



'Ashgrove', Wragby Road, Sudbrooke





WRANGBY ROAD

PLOT 6
Alder House

PLOT 3
Rowan House

PLOT 4
Holly House

PLOT 2
Oak House

ASHGROVE SUDBROOKE
AN EXCLUSIVE ENCLAVE OF PRESTIGE HOMES
ALL ENQUIRIES: 01522 53888 • robert-bell.org 



'Ashgrove', LN2 2QZ

An exclusive development of six quality bespoke architecturally designed properties constructed by Lister's Building Contractors. The development is situated in a woodland setting with a secure gated entrance. The wooden entrance gates will have security fobs for entry and will lead to a block paved driveway lined with trees, linked to each individual property. Each home will also have a separate drive and a double garage, two of which are integral.

(319 m²) OAK HOUSE -GROUND FLOOR

Decorative portico style porch leading into the Entrance Hall (26.11m²) having doors through to:

Drawing Room [22' 8" x 15' 9" (6.9m x 4.8m)]:

Study [13' 5" x 8' 2" (4.1m x 2.5m)]:

Cloakroom:

Dining Room [20' x 13' 5" (6.1m x 4.1m)]:

Kitchen [19' 8" x 18' 4" (6m x 5.6m)] door through to:

Utility [8' 2" x 5' 11" (2.5m x 1.8m)]:

FIRST FLOOR

Master Bedroom [18' 4" x 14' 9" (5.6m x 4.5m)]

Dressing Room [11' 6" x 5' 11" (3.5m x 1.8m)]:

En-suite [8' 2" x 7' 7" (2.5m x 2.3m)]:

Bedroom 2 [15' 5" x 11' 6" (4.7m x 3.5m)]

Bedroom 3 [15' 5" x 10' 10" (4.7m x 3.3m)]:

Bedroom 4 [15' 5" x 10' 6" (4.7m x 3.2m)]:

Bathroom [11' 6" x 8' 2" (3.5m x 2.5m)]

Study 2 [8' 6" x 6' 7" (2.6m x 2m)]:

SECOND FLOOR

Bedroom Suite [40' 8" x 14' 5" (12.4m x 4.4m)]

THE AREA The village of Sudbrooke is only a short three mile drive away from the historic city of Lincoln and its excellent range of shopping and social facilities. There are good road connections in the area out into the heart of the county, as well as north from the A15 to the M180 and round the city on the A46 to the A1 and Newark, with its London Kings Cross high speed rail connection. When completed in 2019, the eastern city bypass in the north eastern Lincoln villages will have very quick and easy access to routes south of the city.

The area is fortunately blessed in having excellent schools. The village falls within catchment of nearby Scothern Primary School, the outstanding William Farr Secondary School at Welton and there is a bus collection point we understand in the village running students out to the very well respected Queen Elizabeth Grammar School in Horncastle.



INTERNAL ACCOMMODATION

FINISHES & SERVICES:

All of the homes will benefit from high performance pre-finished front and rear entrance doors with dead lock and level latch, an Oak hardwood staircase and Oak veneer doors with contemporary chrome handles. The décor will be of a calming neutral palette with all woodwork finished in white matt, providing the perfect canvas for purchasers to adapt to their own individual taste.

Ample electrical sockets will be positioned throughout, with the hall, lounge, kitchen and dining room having a chrome finish. Telephone sockets will be placed in the lounge, master bedroom and study/bedroom 4 where applicable, TV points will be included in the lounge and all bedrooms.

Recessed down lighting will be installed in the hall, landing, kitchen, bathroom and en-suite facilities. Pendant lighting supplied to the lounge, dining room, bedrooms, study and family room providing the purchaser with the opportunity to install light fittings of their choice.

Central heating and hot water will be provided by the installation of the latest energy efficient, gas fired boiler, with thermostatically controlled underfloor heating to both floors. A mains smoke detector system with battery back-up pack is fitted to each home as standard.

(258 m²) ROWAN HOUSE -GROUND FLOOR

Having open style entrance porch leading into:
 Entrance Hall (16.38m²) having doors through to:
 Living Room [23' 11" x 16' 1" (7.3m x 4.9m)];
 Dining Kitchen [28' 7" x 14' 5" (8.7m x 4.4m)] with
 door through to:
 Utility [18' 1" x 9' 2" (5.5m x 2.8m)];
 Cloakroom:
 Office [8' 6" x 6' 7" (2.6m x 2m)] with door to hall
 and through to:
 Integral Garage [18' 8" x 16' 9" (5.7m x 5.1m)]

FIRST FLOOR

Master Bedroom [18' 8" x 16' 9" (5.7m x 5.1m)];
 Dressing Room [9' 2" x 8' 6" (2.8m x 2.6m)];
 En-suite [9' 2" x 7' 7" (2.8m x 2.3m)];
 Bathroom [11' 6" x 7' 7" (3.5m x 2.3m)];
 Bedroom 2 [16' 9" x 13' 1" (5.1m x 4m)];
 Bedroom 3 [12' 6" x 11' 6" (3.8m x 3.5m)];
 En-suite [8' 2" x 3' 7" (2.5m x 1.1m)];
 Bedroom 4 [12' 6" x 11' 6" (3.8m x 3.5m)];
 En-suite [8' 2" x 3' 7" (2.5m x 1.1m)];
 Bedroom 5/Games Room [11' 6" x 11' 6" (3.5m x
 3.5m)];



(292 m2) HOLLY HOUSE -GROUND FLOOR

Having decorative portico style porch leading into: Entrance Hall (22.39m2), having doors through to:
 Drawing Room [22' x 18' 1" (6.7m x 5.5m)];
 Study [10' 2" x 10' 2" (3.1m x 3.1m)];
 Dining Room [17' 9" x 11' 6" (5.4m x 3.5m)]
 Cloakroom:
 Kitchen [24' 7" x 19' (7.5m x 5.8m)] with doors through to:
 Utility [9' 2" x 8' 2" (2.8m x 2.5m)] and Walk in
 Pantry [7' 7" x 6' 11" (2.3m x 2.1m)];

FIRST FLOOR

Master Bedroom [19' x 14' 1" (5.8m x 4.3m)];
 En-suite [9' 10" x 7' 10" (3m x 2.4m)];
 Bathroom [10' 2" x 7' 10" (3.1m x 2.4m)];
 Bedroom 2 [18' 1" x 10' 10" (5.5m x 3.3m)];
 Bedroom 3 [18' 1" x 10' 10" (5.5m x 3.3m)];
 Bedroom 4 [13' 1" x 9' 10" (4m x 3m)];
 En-suite [7' 10" x 6' 7" (2.4m x 2m)];
 Bedroom 5 [13' 1" x 9' 6" (4m x 2.9m)];

KITCHENS:

The purchaser will have the opportunity to design their own kitchen in any of the homes which have not already been fitted with the assistance of Gainsborough Kitchens (gainsboroughkitchens.co.uk), renowned for their kitchen design work and appointment in the outstanding neo-Georgian crescent development of homes in uphill historic Lincoln, The Colosseum.

BATHROOMS:

The bathrooms have an elegant, stylish design featuring contemporary white porcelain suite comprising; bath/shower unit with thermostatically controlled shower, wall mounted wash hand basin. WC with concealed cistern and chrome towel rail. Fully tiled floor with a choice of quality pre-selected porcelain wall tiles

BEDROOMS:

The bedrooms are well planned with built in feature wardrobe space or integral storage as appropriate.

EXTERNAL FEATURES

The pathways will be paved with stone slabs, front gardens will be landscaped and laid to grass, with rear gardens fenced and seeded accordingly leaving the purchaser to plan their own landscaping scheme.

BUILDING WARRANTY

An appropriate 10 year building warranty for each home will be provided on completion by Ward Cole Structural Engineers.



Oak House



This plan is 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 this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robert Bell & Co.

Rowan House



This plan is 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 this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robert Bell & Co.

Holly House



This plan is 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 this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robert Bell & Co.

Alder House



This plan is 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 this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robert Bell & Co.

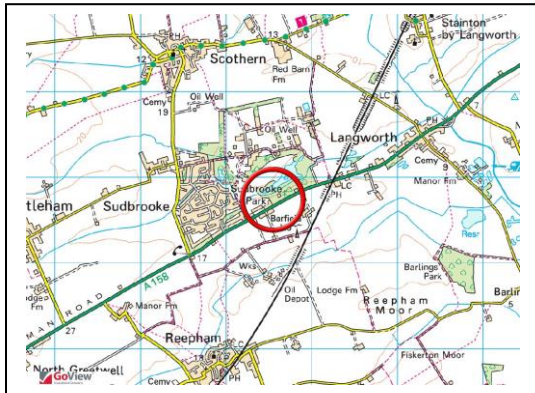


(311 m²) ALDER HOUSE - GROUND FLOOR

Having decorative portico style front entrance porch leading into: Entrance Hall [18' 1" x 9' 10" (5.5m x 3m)] having doors through to: Drawing Room [26' 11" x 18' 4" (8.2m x 5.6m)]; Study [18' 4" x 11' 10" (5.6m x 3.6m)]; Dining area off Kitchen [18' 1" x 12' 2" (5.5m x 3.7m)] and Kitchen [22' 4" x 13' 5" (6.8m x 4.1m)] having doors through to: Utility [10' 6" x 8' 6" (3.2m x 2.6m)] with door through to: Cloakroom [8' 6" x 3' 7" (2.6m x 1.1m)] and Integral Garage [18' 1" x 16' 5" (5.5m x 5m)]

FIRST FLOOR

Master Bedroom [18' 4" x 14' 5" (5.6m x 4.4m)] Dressing Room [10' 2" x 6' 3" (3.1m x 1.9m)]; En-suite [11' 10" x 9' 10" (3.6m x 3m)]; Guest Bedroom [18' 1" x 16' 5" (5.5m x 5m)]; Dressing Room [8' 6" x 8' 6" (2.6m x 2.6m)]; En-suite [8' 6" x 6' 11" (2.6m x 2.1m)]; Bedroom 3 [18' 4" x 14' 1" (5.6m x 4.3m)]; Bedroom 4 [15' 1" x 11' 2" (4.6m x 3.4m)]; En-suite [6' 11" x 6' 11" (2.1m x 2.1m)]; Bedroom 5 [12' 2" x 11' 10" (3.7m x 3.6m)]



SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888; Fax: 01522 589988;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure printed 26.3.19

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

B135 Printed by Ravensworth 01670 713330