

Pelham Homes

# The Drift, Harlaxton





# Harlaxton

The village of Harlaxton is located on the edge of the Vale of Belvoir in Lincolnshire and approximately two miles from Grantham on the A607 between Grantham and Melton Mowbray. A regular bus service links the village to Grantham and Melton Mowbray.

It's a lovely place to live, a wonderful community and a range of local amenities including: a primary school, a village store, a post office, gastro pub, surgery and a village hall which hosts a variety of community events.

Harlaxton has a long history, some of which is still visible today – Harlaxton Manor dates back to the 14th century and the village as a whole is mentioned in the 1086 Domesday book.

The new development comprises of seven homes, all of which are for outright sale and sold on a freehold basis.







## Our Commitments

Pelham Homes Limited is owned by Nottingham Community Housing Association (NCHA) Group. Pelham Homes is able to use the government's Gift Aid scheme to donate profits from the sale of homes in Harlaxton back to NCHA, where they are used to benefit people across the East Midlands.

We're committed to making buying a new home from us a great experience. We're signed up to the Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers. You will be given a copy of the Consumer Code by your sales advisor, and for more information you can visit [www.consumercode.co.uk](http://www.consumercode.co.uk).

Our homes come with a 10-year NHBC Warranty. Covers starts from the moment contracts are exchanged, and last up to a maximum of ten years after the build completion date. For more details, visit [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners).





# Site plan

## Key

 **3-bedroom house**  
Plot 3, 4, 6 and 7

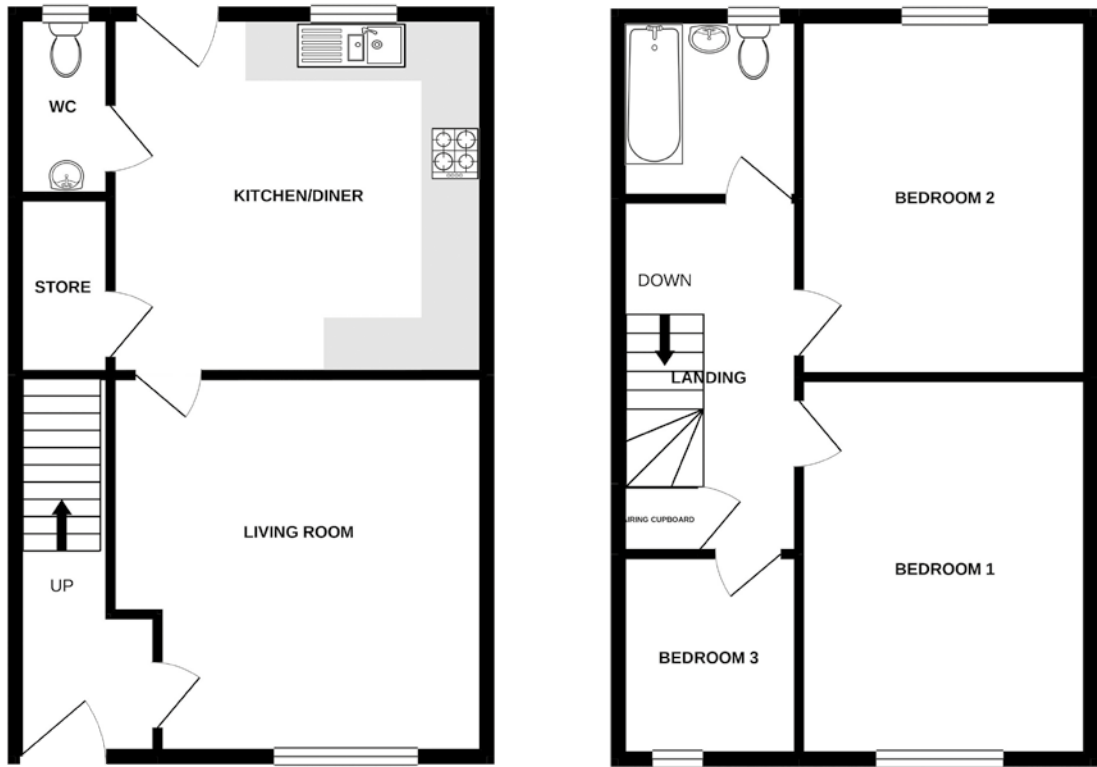
 **4-bedroom house**  
Plot 1, 2 & 5

The development plan has been produced for illustrative purposes only and should not be relied upon for aspects such as boundaries, landscaping and property size.

Details for each property can be provided by your sales advisor.



# 3-Bedroom Semi-Detached Houses



Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

## Key dimensions

Kitchen / dining	3.9m x 4.1m
Living room	4m x 3.5m widest
Bedroom 1	4.1m x 3.2m
Bedroom 2	3.8m x 3.2m
Bedroom 3	2.3m x 2m

## General

- Heating – air source heat pump
- UPVC double glazing throughout
- High speed broadband capability (BT ultra-fibre)
- TV points to living room and all bedrooms
- Double USB point to a socket in each room

# Specifications:

\* Option to change colour or upgrade subject to build stage

## Kitchen

- Fully-fitted white Symphony Woodbury kitchen \*
- Integrated electric single oven
- Ceramic hob \*
- Stainless steel extractor hood
- Glass splashback to hob
- Integrated dishwasher
- Under pelmet lighting
- Dark Ash laminate worktop and upstand \*
- 1 ½ bowl sink with mixer tap
- Luxury vinyl tile flooring \*
- Recessed spot lights

## Bathroom

- White bathroom suite with chrome fittings
- Recessed lighting
- Mixer taps
- Glass shower screen
- Tiled around bath to the ceiling
- Shaver point in main bathroom
- Chrome towel rail
- Luxury vinyl tile flooring

## Outside

- Front and rear gardens turfed
- Patio area in rear garden
- Close boarded fencing around gardens
- External security (PIR) lights
- Off-street parking
- Single garage with plot 3 & 4 only



## Energy assessment

- Predicted Energy Assessment – C

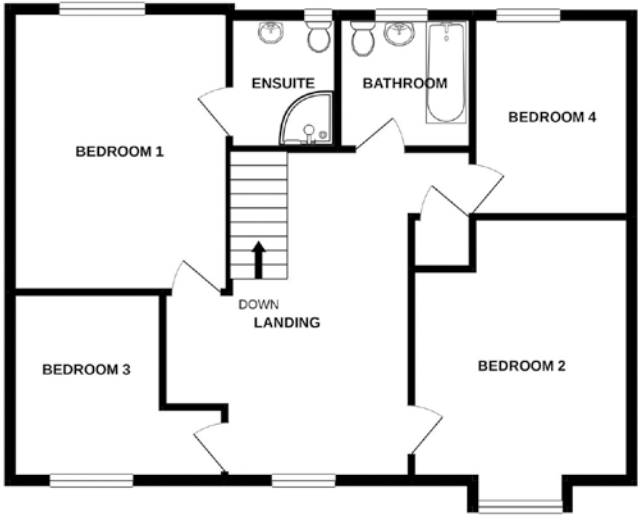
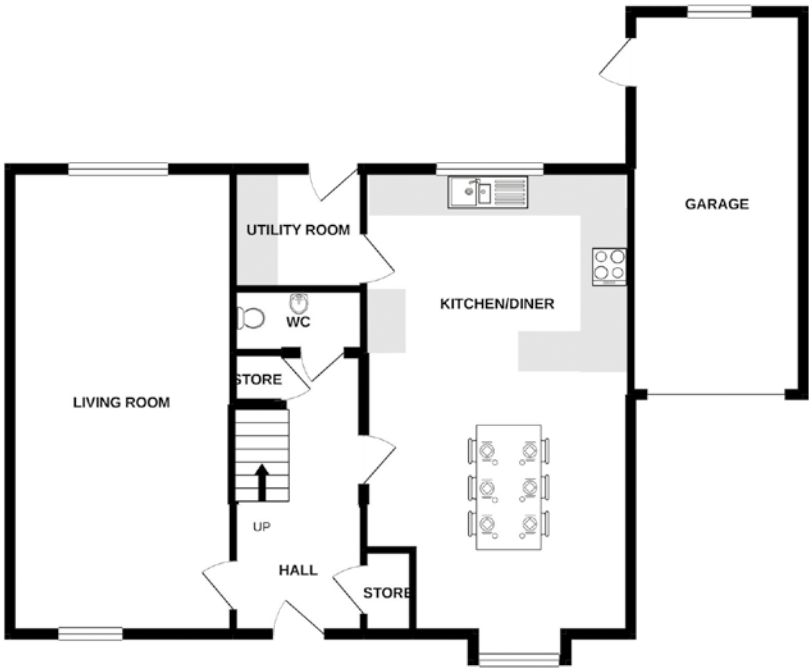
# 4-Bedroom Detached Houses

## Key dimensions

Kitchen / dining	7.3m plus bay x 3.7m widest
Living room	7.3m x 3.4m
Bedroom 1	3.8m x 3.8m widest
Bedroom 2	4.1m x 3.6m
Bedroom 3	3.5m x 2.5m
Bedroom 4	3.2m x 2.5m
Utility	2m x 1.8m
Garage	2.7m 5.5m

## General

- Heating – air source heat pump
- UPVC double glazing throughout
- High speed broadband capability (BT ultra-fibre)
- TV points to living room and all bedrooms
- Double USB point to a socket in each room



# Specifications:

\* Option to change colour or upgrade subject to build stage

### Kitchen

- Fully-fitted white Symphony Woodbury kitchen \*
- Integrated electric double oven
- Ceramic hob \*
- Stainless steel extractor hood
- Glass splashback to hob
- Integrated dishwasher
- Under pelmet lighting
- Dark Ash laminate worktop and upstand \*
- 1 ½ bowl sink with mixer tap
- Luxury vinyl tile flooring \*
- Recessed spot lights and pendant light over dining area

### Bathroom

- White bathroom suites with chrome fittings
- Recessed lighting
- Mixer taps
- Glass shower screen
- Shaver point in main bathroom
- Chrome towel rail
- Luxury vinyl tile flooring

### Outside

- Front and rear gardens turfed
- Patio area in rear garden
- Close boarded fencing around gardens
- External security (PIR) lights
- Off-street parking
- Single garage with plot 1 and 5. Double garage with plot 2



## Energy assessment

- Predicted Energy Assessment – C




## All Enquiries Pygott and Crone

 01476 591 414

## How to find us

 The development is located off The Drift, just north of Harlaxton village in Lincolnshire. If using a SatNav, the postcode is NG32 1FJ

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