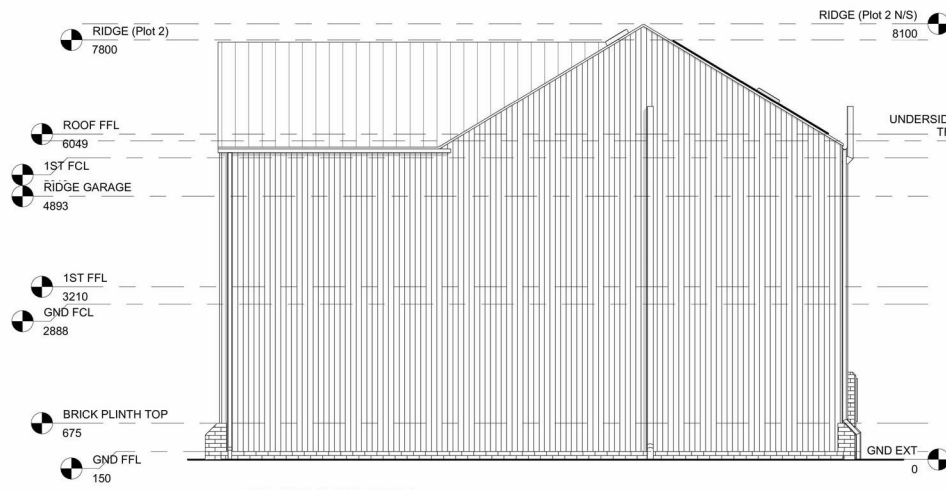




BRAND NEW HOME, 6A, High Street, Swinderby, Lincoln

 5  3  2  tbc

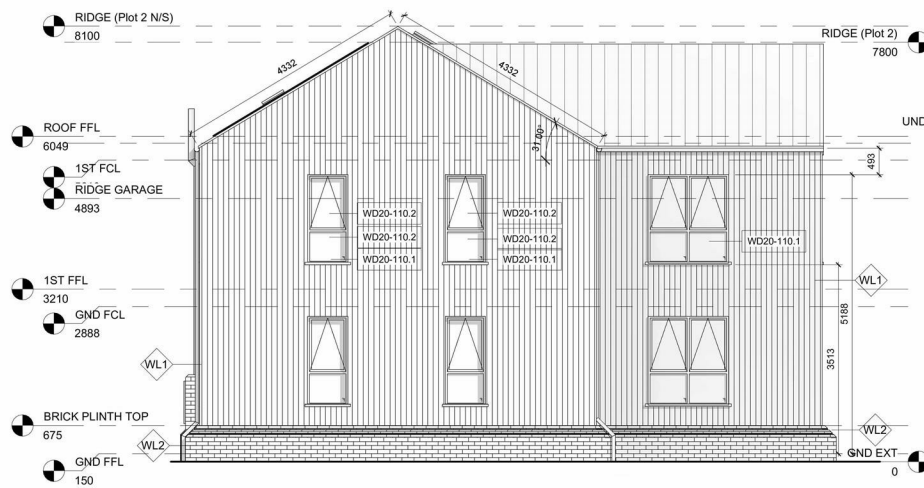

OLIVER REILLY



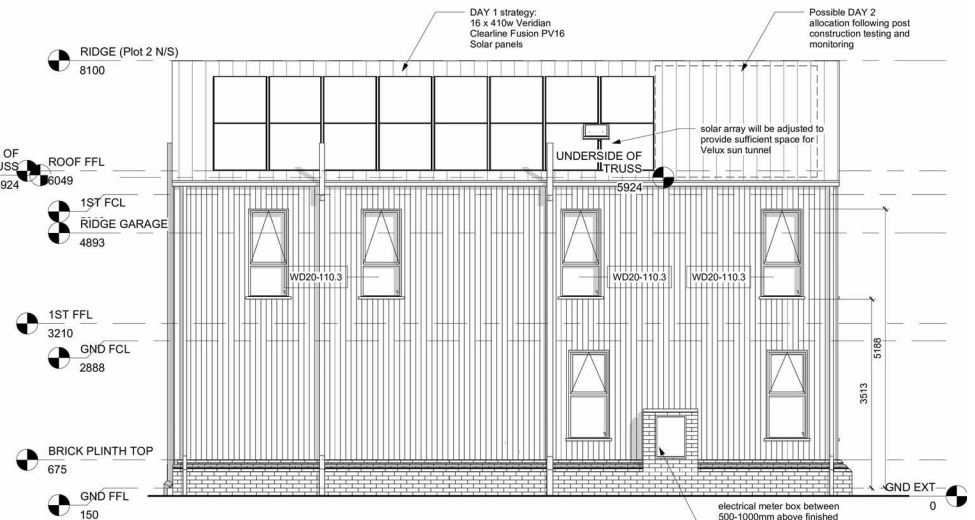
1 PLOT 2 NORTH
1 : 50



3 PLOT 2 EAST
1 : 50



2 PLOT 2 SOUTH
1 : 50



4 PLOT 2 WEST
1 : 50

Level Schedule	
Name	Elevation
RIDGE (Plot 2 N/S)	8100
RIDGE (Plot 2)	7800
RIDGE (plot 1)	7750
ROOF FFL	6049
UNDERSIDE OF TRUSS	5924
1ST FCL	5610
RIDGE GARAGE	4893
1ST FFL	3210
GND FCL	2888
BRICK PLINTH TOP	675
GND FFL	150
GND EXT	0
BRICK PLINTH BASE	-300
FOOTINGS	-1400
FOUNDATIONS	-2000

KEYNOTES	
Key Value	Keynote Text
WD20-110.1	Toughened glazing
WD20-110.2	Obscure glazing
WD20-110.3	Double glazed panel
WL10-110.11	Generic Red facing brick, 102.5 x 65mm
WL10-110.13	Plinth stretcher brick, Red, 23x102x73x215 45 degree

6a, High Street, Swinderby, Lincoln

- BRAND NEW HOME (BEGINNING CONSTRUCTION)
- CHARMING VILLAGE WITH EASE OF ACCESS TO NEWARK & LINCOLN
- GF W.C & UTILITY ROOM
- TWO EN-SUITES & LUXURIOUS FAMILY BATHROOM
- DETACHED GARAGE, DRIVEWAY & PRIVATE LANDSCAPED GARDEN
- FIVE DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- MAGNIFICENT OPEN-PLAN LIVING SPACE
- ECO-EFFICIENT & A-RATED BESPOKE DESIGN
- CONSTRUCTION IMMINENT. PLEASE ENQUIRE WITHIN.

****BRAND NEW HOME** AN OPPORTUNITY OF A LIFETIME AWAITS!!..**

Here we have an amazing chance to acquire a BRAND NEW EXECUTIVE DETACHED ECO HOME. Due to be constructed in 2026 and set to be of an impressive BESPOKE A-RATED DESIGN. Providing air-source heating, solar panels, aluminium triple glazing and a (wet) under-floor heating system.

This substantial home will span approximately 2,390 square/ft. Modelled with an an eye-catching Zinc-cladded design, providing TWO RECEPTION ROOMS, a MAGNIFICENT OPEN-PLAN LIVING DINING KITCHEN with a separate utility room and ground floor W.C. Five DOUBLE BEDROOMS, two with en-suites and a LUXURIOUS FOUR-PIECE BATHROOM. Set to be completed to the HIGHEST OF STANDARDS.

Externally, the property will provide a private driveway, DETACHED GARAGE and a landscaped low-maintenance West facing rear garden. Hosting space for the whole family!

This will be the second of two unique homes. Set in a desirable NON-ESTATE SETTING. Standing proud in a picturesque semi-rural village. Close to extended local amenities in the neighbouring village of Collingham and promoting ease of access onto the A46, with links to the historic market town of Newark-on-Trent and City of Lincoln.

Although this EXCITING, EYE-CATCHING and SUBSTANTIAL HOME is yet to be constructed, initial enquiries are available within. Additional details can be provided and a prospective buyer can request subtle amendments, prior to completion. Subject to contact.

A site visit and additional information is available upon request. For further information please contact the selling agent. SET YOUR SIGHTS... A VISION OF THE FUTURE LIES AHEAD!...



ARTISTS IMPRESSION
PROPOSED NEW HOUSE
6a HIGH STREET, SWINDERBY

Guide Price £700,000



ARTISTS IMPRESSION
PROPOSED NEW HOUSE

Bespoke Zinc-Cladded Design

This will be the second of two individually constructed homes. Set on an enviable plot. Promoting privacy and tranquility from the moment you approach the shared gravelled driveway.

Plot 1 remains available for sale. Offering approximately 1,800 square/ft of accommodation and a varied layout to plot 2. For further details and a strong interpretation of the EXCEPTIONAL quality of construction and internal design. Please click the below link: <https://oliver-reilly.co.uk/property/bespoke-new-home-high-street-swinderby-lincoln/>

Services:

Mains water, drainage, and electricity are all connected. The property will also provide air source heating, via (a wet system) under-floor heating throughout the property, solar panels, TRIPLE GLAZING throughout, via aluminium windows and an EV charging point to the front aspect.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 2,390 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

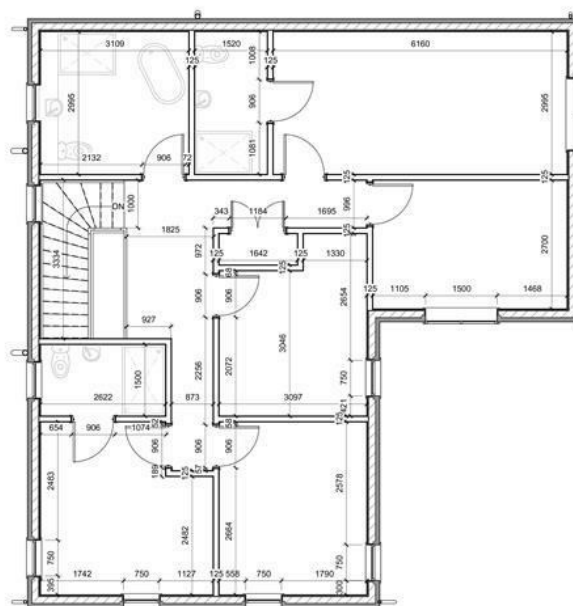
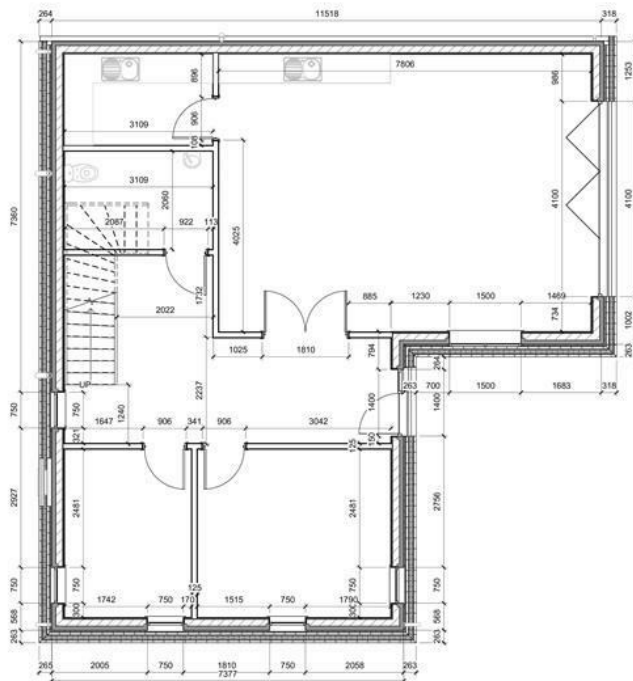
North Kesteven District Council.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 