LOVELL HOMES

PRESENTS

the Oaks

GREYLEES

St Denys' Church

Rauceby Warren Nature Reserve

Where history meets modernity

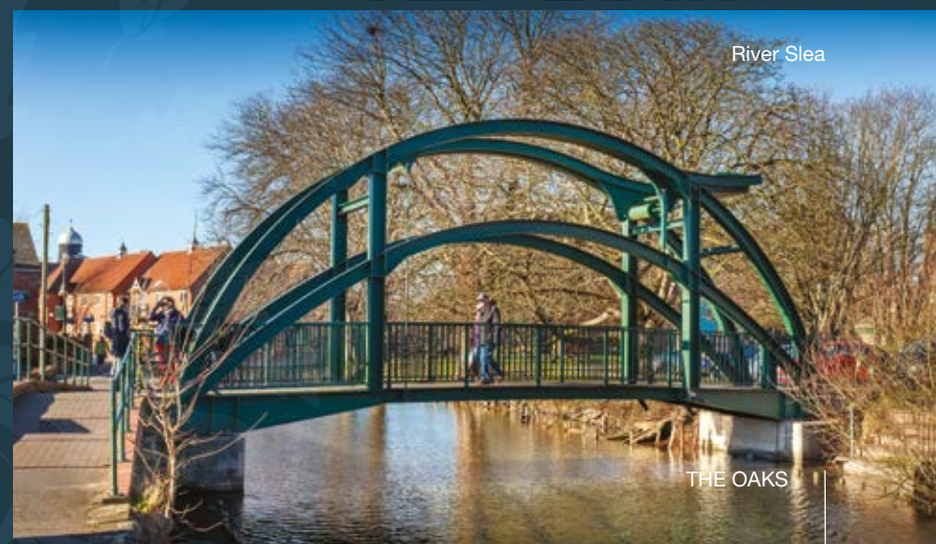
In a beautiful, parkland setting south of Lincoln, you will find Greylees, part of Rauceby, an ancient settlement whose name harks back to the old Danelaw. The Oaks development in Greylees is an architecturally charming development of 36 houses designed to complement neighbouring properties. Greylees is a hop and skip from Rauceby railway station, which is on the old 'Poacher Line', with regular trains to Nottingham, Grantham, and Sleaford.

This desirable village boasts a Church of England primary school, the sensitively restored Bustard Inn, and a village hall which hosts a lively social scene with events planned throughout the year. You're not just buying a home when you move to Greylees: you will become part of a vibrant, welcoming community, whatever your age or stage of life.

the Oaks
GREYLEES

Greylees Bandstand

National Centre for Craft and Design



River Slea

Around and about

Around Rauceby and Greylees, the ‘Stepping Out Walks’ give you access to miles of lovely countryside; alternatively you can play a round of golf, or relax in a spa; visit the Cranwell Heritage Aviation Museum; or learn about traditional flour milling at Coggleshill Mill.

Only a short drive – or train ride away - the historic market town of Sleaford has all the facilities you need, including three secondary schools, and three weekly markets, held in the shadow of the fine church of St. Denys. And, appropriately, for a town famed for its navigation history, a converted warehouse on the banks of the River Slea is home to the renowned National Centre for Craft & Design.

Sleaford Leisure Centre

From days out

The city of Lincoln is only 20 miles away with all it has to offer in terms of shopping, dining and entertainment. The Engine Shed, on Brayford Waterfront, is the largest live entertainment venue in the county, and there is plenty of retail therapy to be found in and around the city to suit every taste and budget, including the famous Christmas markets.

The Handley Monument

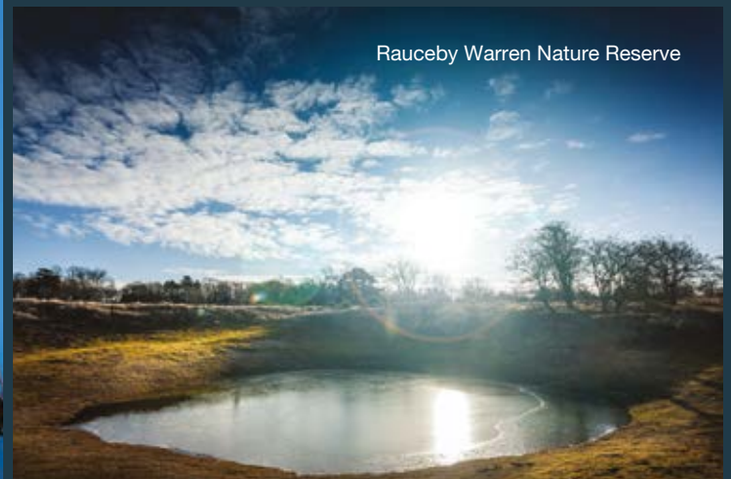
to nights out

There is no shortage of things to do – for aviation buffs you are in the land of the Dambusters and the Red Arrows; for those captivated by wildlife, the Rauceby Warren is on the doorstep; and, for history enthusiasts, the grand houses of Belton, Belvoir and Burghley are all within easy reach.

Sleaford Golf Club

Moneys Mill

Sleaford Market Place



Rauceby Warren Nature Reserve

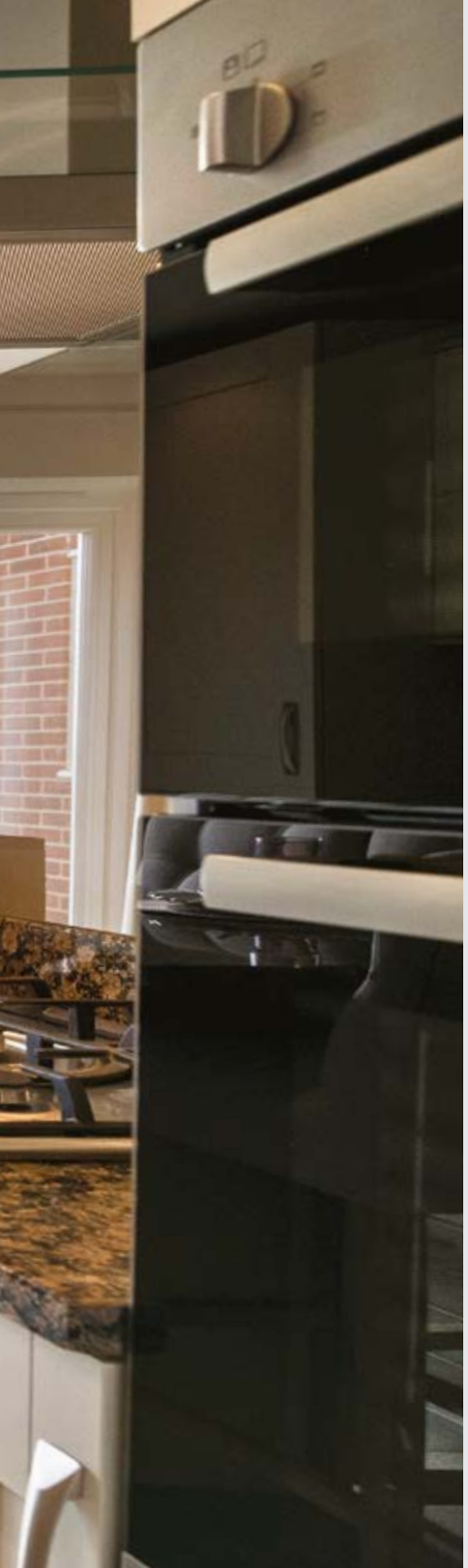
Exceptional quality homes

When you buy a house at The Oaks you're not buying somewhere to live – you are buying a home. Beautifully constructed from a traditional mix of brickwork, render and slate grey tiles, you can choose from four, three or two bedroom homes - ideal for families, first time buyers, or those wishing to downsize. Quality is our watchword and we build to the highest standards.

Each home has been thoughtfully created with contemporary lifestyles in mind and so, regardless of your stage in life, there will be one to suit you at The Oaks. And, of course, the final touches that give a house that really personal feel are yours to choose from our Inspirations* range so it feels like home as soon as you step over the threshold.

* Subject to build stage from our selected range

Heath Farm Showhome



A little inspiration for your new home

We understand how important it is for new homeowners to be able to choose those furnishings and fittings to reflect their lifestyle and personality. We pride ourselves on our attention to detail and so we are able to offer a wide range of finishing touches, expertly installed by our skilled tradesmen.

You can choose your flooring throughout – so if you want carpets in the bedrooms but solid flooring in the living area, it's yours to decide. Choosing from our Inspirations* range can be difficult with so much choice but our sales executives are on hand to help and will guide you through the process. You can even specify which appliances you want and the tiling finishes in the bathrooms and kitchen.

All you need to do is decide what you would like – and we will do the rest to make sure your beautiful home is perfect. But remember, the earlier you reserve your new home, the more choice you'll have.

* Subject to build stage from our selected range

The Coppice Showhome

Greetham Gardens Showhome

SQV

STYLE QUALITY VALUE

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built in from the start, making your new home somewhere you'll be proud to call your own.

S Inspiring Style

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations* range you can add all sorts of extras to make it truly your own.

Q Unrivalled Quality

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V Exceptional Value

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

* Subject to build stage from our selected range

Heath Farm Showhome

How to purchase

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide or speak to our expert sales executives for advice.

Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our sales executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can recommend an independent financial advisor to help you.

Our sales executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our sales executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our sales executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you and support you. Your mortgage repayments usually start one month after completion.

Moving in

Our sales executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning…

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

The small print…

Remember, this brochure is a purchasing guide and the contents are intended for illustration purposes only. It does not form a contract, part of a contract or a warranty.

Computer generated images are for guidance only and may change. Details are correct at the time of going to print. The Oaks is a marketing name and may not form part of the final postal address.

Any specification details we provide are for guidance only and may change, without prior notice, to an equal or higher standard. Consequently any particulars we may include represent a general guide only and cannot be relied upon as accurate descriptions under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Development Layout

- **Caistor** — 2 bedroom home
- **Burnby** — 2 bedroom home
- **Wilsden** — 3 bedroom home
- **Eldwick** — 3 bedroom home
- **Hewick** — 3 bedroom home
- **Burnsall** — 3 bedroom home
- **Cotterdale** — 4 bedroom home
- **Embsay** — 4 bedroom home
- **Gargrave** — 4 bedroom home

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.
Ref: 07/2018

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Specification

	Caistor	Burnby	Eldwick	Wilsden	Hewick	Burnsall	Cotterdale	Embsay	Gargrave
10 Year NHBC Warranty	•	•	•	•	•	•	•	•	•
Kitchen									
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•	•
Choice of 40mm Square Edge Worktops*	•	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink	•	•	•	•	•	•	•	•	•
Chrome Mixer Tap	•	•	•	•	•	•	•	•	•
Zanussi/Bosch Brushed Steel Single Electric Oven	•	•							
Zanussi/Bosch Brushed Steel Double Electric Oven			•	•	•	•	•	•	•
Zanussi/Bosch Brushed Steel 4 Ring Gas Hob	•	•	•	•	•				
Zanussi/Bosch Brushed Steel 5 Ring Gas Hob						•	•	•	•
Brushed Steel Splashback to Hob	•	•	•	•	•	•	•	•	•
Electrolux/Bosch Brushed Steel Chimney Hood	•	•	•	•	•	•	•		•
Bosch Island Hood								•	
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher			•	•	•	•	•	•	•
Bathroom/Cloakroom									
Kohler Sanitaryware	•	•	•	•	•	•	•	•	•
Chrome Towel Rail to Bathroom			•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
Mira Shower Enclosure						•			•
Mira Shower						•			•
Ensuite									
Kohler Sanitaryware	•	•	•	•	•	•	•	•	•
Mira Shower Enclosure	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
Mira Shower	•	•	•	•	•	•	•	•	•
Chrome Towel Rail to Ensuite						•	•	•	•

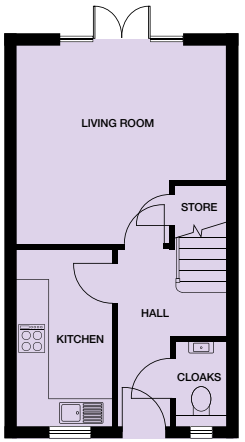
	Caistor	Burnby	Eldwick	Wilsden	Hewick	Burnsall	Cotterdale	Embsay	Gargrave
Electrics									
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Cupboard	•	•	•	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen	•	•	•	•	•	•	•	•	•
Chrome Downlighters to Kitchen	•	•	•	•	•	•	•	•	•
Chrome Downlighters to Bathroom			•	•	•	•	•	•	•
Chrome Downlighters to Ensuite						•	•	•	•
Wiring for Multi-Room Audio System			•	•	•	•	•	•	•
Shaver Socket to Bathroom	•	•	•	•	•	•	•	•	•
Internal and Decoration									
Combination Boiler	•	•							
Cylinder and Boiler			•	•	•	•	•	•	•
Compact Thermostatic Radiators	•	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•	•
2 Panel or 5 Panel Internal Doors in White Finish	•	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•	•
Choice of Hammonds Wardrobes to Bedroom 1						•	•	•	•
Choice of Vinyl Flooring to Wet Areas	•	•	•	•	•	•	•	•	•
External									
White UPVC Windows	•	•	•	•	•	•	•	•	•
White French or Bi-fold Door	•	•	•	•	•	•	•	•	•
Outside Tap						•	•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•	•
Turfed Rear Garden	•	•	•	•	•	•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used. *Subject to build stage.

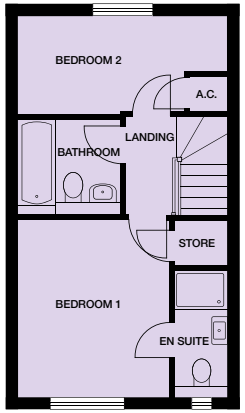
Ref: 07/2018

Artist's impression shows plot 33

Caistor 2 bedroom Plots 32, 33, 34



GROUND FLOOR



FIRST FLOOR

Ground floor

Kitchen
3660mm x 1920mm
12' x 6'4"

Living Room
4162mm (max) x 4174mm (max)
13'7" x 13'8"

Cloakroom
1050mm x 1000mm
3'5" x 3'3"

First floor

Bedroom 1
3660mm x 3071mm
12' x 10'1"

Ensuite
2597mm x 1040mm
8'6" x 3'5"

Bedroom 2
2099mm x 4174mm
6'11" x 13'8"

Bathroom
2000mm x 2069mm
6'7" x 6'9"

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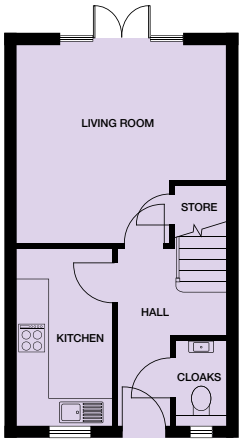
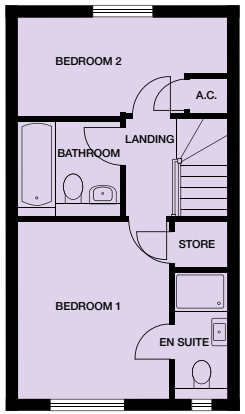
Artist's impression shows plot 35

Caistor 2 bedroom Plots 31, 35



GROUND FLOOR



FIRST FLOOR

Ground floor

Kitchen
3660mm x 1920mm
12' x 6'4"

Living Room
4162mm (max) x 4174mm (max)
13'7" x 13'8"

Cloakroom
1050mm x 1000mm
3'5" x 3'3"

First floor

Bedroom 1
3660mm x 3071mm
12' x 10'1"

Ensuite
2597mm x 1040mm
8'6" x 3'5"

Bedroom 2
2099mm x 4174mm
6'11" x 13'8"

Bathroom
2000mm x 2069mm
6'7" x 6'9"

the Oaks
GREYLEES

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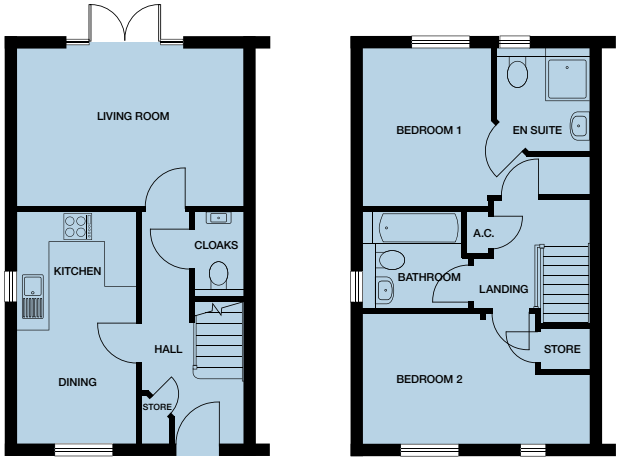
Artist's impression shows plots 26 and 27

Burnby 2 bedroom Plots 25, 26, 27



GROUND FLOOR

FIRST FLOOR

Ground floor

Kitchen / Dining
4735mm x 2415mm
15'6" x 7'11"

Living Room
3200mm x 4511mm
10'6" x 14'10"

Cloakroom
1800mm x 940mm
5'11" x 3'1"

First floor

Bedroom 1
3200mm x 2588mm
10'6" x 8'6"

Ensuite
2070mm x 1860mm
6'9" x 6'1"

Bedroom 2
2625mm (max) x 4511mm (max)
8'7" x 14'10"

Bathroom
2047mm x 2131mm (max)
6'9" x 7'

the Oaks
GREYLEES

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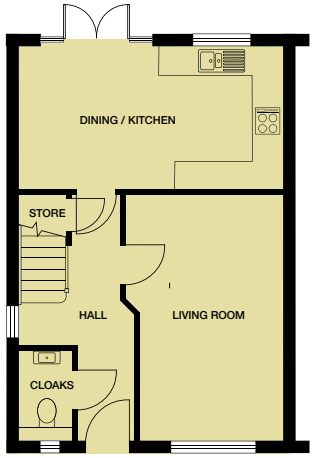
Artist's impression shows plot 21

Wilsden 3 bedroom Plots 16, 21



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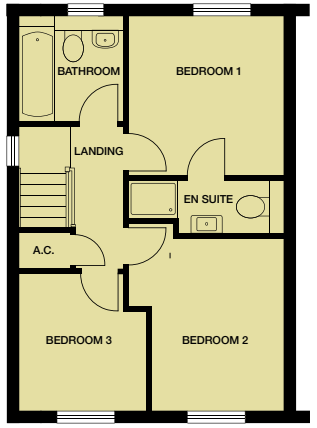

FIRST FLOOR

Ground floor

Kitchen / Dining
2900mm x 5298mm
9'6" x 17'5"

Living Room
5035mm x 3060mm (max)
16'6" x 10'

Cloakroom
1800mm x 1050mm
5'11" x 3'5"

First floor

Bedroom 1
3225mm x 3135mm
10'7" x 10'3"

Ensuite
1147mm x 3135mm
3'9" x 10'3"

Bedroom 2
3500mm x 3135mm (max)
11'6" x 10'3"

Bedroom 3
2775mm (max) x 2575mm (max)
9'1" x 8'5"

Bathroom
2125mm x 2100mm
7' x 6'11"

the Oaks
GREYLEES

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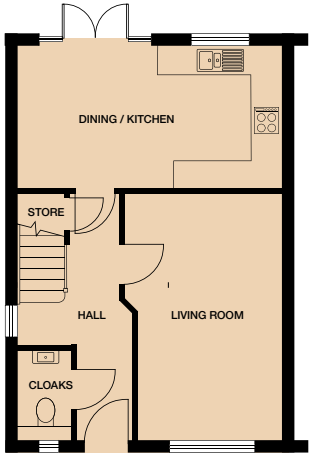
Artist's impression shows plots 23 and 24

Eldwick 3 bedroom Plots 23, 24, 28, 29



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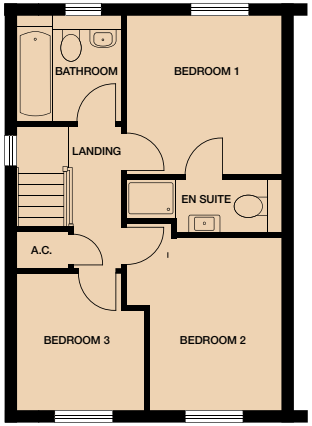

FIRST FLOOR

Ground floor

Kitchen / Dining
2900mm x 5298mm
9'6" x 17'5"

Living Room
5035mm x 3060mm (max)
16'6" x 10'

Cloakroom
1800mm x 1050mm
5'11" x 3'5"

First floor

Bedroom 1
3225mm x 3135mm
10'7" x 10'3"

Ensuite
1147mm x 3135mm
3'9" x 10'3"

Bedroom 2
3500mm x 3135mm (max)
11'6" x 10'3"

Bedroom 3
2775mm (max) x 2575mm (max)
9'1" x 8'5"

Bathroom
2125mm x 2100mm
7' x 6'11"

the Oaks
GREYLEES

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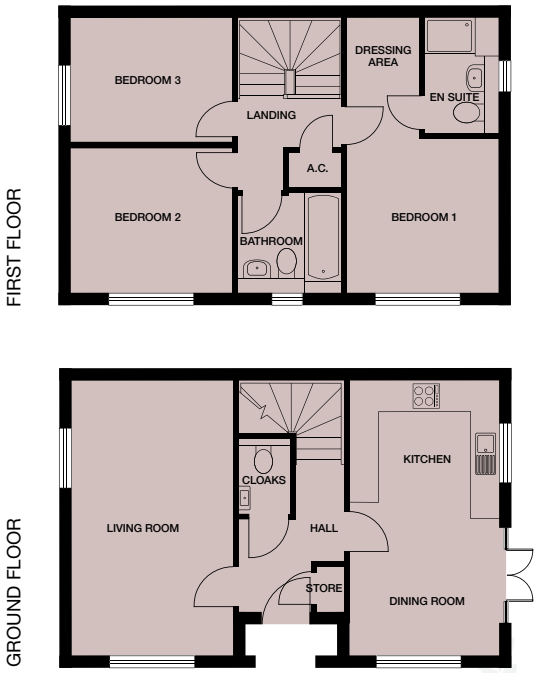
Artist's impression shows plot 10

Hewick 3 bedroom Plots 10, 15, 17, 30



Ground floor

Kitchen / Dining
5523mm x 3021mm
18'1" x 9'11"

Living Room
5523mm x 3263mm
18'1" x 10'8"

Cloakroom
1612mm x 1101mm
5'3" x 3'7"

First floor

Bedroom 1
3140mm x 3068mm
10'4" x 10'1"

Ensuite
2320mm x 1450mm
7'7" x 4'9"

Bedroom 2
2950mm x 3310mm
9'8" x 10'10"

Bedroom 3
2510mm x 3310mm
8'3" x 10'10"

Bathroom
2010mm x 2169mm
6'4" x 7'1"

Dressing Area
1555mm x 2320mm
5'1" x 7'7"

the Oaks
GREYLEES

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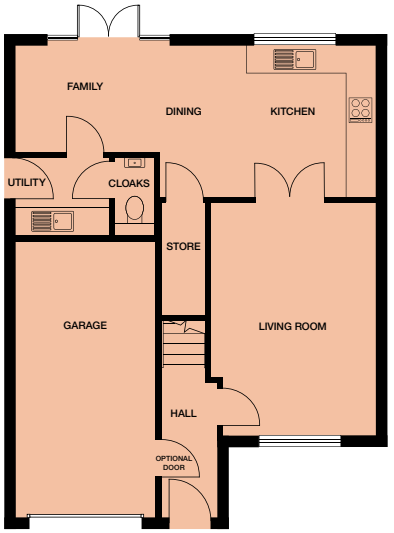
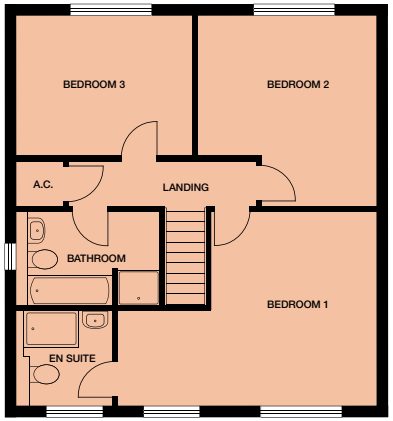
Burnsall 3 bedroom Plots 2, 7, 8, 18, 20



GROUND FLOOR



FIRST FLOOR

Ground floor

Kitchen / Dining / Family
3298mm (max) x 7773mm
10'10" x 25'6"

Living Room
5050mm x 3577mm
16'7" x 11'9"

Utility
1728mm x 2017mm
5'8" x 6'7"

Cloakroom
1728mm x 958mm
5'8" x 3'2"

Store
2500mm x 985mm
8'3" x 3'3"

First floor

Bedroom 1
4243mm (max) x 5665mm (max)
13'11" x 18'7"

Ensuite
2050mm x 2044mm
6'9" x 6'8"

Bedroom 2
4142mm (max) x 3855mm (max)
13'7" x 12'8"

Bedroom 3
3034mm x 3855mm
9'11" x 12'8"

Bathroom
2130mm x 3134mm
7' x 10'3"

the Oaks
GREYLEES

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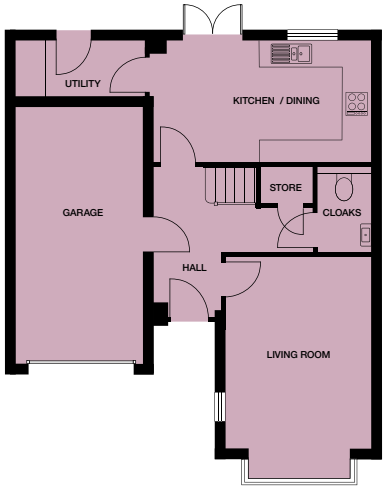
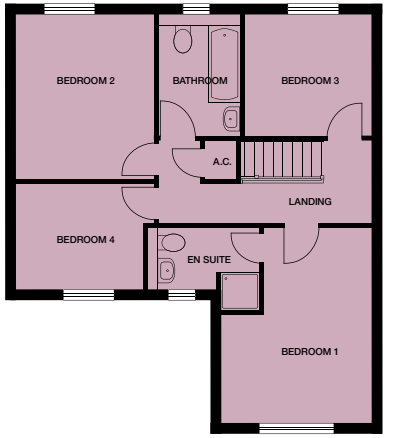
Artist's impression shows plot 6

Cotterdale 4 bedroom Plots 5, 6, 11, 12, 36



GROUND FLOOR



FIRST FLOOR

Ground floor

Kitchen / Dining
2800mm x 5083mm (max)
9'2" x 16'8"

Living Room
4449mm x 3361mm
14'7" x 11'

Utility
1295mm x 3000mm
4'3" x 9'10"

Cloakroom
2085mm x 1212mm
6'10" x 4'

Store
930mm x 1277mm
3'1" x 4'2"

First floor

Bedroom 1
4534mm (max) x 3385mm (max)
14'10" x 11'1"

Ensuite
1384mm x 2679mm
4'6" x 8'9"

Bedroom 2
3833mm x 3185mm
12'7" x 10'5"

Bedroom 3
2800mm x 2937mm
9'2" x 9'8"

Bedroom 4
2414mm x 2936mm
7'11" x 9'8"

Bathroom
2800mm x 1975mm
9'2" x 6'6"

the Oaks
GREYLEES

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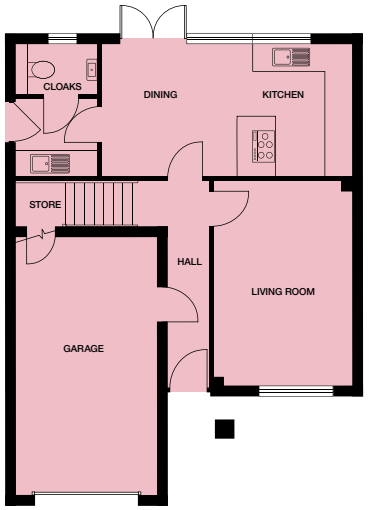
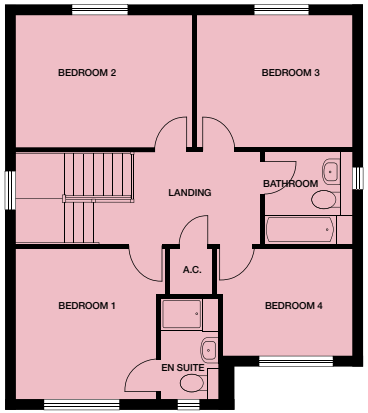
Artist's impression shows plot 13

Embsay 4 bedroom Plots 1, 13, 19



GROUND FLOOR



FIRST FLOOR

Ground floor

Kitchen / Dining
3040mm x 5859mm
10' x 19'3"

Living Room
4745mm x 3209mm
15'7" x 10'6"

Utility
1837mm x 1850mm
6' x 6'1"

Cloakroom
1140mm x 1850mm
3'9" x 6'1"

Store
1090mm x 1120mm
3'7" x 3'8"

First floor

Bedroom 1
3478mm x 3263mm
11'5" x 10'8"

Ensuite
2317mm x 1408mm
7'7" x 4'7"

Bedroom 2
3087mm x 4113mm
10'2" x 13'6"

Bedroom 3
3087mm x 3596mm
10'2" x 11'10"

Bedroom 4
2465mm x 2985mm
8'1" x 9'9"

Bathroom
2206mm x 2010mm
7'3" x 6'7"

the Oaks
GREYLEES

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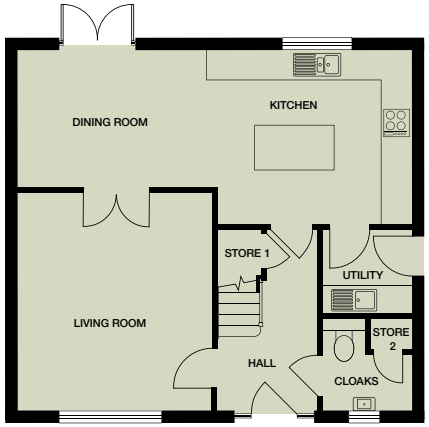
Artist's impression shows plot 3

Gargrave 4 bedroom Plots 3, 4, 9, 14, 22



GROUND FLOOR

FIRST FLOOR

Ground floor

Kitchen / Dining
3590mm (max) x 7997mm
11'9" x 26'3"

Living Room
4403mm x 3944mm
14'5" x 12'11"

Utility
1757mm x 1790mm
5'9" x 5'10"

Cloakroom
1850mm (max) x 1790mm
6'1" x 5'10"

Store 1 (under stairs)
940mm x 1049mm
3'1" x 3'5"

Store 2
694mm x 827mm
2'3" x 2'9"

First floor

Bedroom 1
4231mm x 3097mm
13'11" x 10'2"

Ensuite
1400mm x 1823mm
4'7" x 6'

Bedroom 2
4164mm x 2951mm
13'8" x 9'8"

Bedroom 3
3028mm x 2680mm
9'11" x 8'9"

Bedroom 4
2002mm x 3061mm
6'7" x 10'

Bathroom
3095mm x 2130mm
10'2" x 7'

the Oaks
GREYLEES

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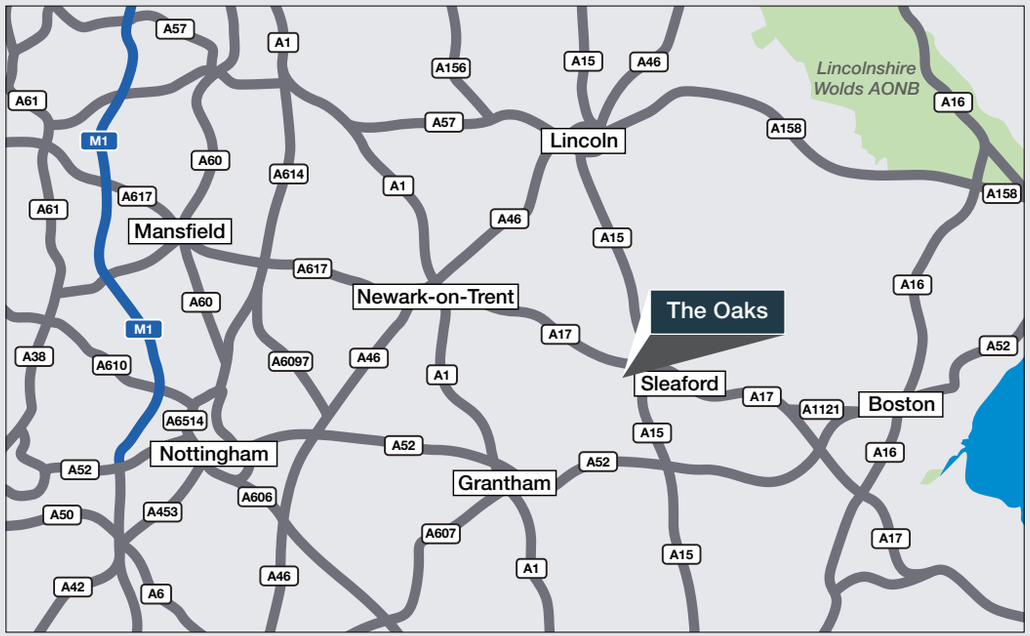
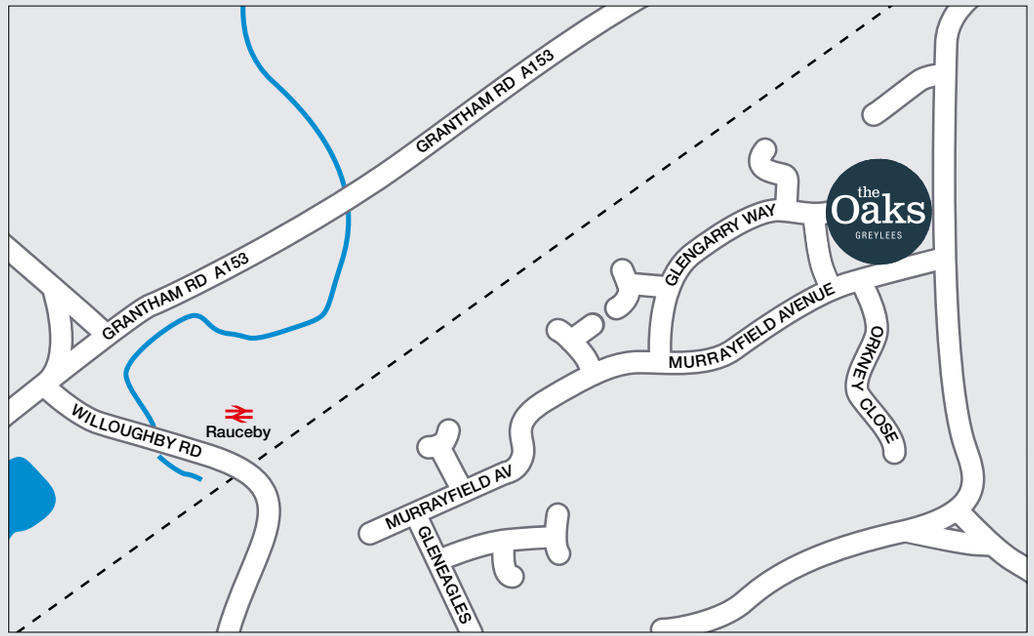
How to find us





Ref: 07/2018

FROM THE NORTH: Take the A1 south. At Newark, take the A17 to Sleaford. At the roundabout on the edge of Sleaford take the fourth exit onto the A15. At the next roundabout, take the third exit onto the A153 towards Grantham. After approximately one mile, take the first left towards Rauceby Station onto Willoughby Road. Turn left onto Balmoral Road and at the next roundabout turn left onto Kinross Road. Turn right at the next roundabout into Greylees…you will find The Oaks.

FROM THE SOUTH: Take the A1 north. At Barrowby, Grantham take the A52 towards Grantham. At the second roundabout under the railway line, take the first exit onto the A607 towards Barkston. After Barkston, take the A153 towards Sleaford. After about 6 miles, turn right into Willoughby Road. Turn left onto Balmoral Road and at the next roundabout turn left onto Kinross Road. Turn right at the next roundabout into Greylees…you will find The Oaks.

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