	2.52m (max) x 1.59m (max)	8'2" (max) x 5'2" (max)

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Plot 29

3 bedroom detached home on a corner plot, with single garage and amazing countryside views



Ground Floor

Kitchen/Dining	5.17m (max) x 4.18m (max)	16'3" (max) x 13'7" (max)
Cloakroom	1.77m x 1.00m	5'8" x 3'2"
Lounge	5.35m (max) x 3.09m	17'5" (max) x 10'1"
Study	2.17m (max) x 2.07	7'1" (max) x 6'7"

First Floor

Bedroom 1	4.75m (max) x 3.13m	15'5" (max) x 10'2"
Ensuite	2.01m x 1.51m	6'6" x 4'9"
Bedroom 2	3.32m x 3.16m	10'8" x 10'3"
Bedroom 3	3.59m x 3.14m	11'7" x 10'3"
Bathroom	2.09 x 1.94m	6'8" x 6'3"

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Plot 30

An imposing stone fronted 5 bedroom home, complete with stunning views across the open countryside. Village living at its best!



Ground Floor

Kitchen/Breakfast	5.07m x 4.45m	16'6" x 14'6"
Utility	2.49m x 2.18m	8'1" x 7'1"
Lounge	5.94m x 3.80m	19'4" x 12'4"
Dining	3.59m x 3.29m	11'7" x 10'8"
Cloakroom	1.79m x 1.05m	3'9" x 3'4"

First Floor

Bedroom 1	3.80m (max) x 2.93m (max)	12'4" (max) x 9'6" (max)
Bedroom 2	3.61m x 3.29m	11'8" x 10'8"
Bedroom 3	3.20m x 3.13m (max)	10'5" x 10'2" (max)
Bedroom 4	3.89m x 2.63m	12'7" x 8'6"
Bedroom 5/Study	2.63m x 2.36m	8'6" x 7'7"
Bathroom	3.29m (max) x 1.97m (max)	10'7" (max) x 6'4" (max)
Ensuite 1	2.44m (max) x 2.00m (max)	8'0" (max) x 6'5" (max)
Ensuite 2	2.44m (max) x 2.00m (max)	8'0" (max) x 6'5" (max)

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Quality and style *as standard*

Every home at The Grange 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 in some properties, with upstands to worktops and coloured glass splash backs to hobs, while others have more traditional tiling. Stainless steel integrated ovens, hobs, microwaves and extractors create a practical and stunning kitchen.

When it comes to the most important small rooms in each home – our bathrooms and ensuites – 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 tiling.

We've chosen beautiful vertical five panel interior doors with superior chrome ironmongery, complemented by contemporary styled skirtings and architraves in white gloss – to give a contemporary finish, but with a slight 'country feel'.

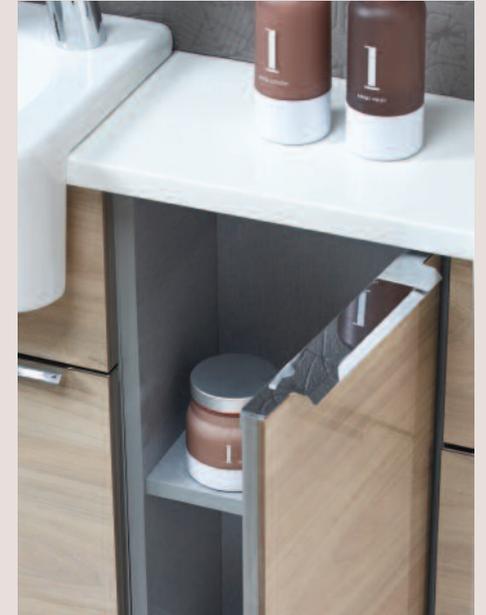
All properties at The Grange are fitted with high quality pre-finished timber windows in a variety of styles and colours. Each home also comes with turf as standard to all rear gardens which are fully enclosed with screen fencing for a touch of privacy.

Secure external doors, intruder and fire alarms have also been fitted to give a feeling of safety and security (ask for individual plot details).

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 tablet. Our homes also include shaver sockets and chrome plated towel rails to bathrooms and ensuites, where applicable.

With the environment and cost of fuel a concern to us all, our homes have highly efficient gas fired boilers, and high levels of insulation to floors, walls and lofts. These ensure you have total control over your energy usage 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 of the onsite landscaping and communal parking courts to the highest standards into the future.



*Selected plots



How to find The Grange

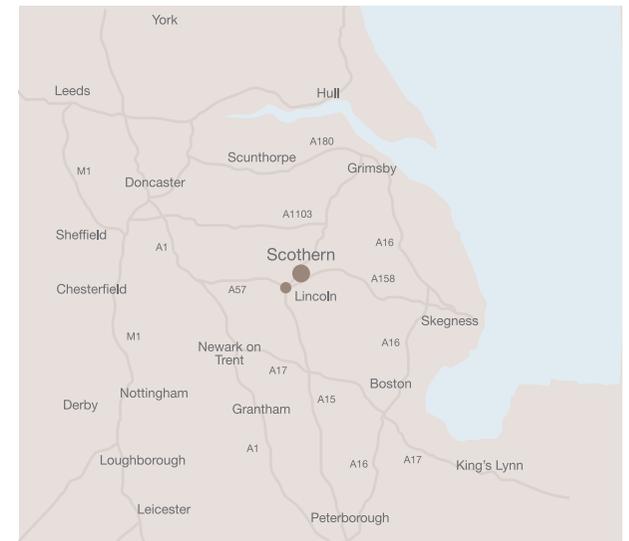


You will find us located off Heath Road, Scothern in Lincolnshire.
Just set your sat nav to LN2 2UD to find us.

From the North – Follow the A46 South and turn left on to Scothern Lane. Continue along Dunholme Road and take the next right onto Heath Road, you will see The Grange on your left.

From the East – Follow the A158 towards Lincoln. At Langworth, turn right on to Langworth Road. Continue on to Main Street in Scothern and on to Dunholme Road. Turn left on to Heath Road and you will see The Grange on your left.

From the South - Head Northbound on the A46 on Welton Road. Turn right on to Scothern Lane and continue along Dunholme Road. Turn left on to Heath Road and you will see The Grange on your left.



Contact the Marketing Suite on 01673 861015
or email sales@chestnuthomes.co.uk



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