



HALLAMS HOLT

TIMBERLAND

An exclusive development of three, bespoke detached 3 & 4 bedroomed contemporary new homes being constructed by Bellrose Homes in the highly sought after picturesque, rural village of Timberland. Bellrose Homes offers a bespoke service to the client, with a selection of high quality kitchen, bathrooms and fittings to choose from.

Offering flexible accommodation, these new homes can be tailored to clients specific needs. Initial plans for these “forever homes” incorporate stunning open plan kitchen, dining and family areas all overlooking the south facing enclosed rear gardens and the expansive open fields beyond, utility room, downstairs WC, spacious lounge, the option of a ground floor bedroom and en-suite or alternatively a study or snug, further upstairs bedrooms, a Jack ‘n’ Jill bathroom and an integral garage. Found tucked away on their own block paved private drive with landscaped front gardens.

Key features included in the specification are panoramic windows, bi-fold doors to the patio areas, a choice of contemporary kitchen/utility units, worktops and integral appliances, ceramic floor tiles, underfloor heating and a sustainable heating system provided by an air source heat pump. All homes will benefit from a 10 Year Premier Guarantee Build Warranty.



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Timberland

Site Location

Timberland is a small idyllic village in the North Kesteven District of Lincolnshire. It is situated in an ideal position, just 9 miles from Sleaford and 14 miles from Lincoln. It is the perfect location for countryside walks and the rural lifestyle.

Timberland is a popular village with a good community feel. Timberland has the Penny Farthing Inn, a Village Hall, a florist, a milk man, a vegetable and weekly local butcher delivery service and a mobile Post Office.

It also has St. Andrew's Church which is a Grade II Listed Building and a Wesleyan Methodist Chapel. With good road and rail links for commuters, the nearest train station being approximately 3 miles away in Metherringham.



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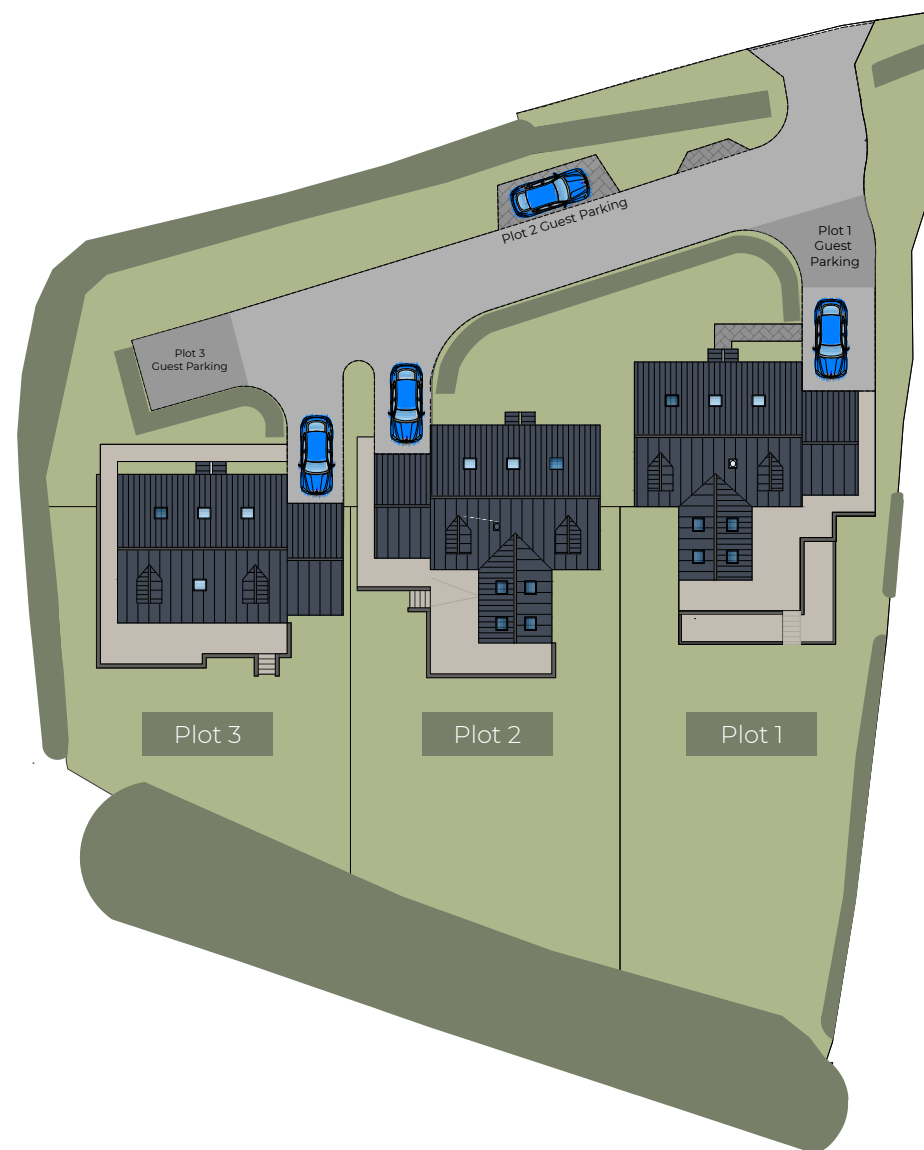
Hallams Holt

Site Map

Plot	Name	Description
1	The Beech	3 Bedroom Dormer Bungalow with Integral Garage (Ask about bespoke internal layouts)
2	The Cedar	4 Bedroom Dormer Bungalow with Integral Garage
3	The Poplar	3 Bedroom Dormer Bungalow with Integral Garage (Ask about bespoke internal layouts)

Plots 1 & 3 have the potential for 3 upstairs bedrooms. This is subject to discussions, timescales & cost.

Plot	Name	Build Completion (subject to change)
1	The Beech	October 2021
2	The Cedar	Late 2021 / Early 2022
3	The Poplar	Late 2021 / Early 2022



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The Beech

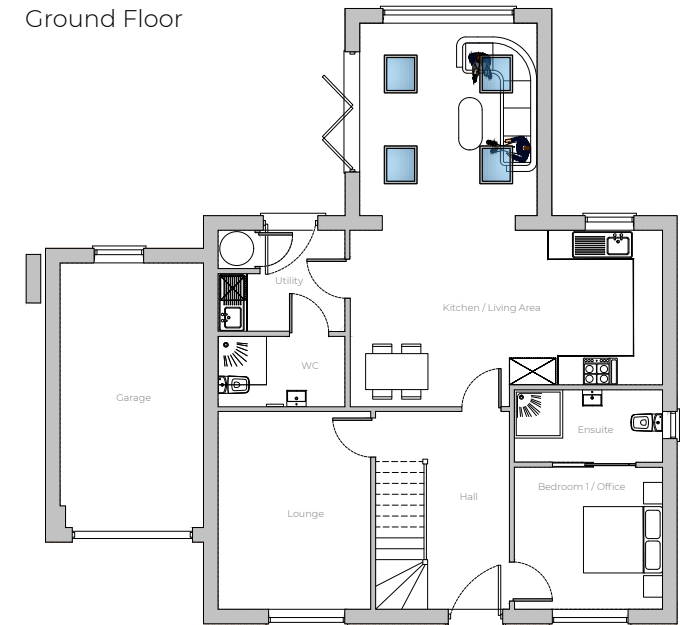
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Ground Floor	ft & inches	metres
Lounge	13'5" x 10'4"	4.1m x 3.15m
Kitchen / Living Area	21'2" x 11'11"	6.45m x 3.63m
Garden Room	13' x 12'	3.97m x 3.66m
Bedroom 1	10' x 9'7"	3.05m x 2.92m
Ensuite / Shower Room	10' x 4'11"	3.05m x 1.5m
WC	-	-
Utility	8'7" x 7'2"	2.62m x 2.18m
Garage	17'11" x 9'9"	5.46m x 2.97m
First Floor	ft & inches	metres
Bedroom 1	19'4" x 10'4"	5.9m x 3.15m
Bedroom 2	19'4" x 10'	5.9m x 3.05m
Bathroom	9' x 9'6"	2.75m x 2.9m

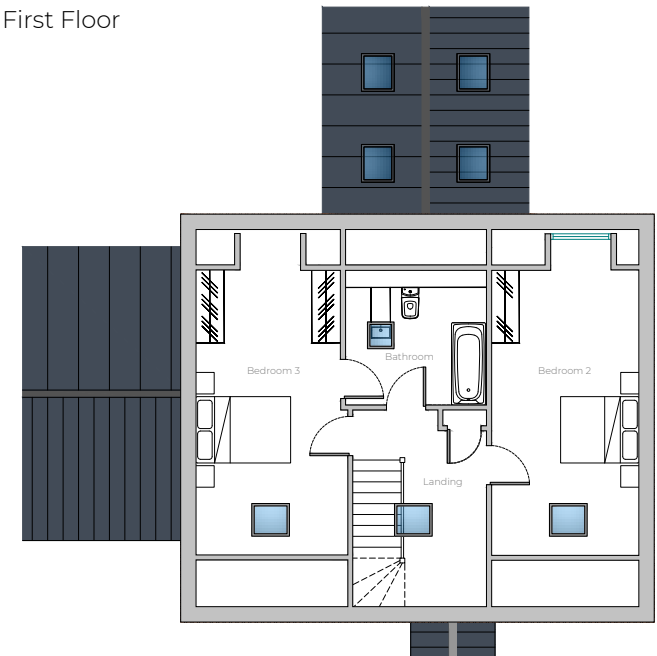
*All measurements are approximate

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Ground Floor



First Floor





The Beech

– Hallams Holt –

Front CGI



The Beech

– Hallams Holt –

Rear CGI

The Cedar

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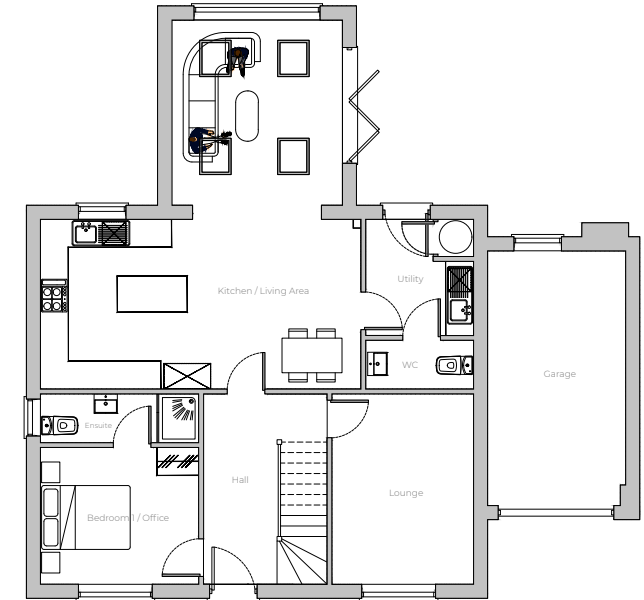
Ground Floor	ft & inches	metres
Lounge	13'5" x 10'	4.1m x 3.05m
Kitchen / Living Area	19'3" x 11'11"	5.87m x 3.63m
Garden Room	13' x 12'	3.96m x 3.66m
Bedroom 1	11'1" x 6'7"	3.38m x 2m
Ensuite / Shower Room	11'1" x 3'5"	3.38m x 1.04m
WC	-	-
Utility	8'2" x 7'7"	2.5m x 2.3m
Garage	17'11" x 9'9"	5.46m x 2.97m

First Floor	ft & inches	metres
Bedroom 2	18'7" x 10'	5.66m x 3.05m
Bedroom 3	10'10" x 9'10"	3.3m x 3m
Bedroom 4	13'1" x 8'2"	4m x 2.5m
Bathroom	9'2" x 8'6"	2.8m x 2.6m

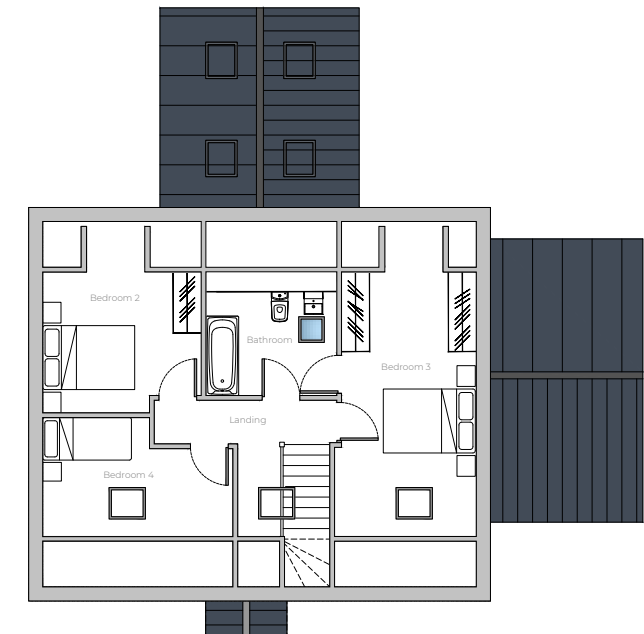
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Ground Floor



First Floor





The Cedar

Front CGI



The Cedar

Rear CGI

The Poplar

Hallams Holt

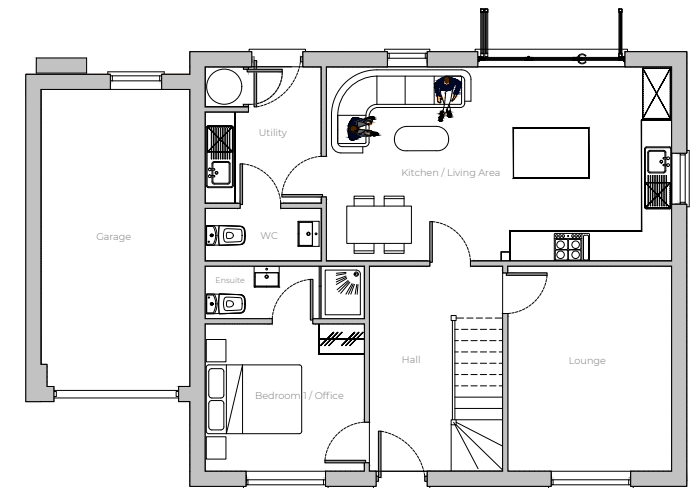
Ground Floor	ft & inches	metres
Lounge	13'5" x 10'8"	4.1m x 3.25m
Kitchen / Living Area	22'6" x 12'8"	6.86m x 3.86m
Bedroom 1	10'5" x 9'7"	3.18m x 2.92m
Ensuite / Shower Room	10'5" x 3'5"	3.18m x 1.04m
WC	-	-
Utility	8'11" x 7'7"	2.72m x 2.3m
Garage	19'5" x 9'9"	5.92m x 2.97m

First Floor	ft & inches	metres
Bedroom 2	19'3" x 11'1"	5.89m x 3.38m
Bedroom 3	19'3" x 10'8"	5.89m x 3.25m
Bathroom	9'1" x 8'5"	2.77m x 2.57m

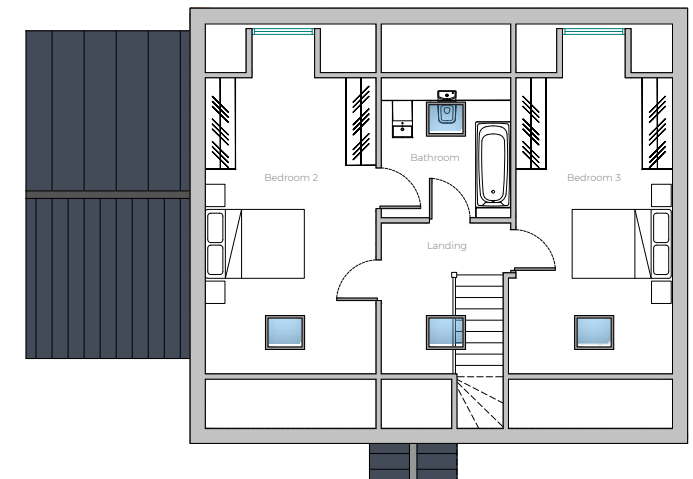
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Ground Floor



First Floor





The Poplar

– Hallams Holt –

Front CGI



The Poplar

– Hallams Holt –

Rear CGI



Kitchen & Dining



Kitchen & Dining

– Hallams Holt –

Internal CGI



Utility Room



Living Room



Living Room

– Hallams Holt –

Internal CGI



Bedroom

- Hallams Holt -

Internal CGI



Bedroom

- Hallams Holt -

Internal CGI



Bathroom



Bathroom

- Hallams Holt -

Internal CGI



Gardens



Street Scene

– Hallams Holt –

External CGI

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Please Note:

Floorplans and measurements are taken from architectural drawings and are for guidance purposes only.

Computer generated images are not to scale.

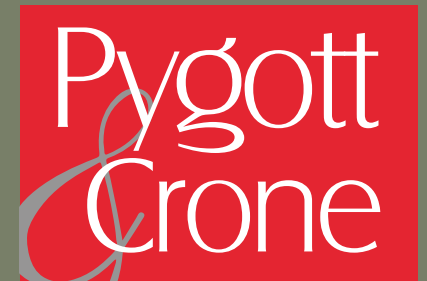
Finishes and materials may vary and landscaping is illustrative only.

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& Crone


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