

The Paddocks

Three sumptuously appointed Detached Homes



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Barkestone le Vale ♦ Leicestershire

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Plot 1



Artist's impression of Plot 1.

Situated in the historic Vale of Belvoir, The Paddocks, in Barkestone-le-Vale lies close to Belvoir Castle in the Leicestershire countryside.

Peaceful and unspoilt, it is ideal for anyone wishing to escape from the city without removing themselves to far from the comforts of a 21st century lifestyle.

The village of Barkestone-le-Vale has been home to various residents over the years, from the Roman 9th Legion to AD43, Bark the Viking Invader of the 7th Century and the Normans who built the castle in 1066.

The area has experienced various battles over the centuries including the War of the Roses and the English Civil War, but peace now reigns in this idyllic village perfectly situated for country lovers and walkers with bridleways, canal towpaths and wildflower meadows.

The small towns of Radcliffe-on-Trent, Bottesford and Bingham along with the historic market town of Grantham offer a good mix of schools, shops and local amenities.

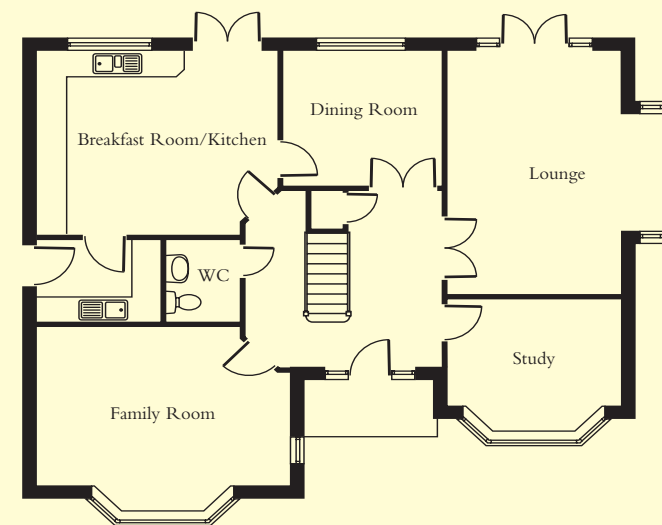
Nottingham, along the A52 and Leicester, along the A46, are within a short drive offering all the attractions of lively and prosperous cities including excellent shopping and wide choice of entertainment.

Also within Nottingham and Leicester are a number of independent junior and secondary schools including Nottingham High School which regularly records some of the best examination results in the country.

Barkestone-le-Vale is close to the A1, a major link to both the North and South, and with the electric rail link at Grantham both Leeds and London can be reached in just over an hour.



Photographs show Barkestone-le-Vale and surrounding area.

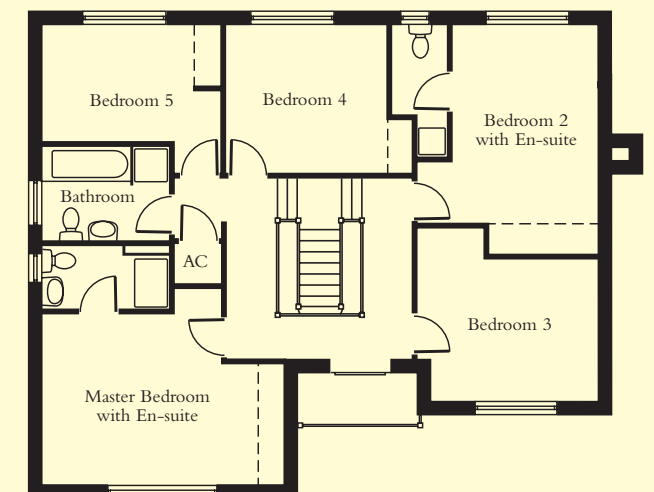


Ground Floor

Lounge	5400 mm x 3600 mm
Dining Room	3200 mm x 3100 mm
Breakfast/Kitchen	4900 mm x 4200 mm
Study	3600 mm x 2500 mm
Family Room	5100 mm x 3600 mm

First Floor

Master Bedroom	5100 mm x 3200 mm
Bedroom 2	4200 mm x 3100 mm
Bedroom 3	3900 mm x 3100 mm
Bedroom 4	3300 mm x 3100 mm
Bedroom 5	3900 mm x 2500 mm

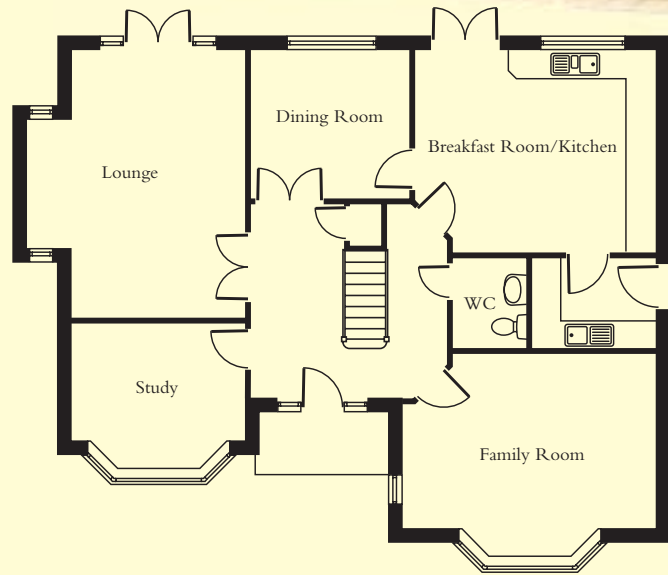


All room sizes are approximate

Plot 2



Artist's impression of Plot 2.

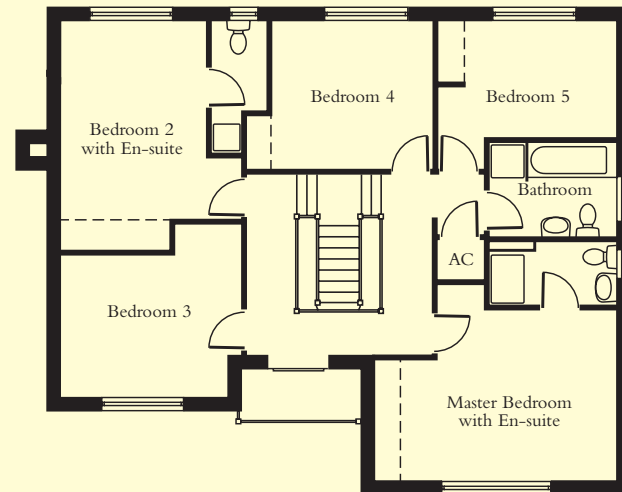


Ground Floor

Lounge	5400 mm x 3600 mm
Dining Room	3200 mm x 3100 mm
Breakfast/Kitchen	4900 mm x 4200 mm
Study	3600 mm x 2500 mm
Family Room	5100 mm x 3600 mm

First Floor

Master Bedroom	5100 mm x 3200 mm
Bedroom 2	4200 mm x 3100 mm
Bedroom 3	3900 mm x 3100 mm
Bedroom 4	3300 mm x 3100 mm
Bedroom 5	3900 mm x 2500 mm

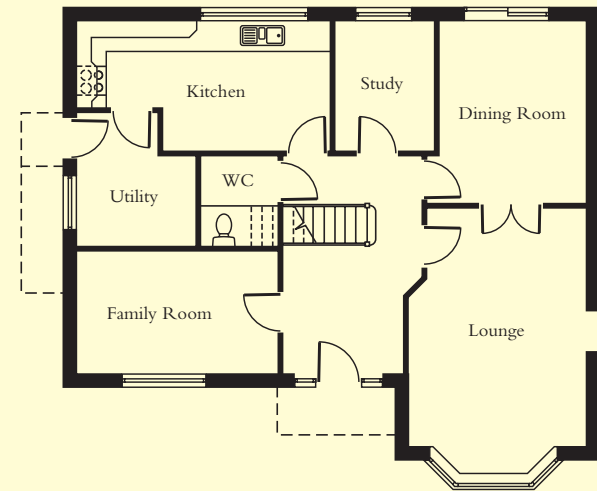


All room sizes are approximate

Plot 3



Artist's impression of Plot 3.

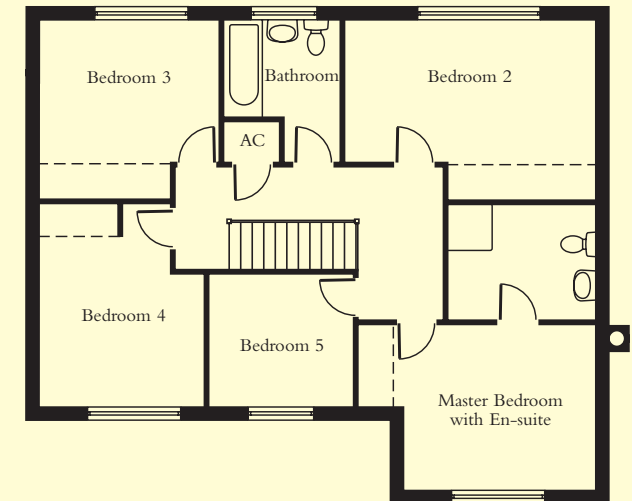


Ground Floor

Lounge	5100 mm x 3600 mm
Dining Room	3900 mm x 3000 mm
Kitchen	5400 mm x 2700 mm
Study	2700 mm x 2000 mm
Family Room	2600 mm x 4100 mm

First Floor

Master Bedroom	4400 mm x 3100 mm
Bedroom 2	4700 mm x 3600 mm
Bedroom 3	3500 mm x 3500 mm
Bedroom 4	3900 mm x 3200 mm
Bedroom 5	2700 mm x 2600 mm



All room sizes are approximate

Specification

- ◆ Porch with external lights ◆ Hallway with grand staircase and coving leading to: Lounge with Inglenook style fireplace with gas fire and lighting, french doors leading to the rear garden, two radiators and TV point ◆ Study with bay window, radiator and TV point
- ◆ Dining Room with radiator ◆ Family room with bay window, radiator and TV point
- ◆ Cloakroom with contemporary hand basin and wc plus radiator
- ◆ Kitchen/breakfast area complete with a full range of base and wall units, granite worktops, wall tiling between wall units and worktops and splashcourse to double sink, integrated/range style cooker, extractor hood, dishwasher, microwave, fridge/freezer and hob
- ◆ Under pelmet lighting and concealed spotlights to the ceiling, a radiator and TV point
- ◆ French doors leading to the rear garden ◆ Ceramic tiled floor.
- ◆ Utility room with full range of base and wall units, laminated worktops, wall tiling between wall units and worktops and splashcourse to corner sink ◆ Washing machine
- ◆ Pelmet lighting ◆ Ceramic tiled floor.
- ◆ Staircase leads to: Bedroom 1 with radiator and TV point, en-suite with large fully tiled shower cubicle with modern screen, thermostatic power shower, shaver point, basin and wc, heated towel rail
- ◆ Bedroom 2 with radiator and TV point, en-suite with fully tiled shower cubicle, thermostatic power shower, basin, wc and shaver point, heated towel rail ◆ Bedroom 3 with radiator and TV point ◆ Bedroom 4 with radiator and TV point ◆ Bedroom 5 with radiator and TV point.
- ◆ Bathroom with fully tiled shower, bath, basin and wc all with tiled wet areas, shaver point and heated towel rail.

Outside

- ◆ Detached double garage with 2 timber doors, personnel door, lighting and power
- ◆ Block paved driveway, turfed and landscaped gardens, paved and patio areas
- ◆ Wooden fencing to rear, dwarf brickwork and steel railings to front
- ◆ External private lighting, power point and external tap.

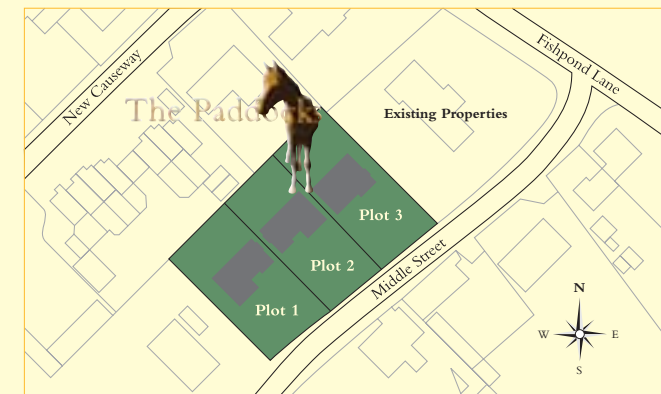
General

- ◆ All sanitaryware fitted with combination of No-Code, Roper Rhodes and Ideal Standard uPVC double glazed windows ◆ NACOSS approved alarm system, smoke detectors
- ◆ Smooth plaster finish to ceilings ◆ Radiators with thermostatic radiator valves, gas fired central heating ◆ NHBC 10 year Buildmark warranty.

Location map



Site Plan – Barkestone le Vale



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