

HORSLEY PARK


NORTH COUNTRY
HOMES



HORSLEY PARK

GAINSBOROUGH

Overlooking the River Trent our 2,3 & 4 bedroom homes are perfectly located for tranquil living close to Gainsborough town centre.

Gainsborough is a charming market town on the edge of the county of Lincolnshire within close reach of the A1 and just 2 miles from the local train station. The town is also served by plenty of local buses to help you get around. Equidistant between Doncaster and Lincoln city centres, the location gives you access to a wealth of countryside in between.

Our Sales Office is open Thursday through to Monday,
10am - 5pm

Chat to our Sales Executives about how we can help you find
your perfect new home.

DEVELOPMENT PLAN

HORSLEY PARK



2 BEDROOM SEMI-DETACHED

■ *the REDSHANK*

3 BEDROOM SEMI-DETACHED

■ *the TURNSTONE*

■ *the AVOCET*

3 BEDROOM DETACHED

■ *the GREENSHANK*

■ *the CURLEW*

4 BEDROOM DETACHED

■ *the CRANE*



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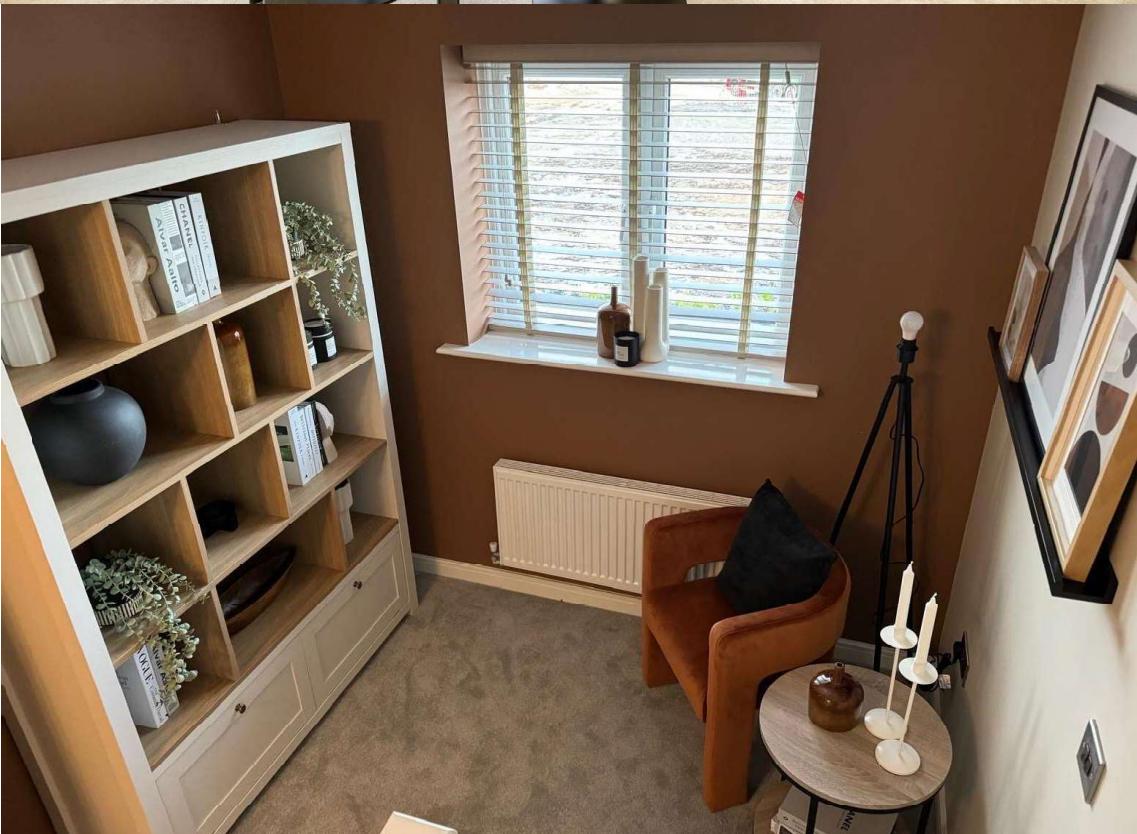
Issue 4 - April 24. Although every effort is made to ensure accuracy, exact details may vary during the course of construction. No responsibility can be accepted for any mis-statement on this literature, which is not a contract. The company also reserves the right to alter specification without notice.

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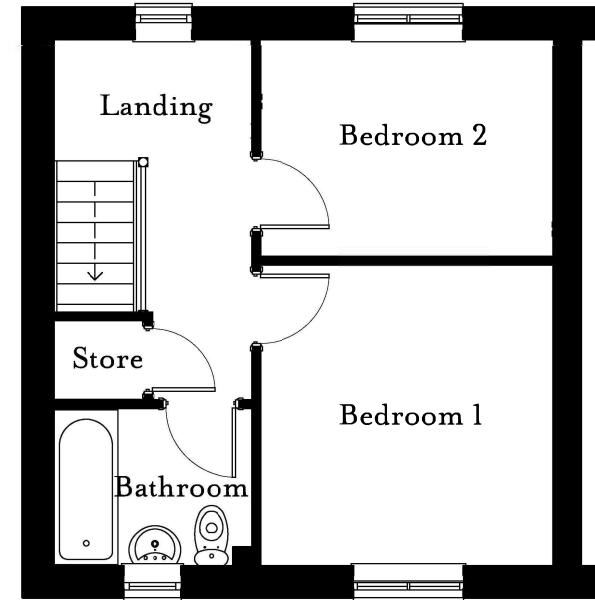
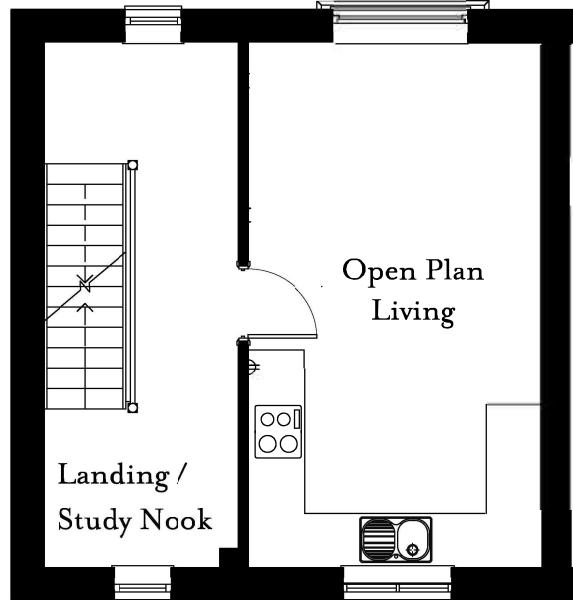
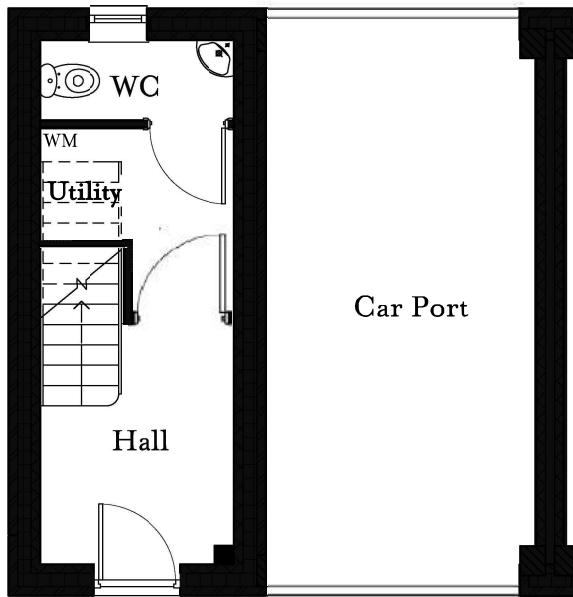
GARDEN ROOM & SNUG AREA





the REDSHANK 2 BEDROOM SEMI-DETACHED

 NORTH COUNTRY
HOMES



① GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Hall	2.15 x 4.77	9ft 8in x 11ft 6in
WC	2.15 x 0.90	7ft 1in x 2ft 9in
Car Port	3.00 x 5.80	7ft 1in x 11ft 4in

② FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Open Plan Living	3.25 x 5.80	10ft 6in x 19ft 0in
Landing / Study Nook	2.15 x 5.80	7ft 1in x 19ft 0in

③ SECOND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.25 x 3.32	10ft 6in x 8ft 3in
Bedroom 2	3.25 x 2.41	10ft 6in x 7ft 3in
Bathroom	2.18 x 1.75	7ft 1in x 5ft 7in
Landing	2.18 x 3.98	7ft 1in x 13ft 1in

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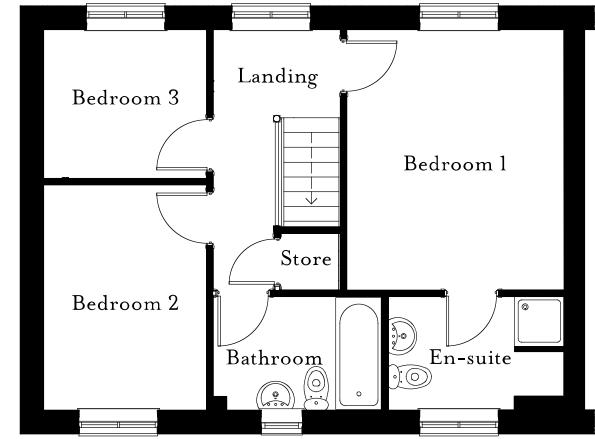
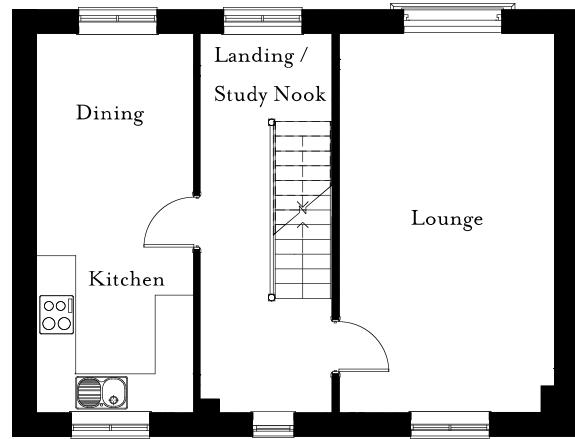
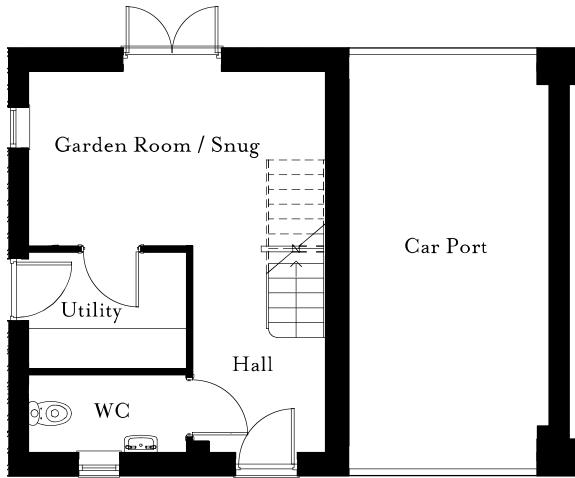
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the AVOCET

3 BEDROOM SEMI-DETACHED

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HOMES**



① GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Garden Room / Snug	4.52 x 2.67	14ft 8in x 8ft 7in
Utility	2.42 x 1.80	7ft 9in x 5ft 9in
Hall	2.03 x 3.06	6ft 6in x 10ft 0in
WC	2.42 x 1.20	7ft 9in x 3ft 9in
Car Port	3.05 x 5.80	10ft 0in x 19ft 0in

② FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	2.42 x 5.80	7ft 9in x 19ft 0in
Lounge	3.30 x 5.80	10ft 8in x 19ft 0in
Landing / Study Nook	2.03 x 5.80	9ft 1in x 6ft 1in

③ SECOND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.32 x 3.98	10ft 9in x 13ft 1in
En-suite	2.70 x 1.75	8ft 2in x 5ft 7in
Bedroom 2	2.49 x 3.45	8ft 2in x 11ft 3in
Bedroom 3	2.49 x 2.28	8ft 2in x 7ft 4in
Bathroom	2.60 x 1.75	8ft 5in x 5ft 7in

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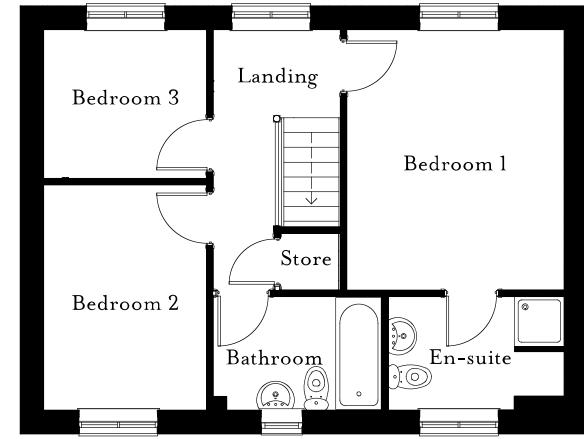
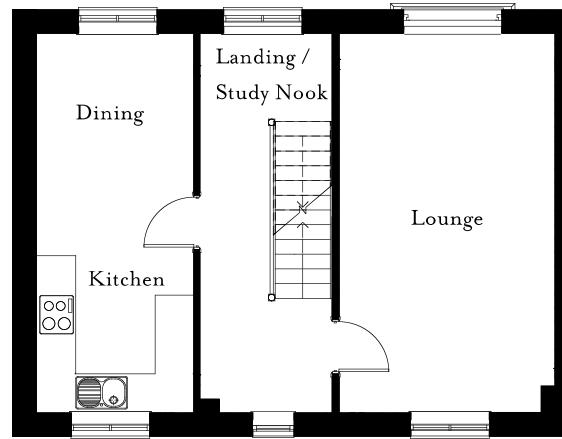
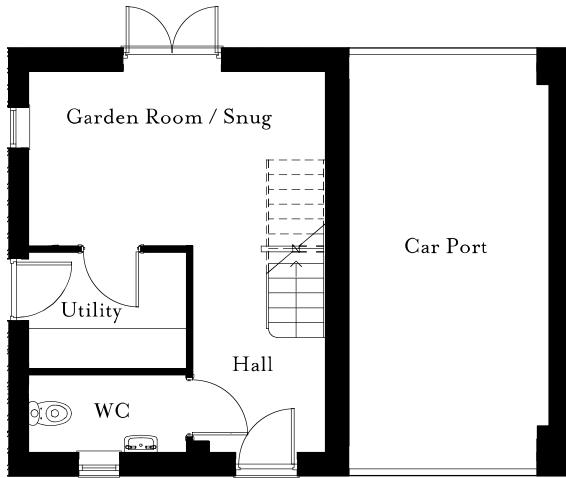
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the CURLEW

3 BEDROOM DETACHED

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① GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Garden Room / Snug	4.52 x 2.67	14ft 8in x 8ft 7in
Utility	2.42 x 1.80	7ft 9in x 5ft 9in
Hall	1.65 x 4.06	5ft 4in x 13ft 3in
WC	2.03 x 0.95	6ft 6in x 3ft 1in
Car Port	3.05 x 5.80	10ft 0in x 19ft 0in

② FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	2.42 x 5.80	7ft 9in x 19ft 0in
Lounge	3.30 x 5.80	10ft 8in x 19ft 0in
Landing / Study Nook	2.03 x 5.80	9ft 1in x 6ft 1in

③ SECOND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.32 x 3.99	10ft 9in x 13ft 1in
En-suite	2.70 x 1.75	8ft 2in x 5ft 7in
Bedroom 2	2.49 x 3.45	8ft 2in x 11ft 3in
Bedroom 3	2.49 x 2.29	8ft 2in x 7ft 5in
Bathroom	2.20 x 1.84	7ft 2in x 6ft 0in

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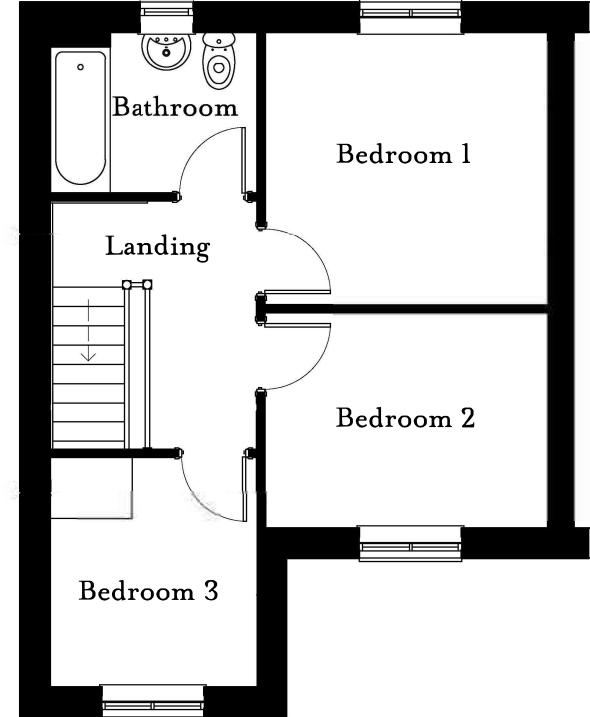
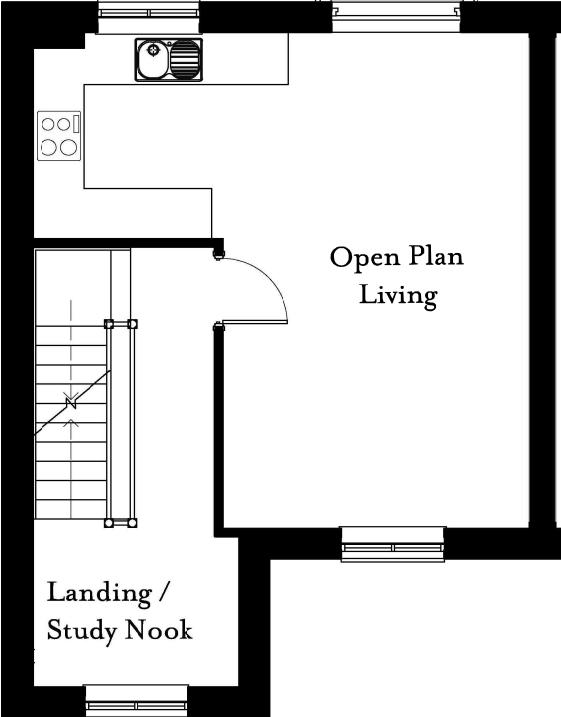
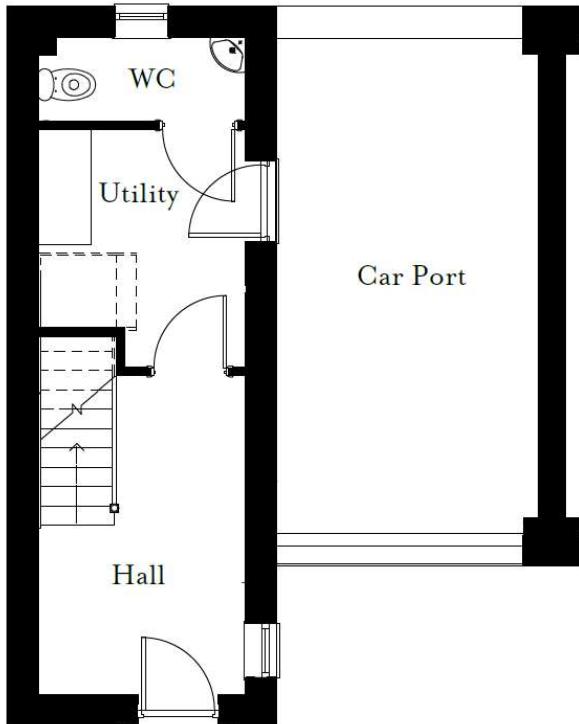
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the TURNSTONE

3 BEDROOM SEMI-DETACHED

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① GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Utility	2.42 x 1.37	7ft 9in x 4ft 4in
Hall	2.42 x 5.15	7ft 9in x 16ft 8in
WC	2.42 x 1.00	7ft 9in x 3ft 2in
Car Port	3.05 x 5.80	10ft 0in x 19ft 0in

② FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Open Plan Living	5.82 x 5.80	19ft 1in x 19ft 0in
Landing / Study Nook	2.15 x 1.78	7ft 1in x 5ft 8in

③ SECOND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.32 x 3.20	10ft 9in x 10ft 5in
Bedroom 2	3.32 x 2.53	10ft 9in x 8ft 3in
Bedroom 3	2.42 x 2.68	7ft 9in x 10ft 6in
Bathroom	2.43 x 1.88	14ft 1in x 6ft 1in

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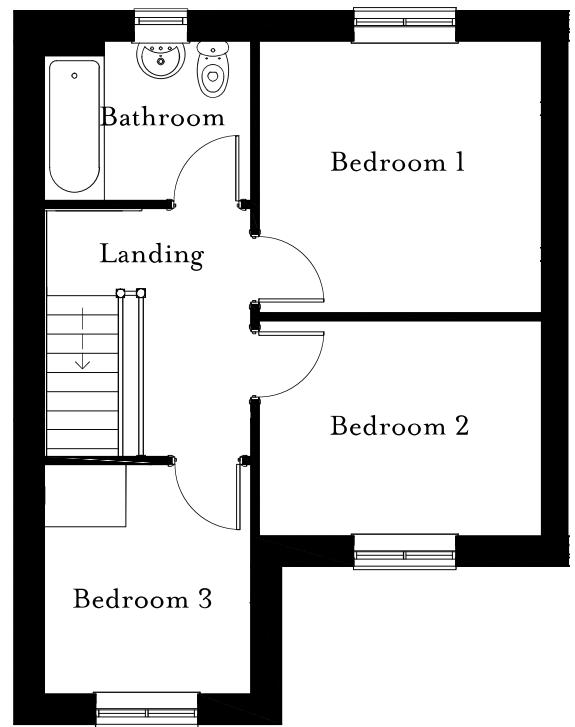
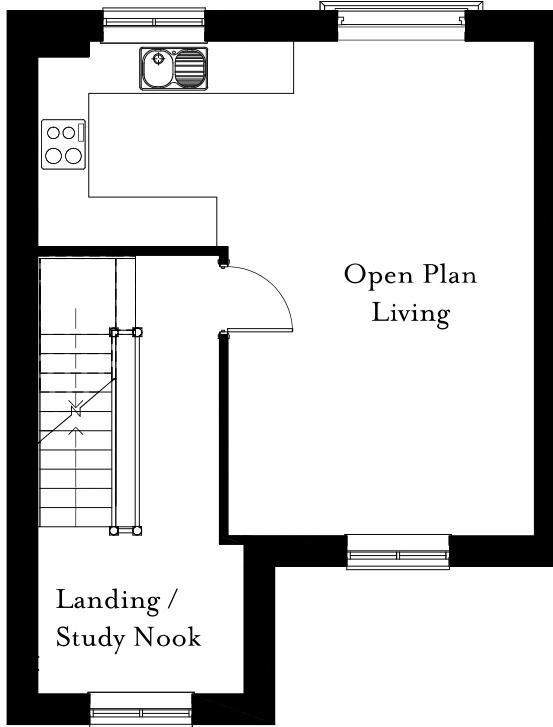
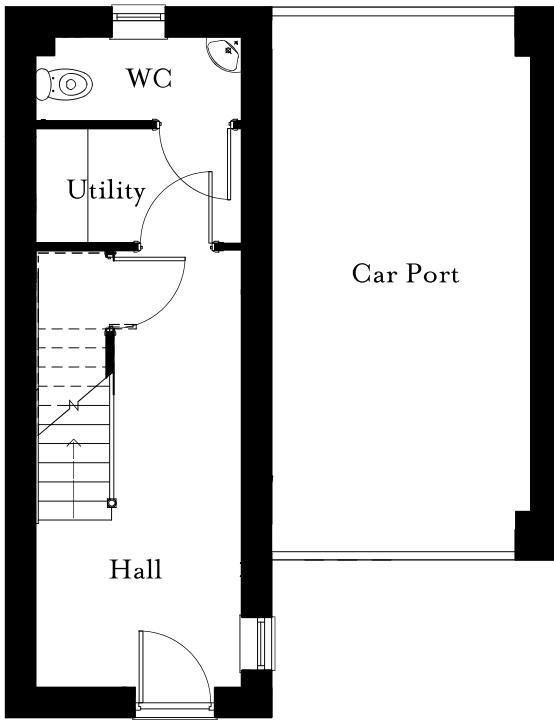
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the GREENSHANK

3 BEDROOM DETACHED

NORTH COUNTRY
HOMES



① GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Utility	2.42 x 1.37	7ft 9in x 4ft 4in
Hall	2.42 x 5.15	7ft 9in x 16ft 8in
WC	2.42 x 1.00	7ft 9in x 3ft 2in
Car Port	3.05 x 5.80	10ft 0in x 19ft 0in

② FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Open Plan Living	5.82 x 5.80	19ft 1in x 19ft 0in
Landing / Study Nook	2.15 x 1.78	7ft 1in x 5ft 8in

③ SECOND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.32 x 3.20	10ft 9in x 10ft 5in
Bedroom 2	3.32 x 2.53	10ft 9in x 8ft 3in
Bedroom 3	2.42 x 2.68	7ft 9in x 10ft 6in
Bathroom	2.43 x 1.88	14ft 1in x 6ft 1in

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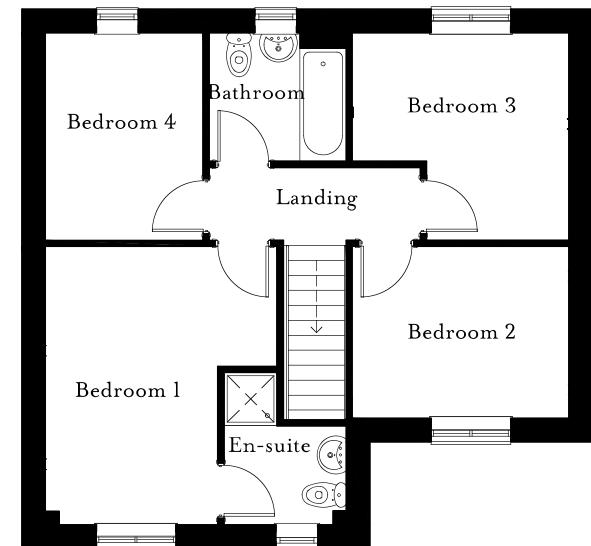
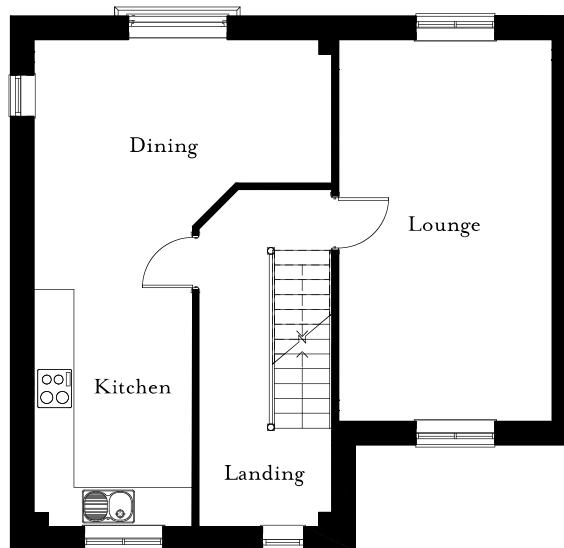
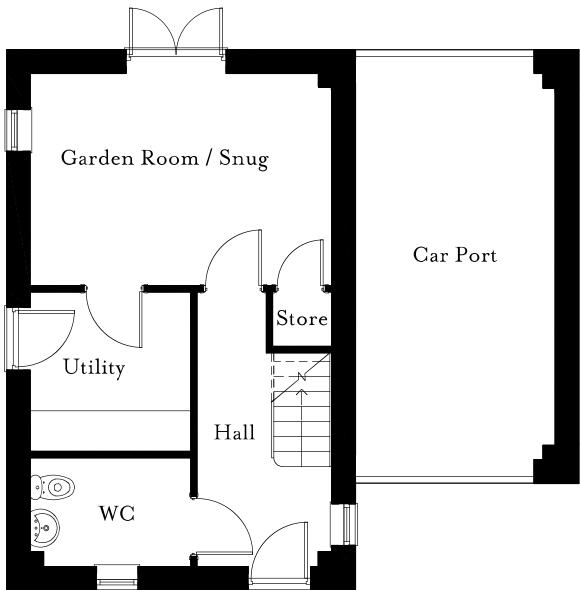
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the CRANE

4 BEDROOM DETACHED

NORTH COUNTRY
HOMES



① GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Garden Room / Snug	4.52 x 3.20	14ft 8in x 10ft 5in
Utility	2.42 x 2.42	7ft 9in x 7ft 9in 6ft
Hall	2.03 x 4.13	6in x 13ft 5in 7ft
WC	2.42 x 1.64	9in x 5ft 3in 9ft 8in
Car Port	3.00 x 5.80	x 19ft 0in

② FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen	2.42 x 5.13	7ft 9in x 16ft 8in
Dining	4.52 x 2.20	13ft 6in x 7ft 2in
Lounge	3.25 x 5.80	10ft 6in x 19ft 0in
Landing	2.03 x 5.13	6ft 6in x 16ft 8in

③ SECOND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.47 x 4.20	11ft 3in x 13ft 8in
En-suite	1.85 x 2.30	6ft 0in x 7ft 5in
Bedroom 2	3.27 x 2.60	10ft 7in x 8ft 5in
Bedroom 3	3.27 x 3.13	10ft 7in x 10ft 2in
Bedroom 4	2.38 x 3.13	7ft 8in x 10ft 2in
Bathroom	2.08 x 1.95	6ft 8in x 6ft 3in

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SPECIFICATIONS

INTERIOR FEATURES

WALLS & CEILINGS

White Emulsion

WOODWORK

White Gloss

INTERNAL DOORS

6 panel style door painted white.

INTERNAL DOOR FURNITURE

Polished chrome ironmongery and hinges

LIGHTING

Pendant lights fitted with LED low energy bulbs

CENTRAL HEATING

Dual zone central heating. Ideal Standard combi boiler. Waste water heat recovery to baths and en-suites

TELEPHONE POINT

Fitted in the Lounge

TV POINT

Fitted in the lounge - cabling to be provided to the loft for aerial installation

ELECTRICAL SOCKETS

White

SMOKE, HEAT AND CARBON MONOXIDE DETECTOR

Mains operated with battery back up

ROOF SPACE

400mm
insulation

KITCHEN, UTILITY & BATHROOM FEATURES

KITCHEN STYLES

A range of Richmond kitchens in modern styles and colours to choose from, with an option of handles, 18mm carcass and 40mm worktop as standard along with a stainless steel splashback

WORK SURFACES

Choose from a range of colour and styles

SINK

Stainless steel single bowl sink with chrome mixer tap

APPLIANCES

Single conventional oven, gas hob and extractor fan

WALL TILES

Ceramic tile splashback to WC, 2 rows to bath, fully tiled shower enclosure where applicable

SANITARYWARE

Twyford, Alcona range in white. Shower rail and curtain to be fitted where applicable

WASTE WATER SYSTEM

Waste water heat recovery system fitted as standard

EXTERIOR FEATURES

FASCIA & RAINWATER GOODS UPVC

fascia's in white, gutters and downpipes in black.

WINDOWS

UPVC windows in white

FRONT DOOR

Composite 6 panel style door painted white with chrome ironmongery.

FRONT AND REAR DOOR

LOCKING SYSTEM

Multi point locks

FRENCH DOORS

UPVC in white

PARKING

Driveway and carport

SOLAR PANELS

Photovoltaic panels to roof

EV CHARGING

Electric vehicle charging point

FENCING

1.8m close boarded fence to foot boundary and post and wire demarcation fence between homes

LANDSCAPING

Turf to front gardens

DETACHED HOMES

APPLIANCES

Single fan oven, gas hob and extractor fan with stainless steel splashback

SECURITY

Dusk 'til dawn security lighting

LANDSCAPING

Turf to front gardens

Please ask our Sales Executive for plot specific details

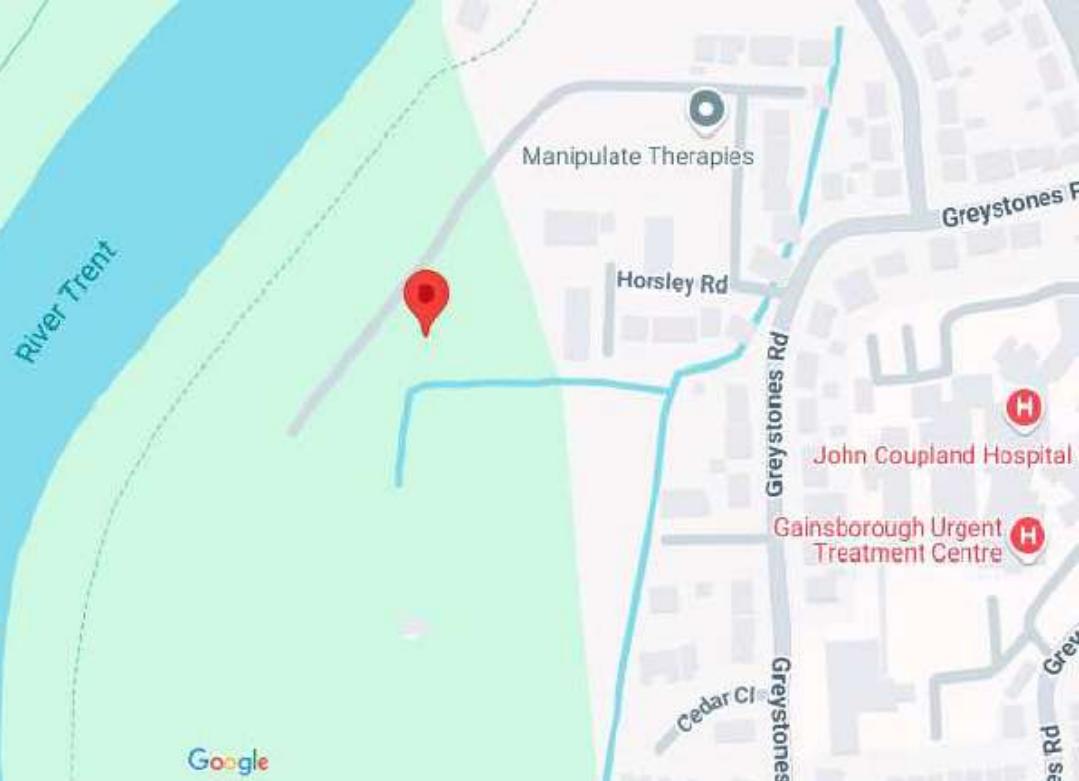
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HORSLEY PARK

GAINSBOROUGH, DN21 2TD



A1 MOTORWAY
16 miles



GAINSBOROUGH TRAIN STATION
2 miles



HUMBERSIDE AIRPORT
29 miles



CITY CENTRE
Lincoln - 20 miles
Doncaster - 23 miles
Sheffield - 40 miles
Hull - 43 miles