



6 Meadow View,  
Barlborough S43 4XF

£277,500

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WILKINS VARDY

# £277,500

LAST 3 PLOTS REMAINING - INCENTIVES, UPGRADES & PLOT SPECIFIC PACKAGES AVAILABLE WITH SAVINGS UP TO £22,475\*

PLOT 126 - THE LINDON - EXECUTIVE 3 BED, 2 BATH DETACHED HOUSE WITH GARAGE

With high quality kitchen and bathrooms, floor coverings and turfed gardens as standard and a range of choices available, this ultra convenient development could be your next dream home in this superbly convenient location.

VIEW OUR SHOW HOME & SALES CENTRE WEDNESDAYS 1PM TIL 5PM, THURSDAYS 1PM TIL 6PM, FRIDAYS 1PM UNTIL 5PM, SATURDAYS 10AM UNTIL 3PM & SUNDAYS 10AM TIL 2PM BY APPOINTMENT

The Lindon is a superb three bedroomed house which offers 955 sq.ft. of contemporary styled accommodation including an open plan kitchen diner with patio doors opening onto the rear garden as well as a generous living room.

- INCENTIVES, UPGRADES & PLOT SPECIFIC PACKAGES AVAILABLE WITH SAVINGS UP TO £22,475\*
- The Lindon - Three Bedroom Executive Family Home
- Ground Floor WC
- Garage & Off Street Parking
- 10 Year New Build Guarantee
- Show Home Open 5 Days - Wednesday to Sunday
- Open Plan Kitchen/Diner
- Modern Bathroom
- Convenient Location
- LAST 6 PLOTS REMAINING

## \* Incentives

Incentives are generally plot specific and subject to change. Not all plots will be subject to the same level of incentives, and the advertised £22,475 may not be applicable to this plot. Hawthorne Meadows reserve the right to cancel the incentive offers at any time.

## Show Home Virtual Walk Through

Our 3D Virtual walk through tour is of plot 90, The Brinley 3 bed detached house, which is a different house type to that being advertised.

## General

Gas Central Heating

uPVC Double Glazing

10 Year LABC New Build Guarantee

Fully Fitted Floor Coverings Throughout

Gross Internal Floor Area - 955 sq. ft. (88.7 sq m)

Secondary School Catchment Area - Heritage High School

Council Tax Band - TBC

Current Energy Band - TBC

Reservation fee £500 (Half refundable). Early bird reservations will be considered from people thinking of selling their home. Conditions apply.

Note - Summer 2025 anticipated completion date.

## Images

Computer generated images are for illustrative purposes only. The street scene images might also not include the subject house type.

Internal photographs are of the show home (Plot 90), which is a Brinley house type, different to the house type advertised.

This images are intended to be used for illustrative purposes only.

## Ground Floor

### Entrance Hall

With stairs leading up to the first floor accommodation.

### Cloakroom/WC

Being part tiled and fitted with a white low flush WC and wash hand basin. Vinyl flooring.

### Lounge

13'2 x 12'4 (4.01m x 3.76m)

A delightful front facing reception room.

There is also a useful built in under stairs storage cupboard.

### Kitchen Diner

18'4 x 9'6 (5.59m x 2.90m)

A good sized room with space for a dining table and chairs in front of patio doors which open onto the rear garden.

You will have the choice from an agreed range of contemporary style wall,

drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation). Integrated electric oven, hob with extractor over and integrated fridge/freezer. Space and plumbing for a washing machine. Integrated dishwasher. Vinyl flooring.

### Utility Room

To be fitted with base units including an inset single drainer sink with mixer tap.

Vinyl flooring.

### First Floor

#### Landing

#### Master Bedroom

13'2 x 10'10 (4.01m x 3.30m)

A generous front facing double bedroom with a door leading through to the ...

#### En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Vinyl flooring.

#### Bedroom 2

9'11 x 9'6 (3.02m x 2.90m)

A rear facing double bedroom.

#### Bedroom 3

9'6 x 8'2 (2.90m x 2.49m)

A rear facing single bedroom.

#### Family Bathroom

Being part tiled and comprising a white three piece suite consisting of a panelled bath with mixer shower over and shower screen, low flush WC and pedestal wash hand basin.

There is a useful built in storage cupboard.

Vinyl flooring.

### Outside

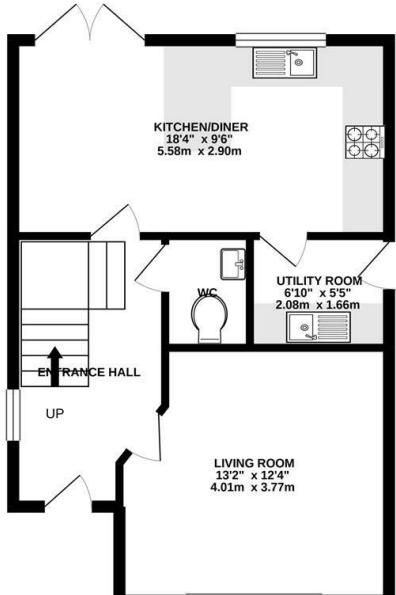
Each plot will have a driveway providing off street parking, a single garage as well as turfed gardens as shown on the landscaping plan.

The rear gardens will comprise a paved patio and lawned garden bordered by timber post and rail fencing.

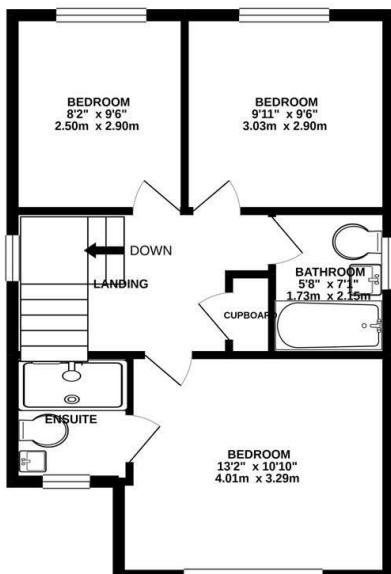
Street scene images may not include the subject property



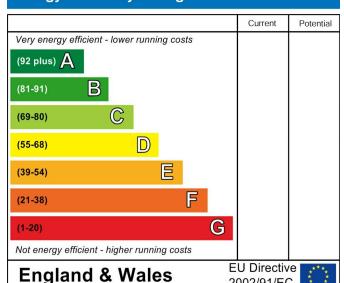
GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



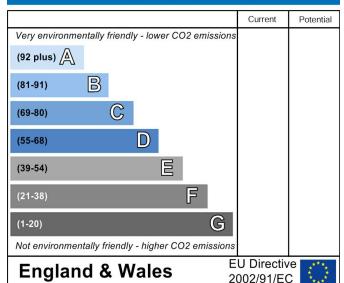
1ST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014  
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Heritage High School Catchment area, this NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

**Validation Of Offers:** In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. The builder reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

One Meadows  
Phase 3



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