



Seggimoor Court

GLENTHAM



THE NEW
HOMES
AGENT

Seggimoor Court
Glentham, Market Rasen
Lincolnshire LN8 2EU

+44 (0)1522 440 445
+44 (0)7745 440 445
thenewhomesagent.co.uk
enquires@tnha.co.uk

Introduction

Welcome to Seggimoor Court by well renowned local developer, Huntsman Homes. Phase 1 of this idyllic countryside development will consist of two spectacularly spacious stone-built barns, completed to exceedingly high standards throughout. At the current stage of construction, the developer is offering buyers the chance to influence the design, layout and specification of their home.

Both barns have been constructed to new build standard and are fully insulated to meet current building regulations. A combination of highly efficient air source heat pumps, high levels of insulation and an underfloor heating system to the ground floor have all been installed to ensure that these properties offer the buyer maximum protection from rising energy prices. Much thought has been given to the design of these homes to ensure they stay toasty warm through the winter and are easy to cool through the hot summer months due to reduced glass on the south elevation. The thick stone walls coupled with substantial internal insulation will allow you to easily regulate the temperature of your brand-new home through all seasons.

The internal layout of each barn is meticulously planned to maximise functionality, luxury and comfort. Both plots feature impressive master bedrooms accompanied by spacious walk-in wardrobes and stylishly finished en-suite bathrooms which will be fitted with premium sanitary-ware and fully tiled to buyer specification. Both properties will also benefit from a spacious ground floor bedroom with en-suite, which not only benefits elderly relatives or friends coming to stay, but also offers an alternative to the inevitable single storey move in your later years.

The developers will be installing the very best fixtures and fittings through the property, skilfully crafted by a selection of long serving, highly skilled and professional tradespeople. Keep reading for a detailed breakdown of the exceptional specification on offer.

Specification

External

- Traditional stone and reclaimed brick facade
- Clay pantile roofs
- Walled rear gardens in reclaimed brick
- Substantial sandstone patio area and turf
- Highly durable aluminium bifolds, windows and external doors
- PIR sensor external lighting with over-ride switches
- Traditional guttering and downpipes mounted to rise and fall brackets
- Established treeline to eastern boundary of the site
- Drivethrough garage with walled parking area/bin store

Internal

- Chrome sockets and switches throughout
- USB points to key areas
- CAT 6 and HDMI cabling to all TV points (kitchen, lounge and bedrooms)
- Customised lighting plan (Predominantly LED downlighters)
- Oak internal doors
- Premium 7 inch bespoke skirting to ground floor
- Traditionally oak staircase with oak spindles. Option for glass replacement
- Fitted wardrobes available as an optional extra
- Floor coverings fitted to buyer specification, within a specified budget
- Half tiled bathrooms and ensuite with tiling to buyer choice
- Premium wall hung vanity units, low profile shower trays, concealed cisterns to all toilets
- Bespoke kitchen design available. Buyers will meet with a local premium kitchen designer to configure their preferred layout, specification and colour scheme. Buyers will be given a budget to work to and can increase their budget by paying the difference.
- Air source heat pumps and underfloor heating system to ground floor

Services

- Air Source Heating
- Mains Drains
- Fibre Broadband Direct to the Property (Super fast internet)

Plot 1 | £795,000



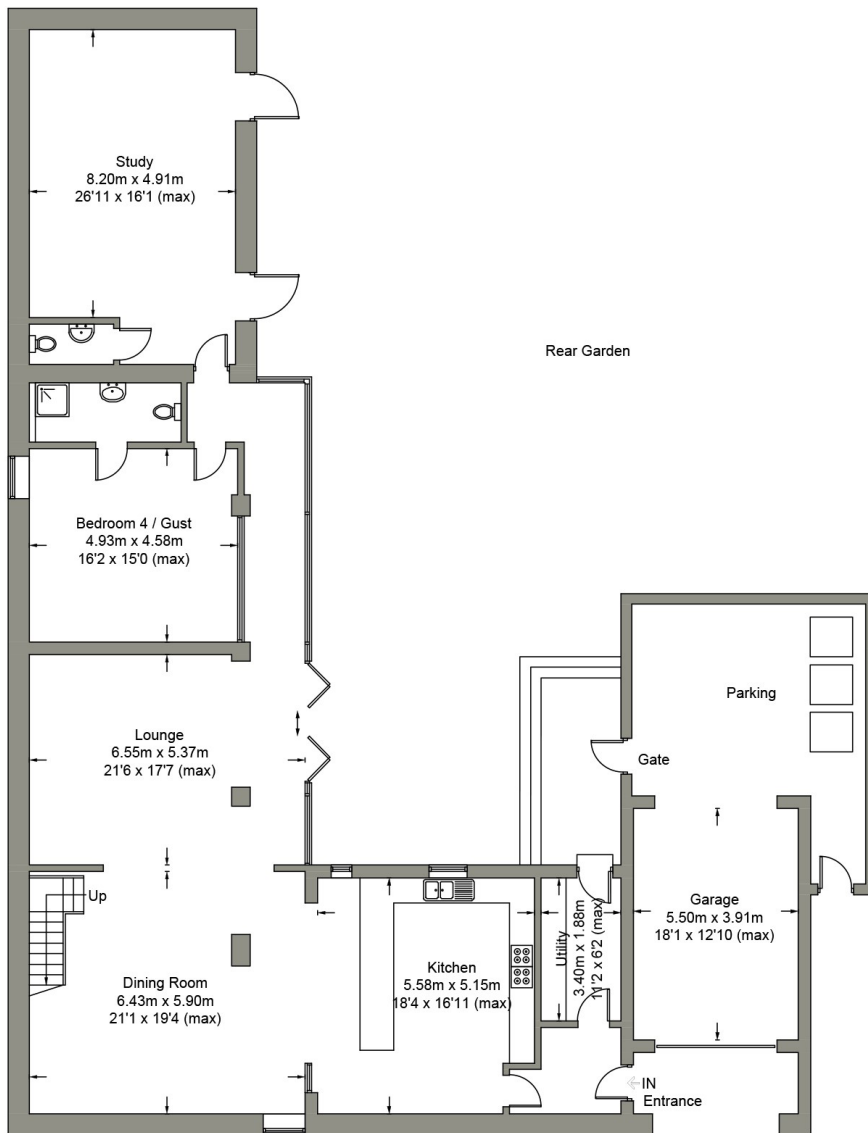
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Ground Floor



Floorplan and Dimensions

Kitchen/Diner
14.86m x 5.42m (48'9" x 17'9")

Utility
2.60m x 2.73m (8'6" x 8'11")

W/C
1.20m x 2.73m (3'11" x 8'11")

Lounge
6.23m x 8.40m (20'5" x 27'6")

Study
2.70m x 3.92m (8'11" x 12'10")

Ground Floor Bedroom
5.23m x 3.92m (17'1" x 12'10")

Ensuite
3.10m x 4.21m (10'2" x 4'21")

Garage
3.87m x 5.34m (12'8" x 17'6")

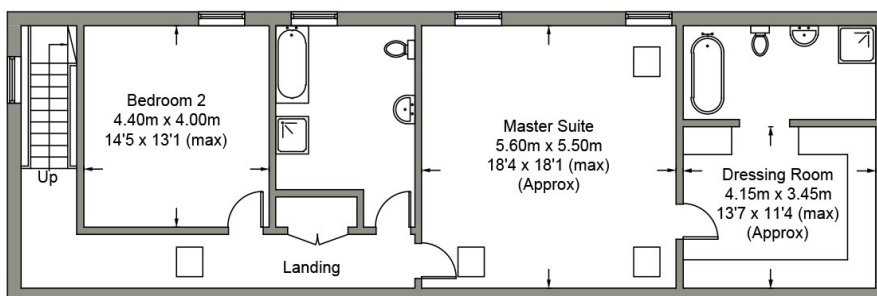
Master Bedroom Inc Ensuite
7.27m x 5.42m (23'10" x 17'9")

Bedroom 3 Inc Ensuite
6.70m x 3.60m (21'11" x 11'9")

Bedroom 4
3.30m x 3.60m (10'9" x 11'9")

Family Bathroom

First Floor



Plot 2 | £775,000



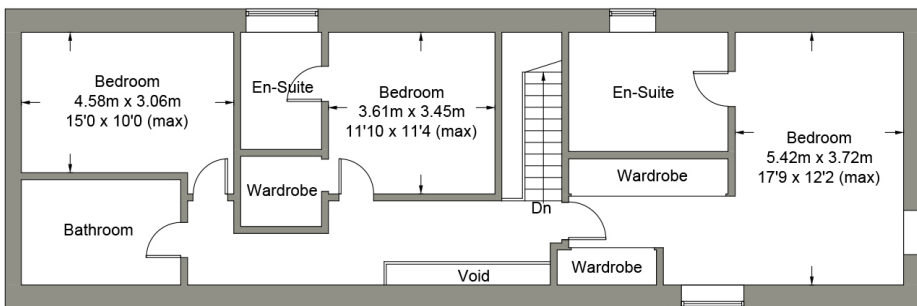
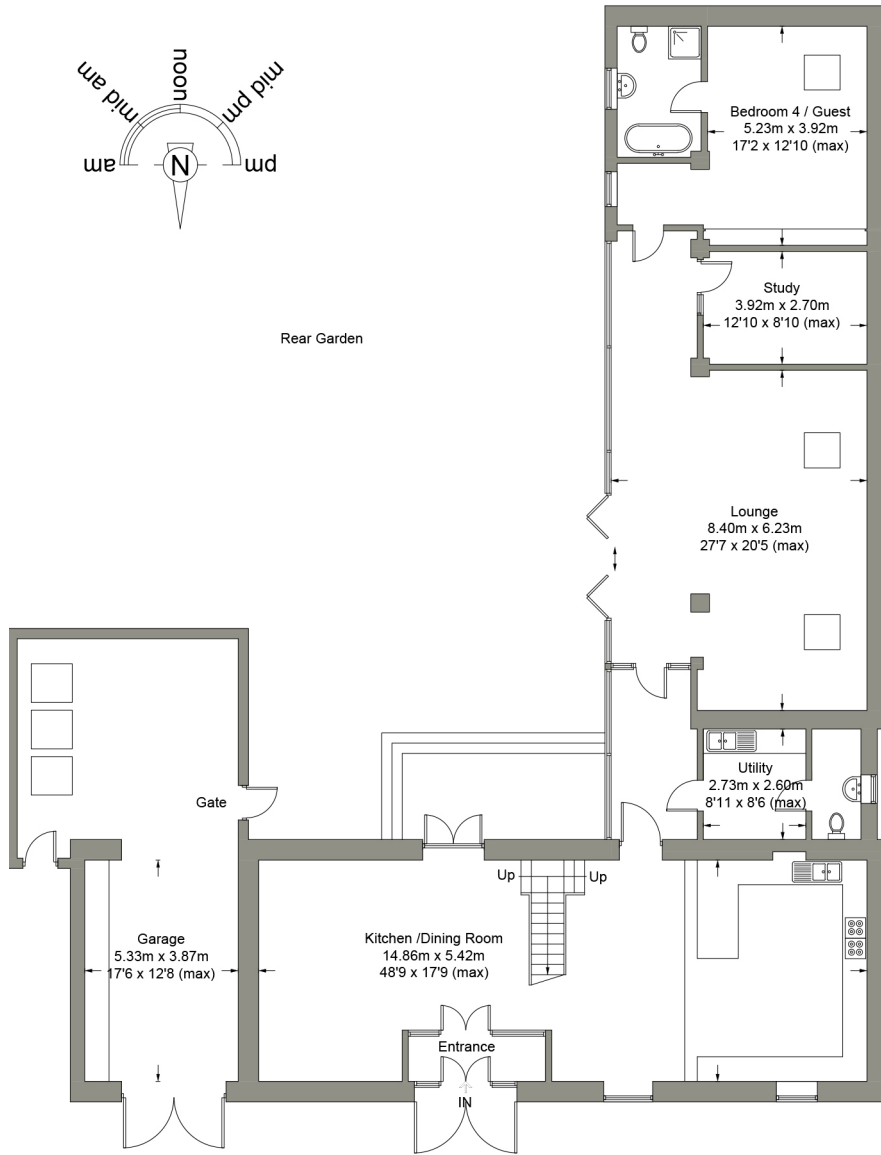
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Ground Floor



Floorplan and Dimensions

- Entrance Hall
1.88m x 2.10m (6'2" x 6'10")
- Utility
1.88m x 3.40m (6'2" x 11'1")
- Kitchen
5.15m x 5.59m (16'10" x 18'4")
- Dining Room
6.43m x 5.90m (21'1" x 19'4")
- Lounge
6.55m x 5.37m (21'5" x 17'7")
- Ground Floor Bedroom
4.93m x 4.58m (16'2" x 15'0")
- Ensuite
3.60m x 1.20m (11'9" x 3'11")
- Study
4.91m x 8.20m (16'1" x 26'10")
- Garage
3.92m x 5.50m (12'10" x 18'0")
- Master Bedroom Inc Dressing Area
6.60m x 5.60m (21'7" x 18'4")
- Ensuite
3.35m x 2.40m (10'11" x 7'10")
- Bedroom 3
4.00m x 4.40m (13'1" x 14'5")
- Bedroom 4
3.00m x 4.40m (9'10" x 14'5")
- Family Bathroom
3.00m x 4.40m (9'10" x 14'5")

INTERNAL CGI EXAMPLES PLOT 1







INTERNAL CGI EXAMPLES PLOT 2







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a moving experience