



CHURCH FARM

SOUTH KELSEY



A unique collection of six executive detached homes in the heart of the picturesque village of South Kelsey



“ Six highly efficient, hand crafted new build homes in the heart of South Kelsey



INTRODUCING YOUR PERFECT FAMILY HOME

Welcome to Church Farm, a unique collection of six, executive detached homes in the heart of the picturesque village of South Kelsey, carefully designed and constructed by the well renowned Lincolnshire developer, Deer's Leap Property.

HAVE YOU ALWAYS DREAMED OF SCULPTING YOUR DREAM HOME?

Purchasers coming on board in the earlier stages of construction will benefit from the exciting opportunity to customise elements of the design and specification. Choices can be offered on kitchen, bathroom, flooring and tiling choices. The sooner you enquire, the greater the choice available.

Deer's Leap have built an excellent reputation for building quality, family homes throughout the Lincolnshire countryside, with customer care and building excellence at the heart of everything they do. Attention to detail is paramount in every aspect of the build process, ensuring they can offer a priceless home that both they and their clients can take pride in for years to come.



“ Carefully designed and constructed by the well renowned Lincolnshire developer, Deer's Leap Property

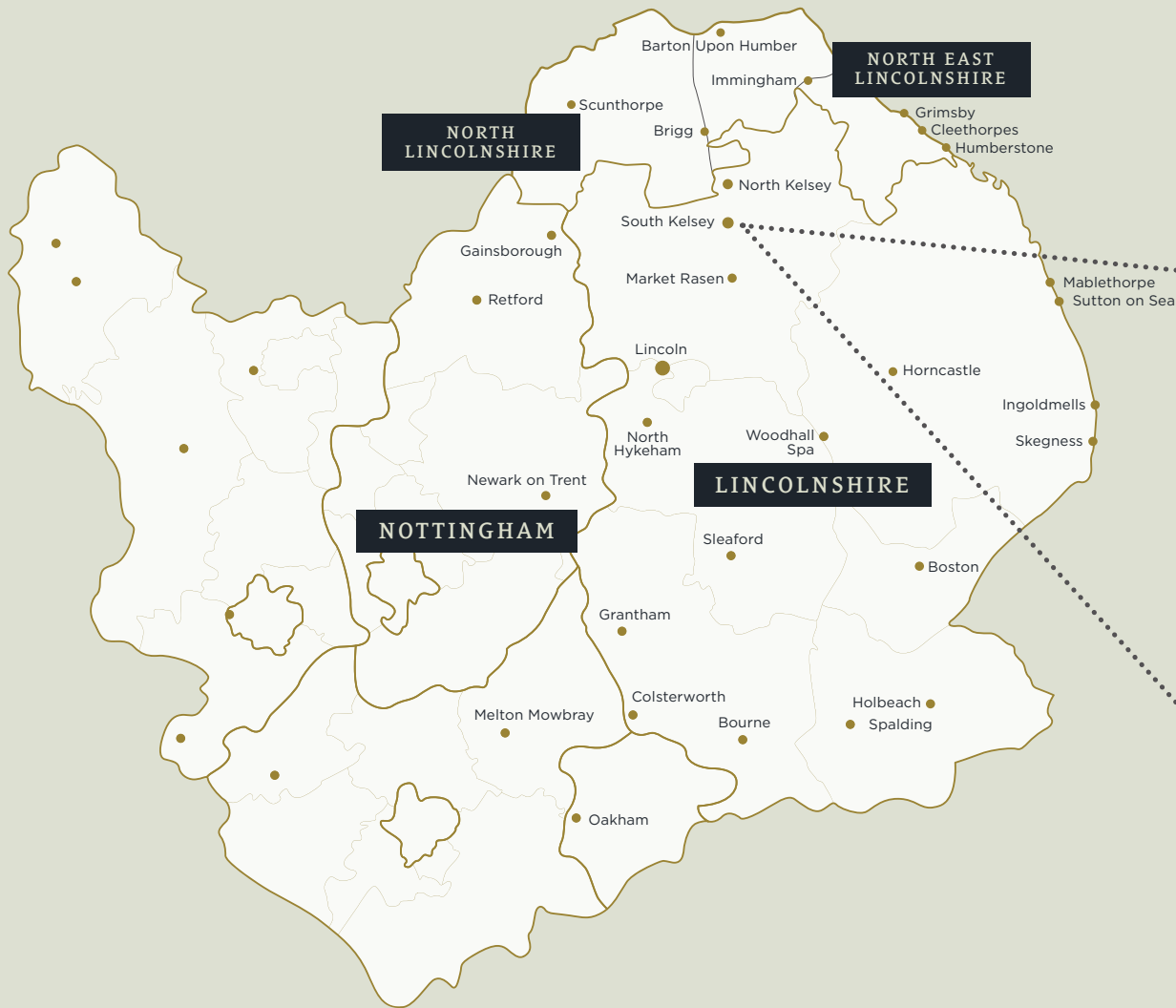
SOUTH KELSEY THE IDYLIC VILLAGE LIFESTYLE YOU'VE ALWAYS DREAMED OF

South Kelsey is a highly desirable village, lying just 5 miles west of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty

With an abundance of scenic walking routes on your doorstep, South Kelsey offers the perfect blend of rural yet community minded living. With an excellent reputation and a 'Good' Ofsted rating, Kelsey Primary School is just two miles down the road in the neighbouring village of North Kelsey. Church Farm falls within the catchment area for the prestigious and highly sought after Caistor Grammar School, which was founded in 1630 and received an 'Outstanding' Rating in its most recent Ofsted report.



“ After 30 years in the village,
we wouldn't dream of living
anywhere else



CONVENIENTLY CONNECTED FOR WORK & PLAY



Caistor - 6 miles

- Co-op Food Store
- Caistor Grammar & Yarborough High School
- Caistor Arts & Heritage Centre
- Several Restaurants and Pubs
- Fast food services
- Sports and Social Club
- Doctors Surgery

Brigg - 8 miles

- Tesco Superstore
- Brigg Garden Centre
- Several Pubs, Bars and Restaurants
- Town Centre Shopping
- Primary and Secondary School options

Transport Links

Just a short drive from the M180 motorway, South Kelsey offers excellent transport links, with easy access to the M18 to the north and the M1 (A1) to the south.

Both Scunthorpe and Grimsby are just 15 miles away, offering all the amenities of a major town.

Key to Map

- 1 **St Mary's Church**
- 2 **The Bull Inn**
- 3 **Village Hall**
- 4 **Cheeky Monkey's Day Nursery**
- 5 **Hall Farm Park**

SITE PLAN

PLOT 3

- 4 Double Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Study
- 4.5m Garage

PLOT 4

- 4 Double Bedrooms
- 2 Reception Rooms
- 3 Bathroom
- Double Garage

PLOT 5

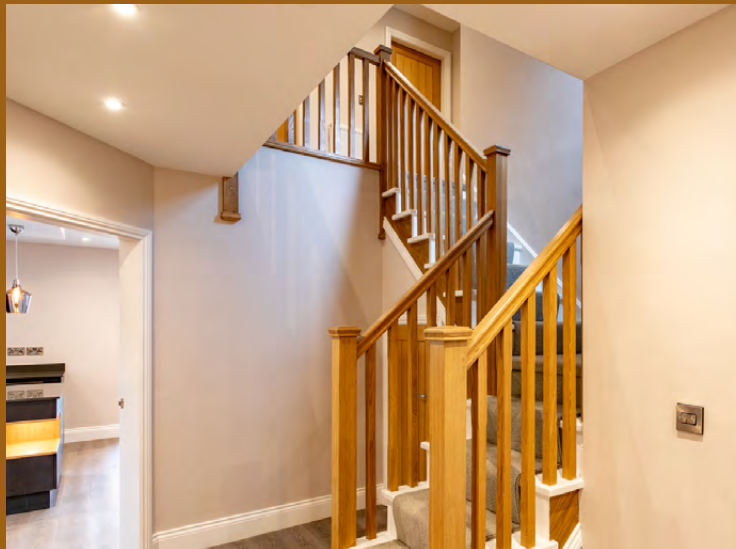
- 4 Double Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Single Garage

PLOT 6

- 4 Double Bedrooms
- 2 Reception Rooms
- 3 Bathroom
- Double Garage



DEER'S LEAP PROPERTY GALLERY ONE



All internal and external images of completed homes have been taken from a previous development by Deers Leap Property.

DEER'S LEAP PROPERTY GALLERY TWO



All internal and external images of completed homes have been taken from a previous development by Deers Leap Property.

DEER'S LEAP PROPERTY GALLERY THREE



All internal and external images of completed homes have been taken from a previous development by Deers Leap Property.

PLOT 3

SIZE 1991FT² | 185M²

| Ground Floor | Size (ft) | Size (m) |
|---------------------|----------------|-------------|
| Garage | 15'7" x 16'10" | 4.75 x 5.12 |
| Utility | 9'1" x 7'9" | 2.77 x 2.35 |
| WC | 7'9" x 4'7" | 2.35 x 1.40 |
| Kitchen Family Room | 21'9" x 22'1" | 6.64 x 6.73 |
| Lounge | 13'9" x 27'7" | 4.20 x 8.42 |
| First Floor | Size (ft) | Size (m) |
| Bedroom 1 | 14'1" x 12'2" | 4.29 x 3.70 |
| Ensuite 1 | 5'3" x 8'9" | 1.60 x 2.67 |
| Bedroom 2 | 13'8" x 13'2" | 4.17 x 4.02 |
| Ensuite 2 | 6'6" x 8'5" | 1.99 x 2.56 |
| Bedroom 3 | 12'0" x 12'4" | 3.66 x 3.75 |
| Bedroom 4 | 12'3" x 9'5" | 3.74 x 2.87 |
| Bathroom | 8'2" x 8'10" | 2.50 x 2.70 |
| Reading Room | 8'2" x 5'8" | 2.50 x 1.72 |

SALES ENQUIRIES

THE NEW HOMES AGENT
01522 440445 | tnha.co.uk
enquiries@tnha.co.uk



KEY FEATURES

- Stunning Views Over Grade II Listed Church
- Bespoke Design, Luxury Kitchen Diner With Island And Separate Utility
- Range of Integrated Appliances Including Neff 'Slide & Hide' Oven, larder refrigerator, Wine Cooler and Stylish Plinth Lights
- Single Storey Sun-Room With Bifold Doors
- 25ft Lounge With Inglenook Fireplace & Log Burner
- All Flooring And Tiling Included To Buyer Specification
- Underfloor Heating To Ground Floor
- Four Double Bedrooms With Two En-Suites
- 1st Floor Study/Reading Room
- Spacious Non-Overlooked Plot
- Large Attached Garage With Personnel Door
- Private Block Paved Driveway
- Fibre Optic Broadband
- Chrome Electrical Fixings Throughout



4 Double Bedrooms



3 Bathrooms



2 Reception rooms



4.5m Garage

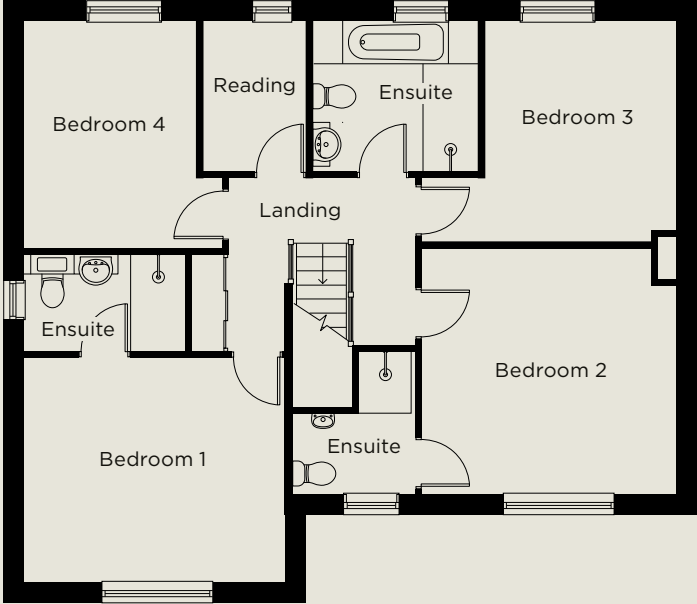
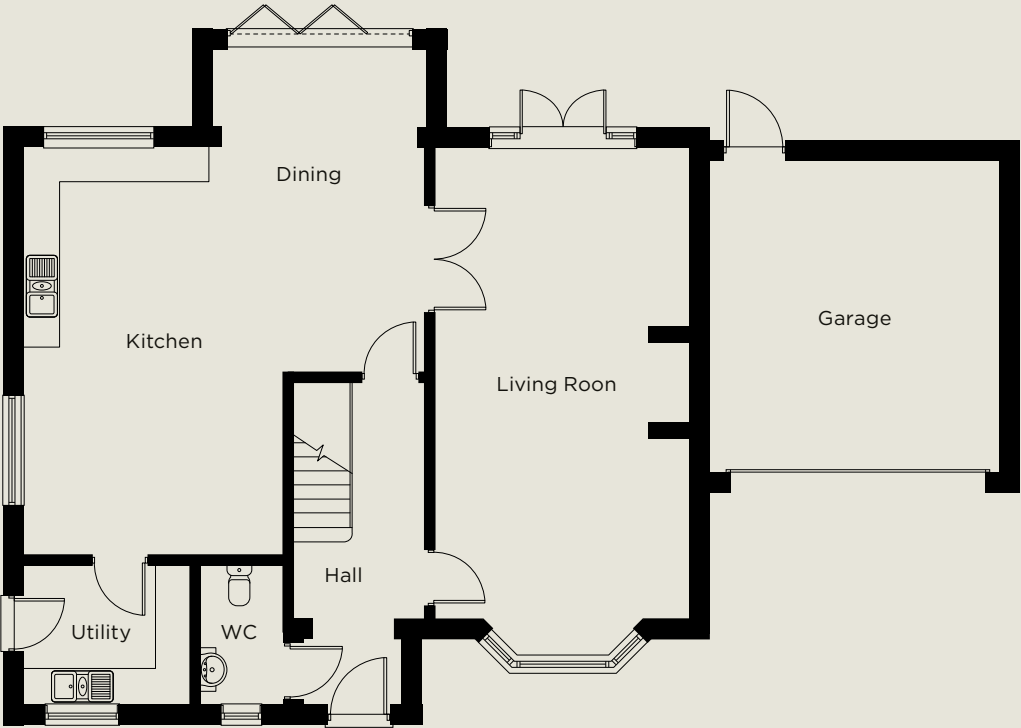


Study

PLOT 3 FLOOR PLANS

GROUND FLOOR

FIRST FLOOR



Site plans are indicative only. Floor plans are for approximate measurements only. Exact layout and sizes may change.

PLOT 4 & PLOT 6

SIZE 1884FT² | 175M²

| Ground Floor | Size (ft) | Size (m) |
|---------------------|-----------------|-------------|
| Garage | 17'11" x 18'10" | 5.47 x 5.73 |
| Utility | 6'11" x 7'3" | 2.10 x 2.20 |
| WC | 6'11" x 3'3" | 2.10 x 1.00 |
| Kitchen Family Room | 14'7" x 22'6" | 4.45 x 6.87 |
| Hall | 11'5" x 11'0" | 3.47 x 3.35 |
| Lounge | 21'10" x 12'4" | 6.65 x 3.75 |
| First Floor | Size (ft) | Size (m) |
| Bedroom 1 | 18'10" x 17'11" | 5.74 x 5.47 |
| Ensuite 1 | 8'6" x 5'7" | 2.60 x 1.70 |
| Bedroom 2 | 14'7" x 10'2" | 4.45 x 3.10 |
| Ensuite 2 | 8'6" x 6'11" | 2.60 x 2.10 |
| Bedroom 3 | 12'4" x 11'0" | 3.75 x 3.35 |
| Bedroom 4 | 12'4" x 10'6" | 3.75 x 3.20 |
| Bathroom | 12'0" x 7'3" | 3.67 x 2.2 |
| Galleried Landing | 13'8" x 14'3" | 4.17 x 4.35 |

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KEY FEATURES

- Bespoke Design, Luxury Kitchen Diner With Island And Separate Utility
- Range of Integrated Appliances Including Neff 'Slide & Hide' Oven, larder refrigerator, Wine Cooler and Stylish Plinth Lights
- 21ft Lounge With Inglenook Fireplace & Log Burner
- All Flooring And Tiling Included To Buyer Specification
- Underfloor Heating To Ground Floor
- Four Double Bedrooms With Two En-Suites
- Spacious Non-Overlooked Plot
- Integrated Double Garage With Rear Personnel Door
- Private Block Paved Driveway
- Fibre Optic Broadband
- Chrome Electrical Fixings Throughout



4 Double Bedrooms



3 Bathrooms



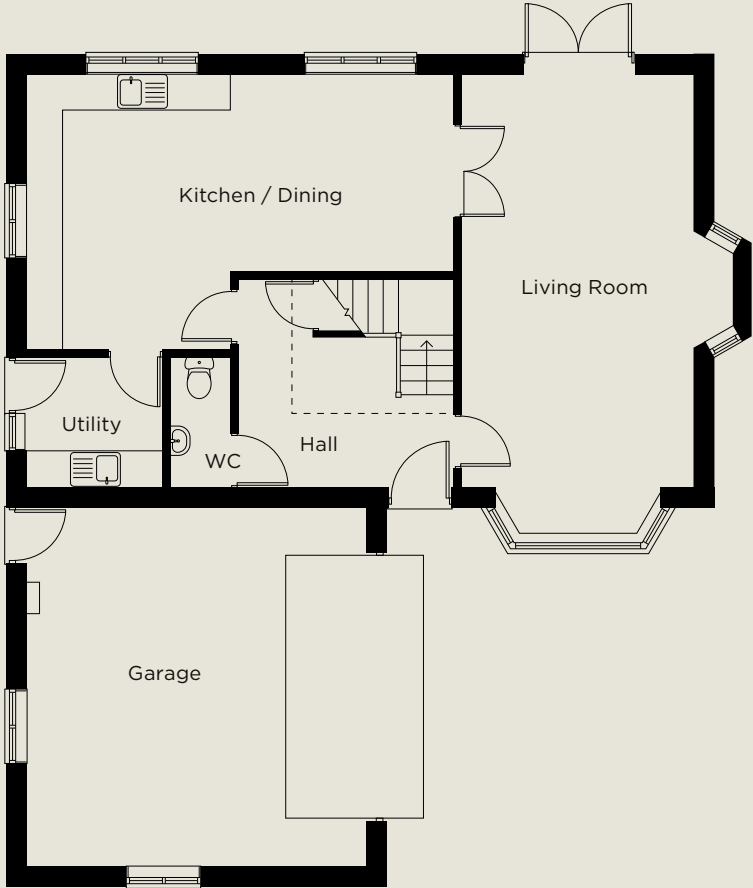
2 Reception rooms



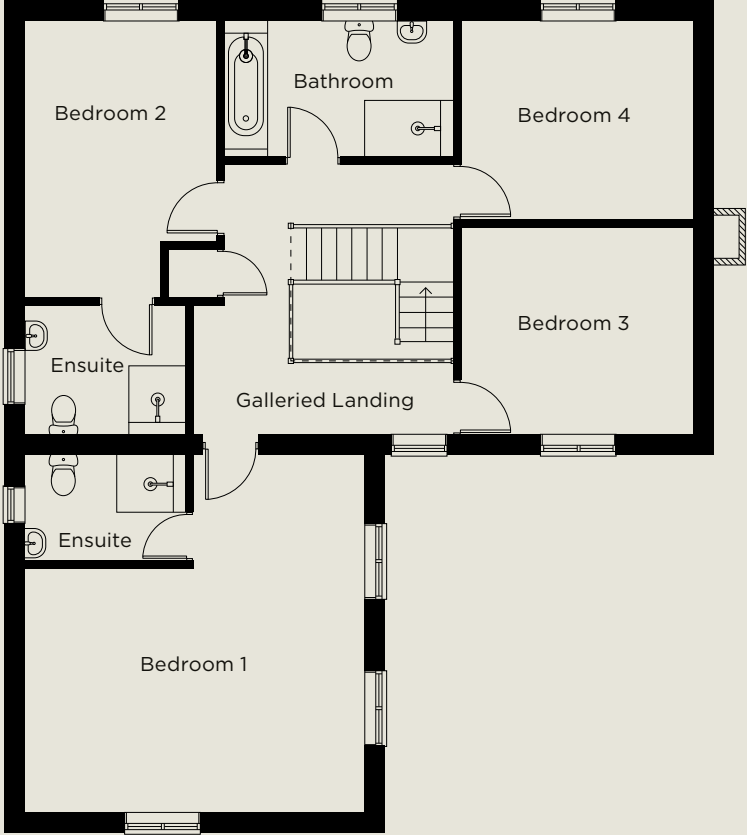
Double Garage

PLOT 4 & 6 FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



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PLOT 5

SIZE 1711FT² | 159M²

| Ground Floor | Size (ft) | Size (m) |
|---------------------|----------------|-------------|
| WC | 3'11" x 8'2" | 1.19 x 2.50 |
| Kitchen Family Room | 14'11" x 31'2" | 4.55 x 9.51 |
| Lounge | 18'0" x 13'6" | 5.49 x 4.12 |
| Hall | 8'10" x 12'4" | 2.70 x 3.76 |
| Garage | 16'1" x 9'3" | 4.90 x 2.83 |
| First Floor | Size (ft) | Size (m) |
| Bedroom 1 | 12'4 x 13'6 | 3.75 x 4.12 |
| Ensuite | 9'10" x 5'3" | 3.00 x 1.60 |
| Bedroom 2 | 13'2" x 12'2" | 4.01 x 3.72 |
| Ensuite | 3'11" x 9'8" | 1.2 x 2.94 |
| Bedroom 3 | 12'4" x 8'2" | 3.76 x 2.5 |
| Bedroom 4 | 9'6" x 12'10" | 2.90 x 3.92 |
| Bathroom | 11'0" x 7'10" | 3.36 x 2.40 |

SALES ENQUIRIES

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KEY FEATURES

- Solid Oak Porch
- Bespoke Design, Luxury Kitchen Diner With Island And Separate Utility
- Range of Integrated Appliances Including Neff 'Slide & Hide' Oven, larder refrigerator, Wine Cooler and Stylish Plinth Lights
- 18ft Lounge With Inglenook Fireplace & Log Burner
- All Flooring And Tiling Included To Buyer Specification
- Four Double Bedrooms With Two En-Suites
- Spacious Non-Overlooked Plot
- Integral Single Garage With Rear Personnel Door
- 13m Private Block Paved Driveway
- Fibre Optic Broadband
- Chrome Electrical Fixings Throughout



4 Double Bedrooms



3 Bathrooms



2 Reception rooms

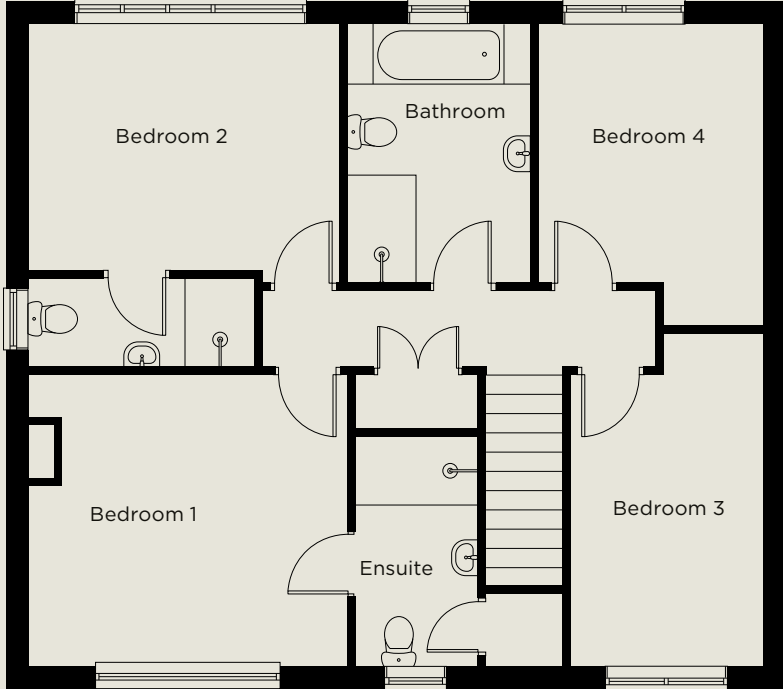
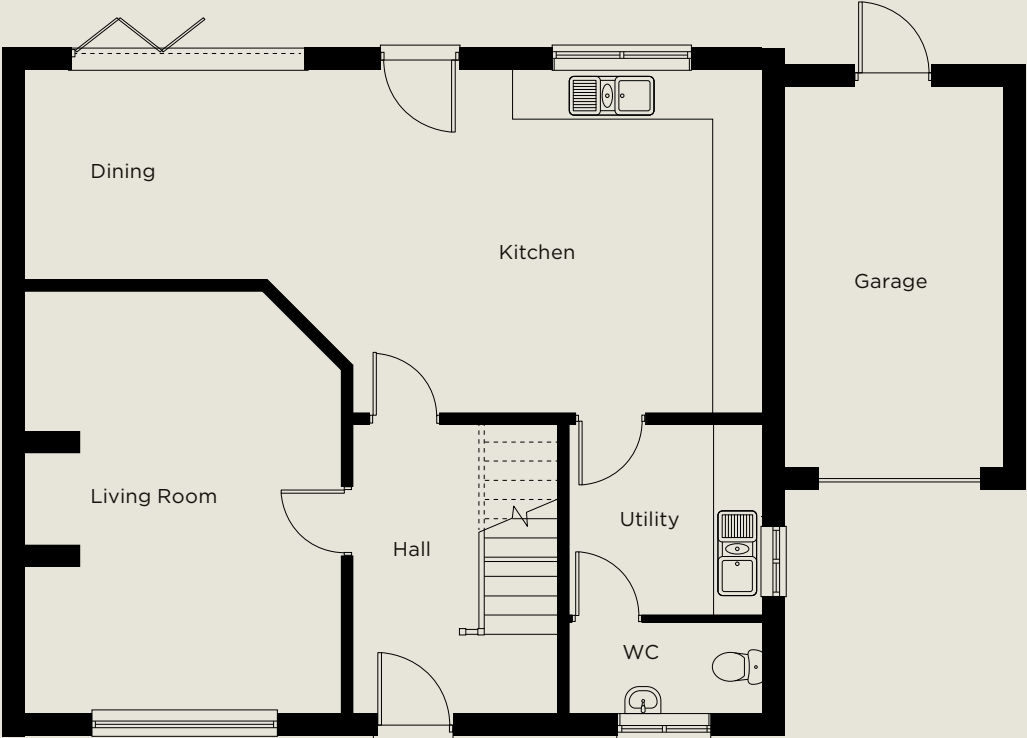


Single Garage

PLOT 5 FLOOR PLANS

GROUND FLOOR

FIRST FLOOR



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A DEVELOPMENT BY



DEER'S LEAP
— PROPERTIES —

SALES ENQUIRIES

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