



Havenfields

📍 Grantham Road, Waddington, Lincolnshire, LN5 9RZ

The popular Lincolnshire village of Waddington is a great place to call home, thanks to its good range of facilities including shops, pubs and eateries, schools and doctors' surgery.

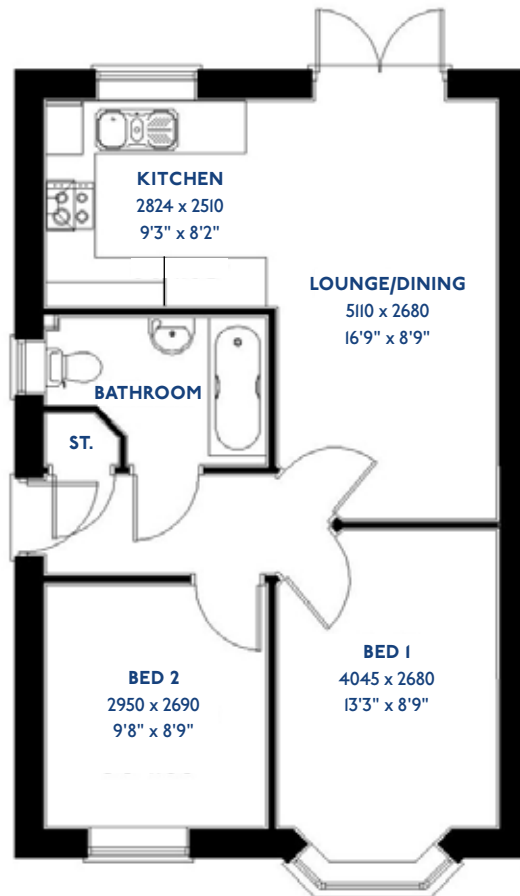
You really couldn't be better placed; there are bus links to Lincoln and Sleaford and the county town is less than six miles away, making commuting a breeze.

FOR OVER **130** YEARS

B2/03 & SB2/03

The Bembridge

2 bed detached & semi-detached bungalows



Specification

The Bembridge: 2 bed detached & semi-detached bungalows

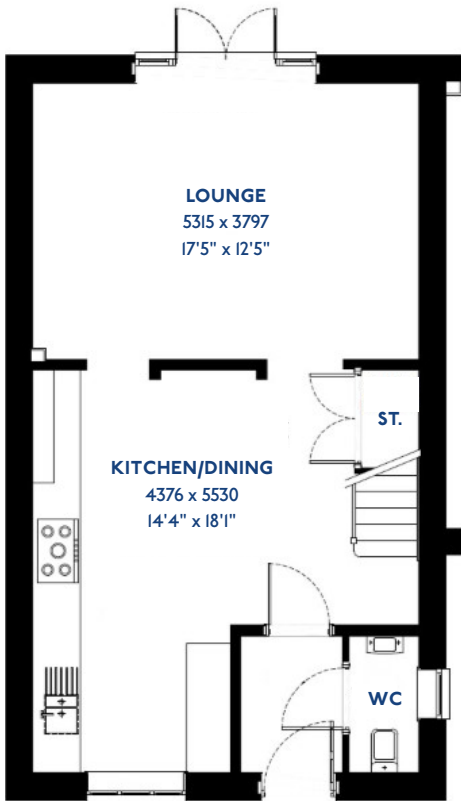
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear elevation of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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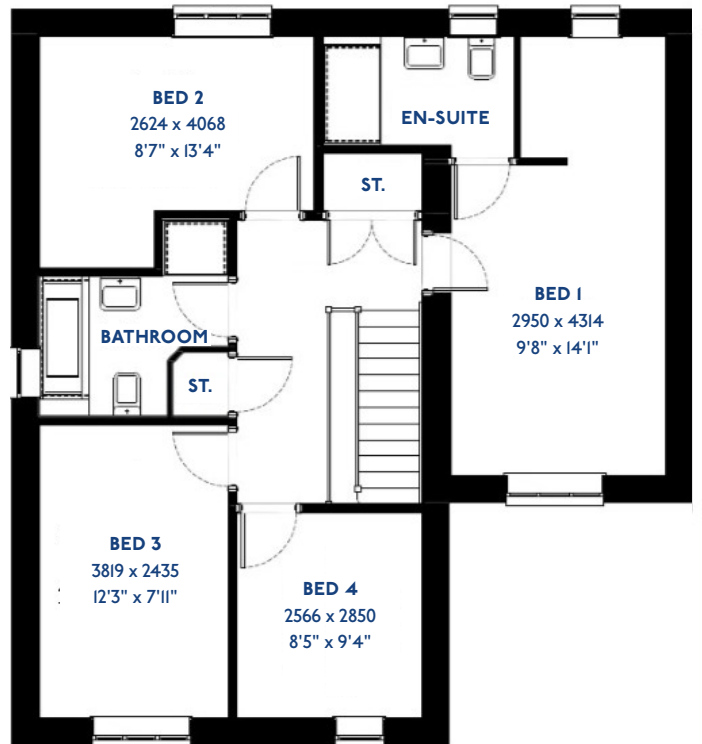
JD422C

The Brambling

4 bed detached house



CAR PORT



0116 266 1541



jelson.co.uk/waddington

Specification

The Brambling: 4 bed detached house

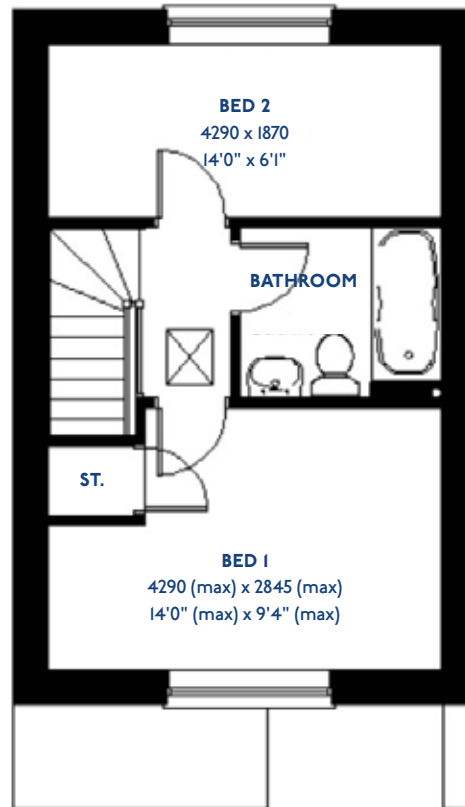
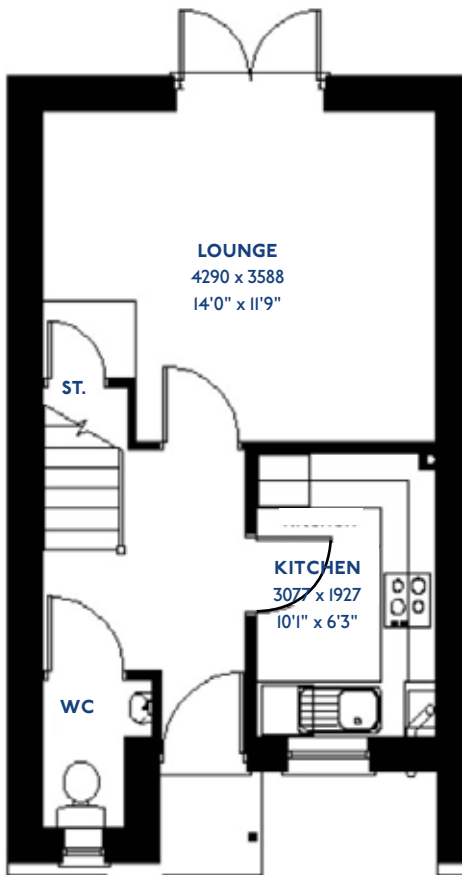
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating. (or alternative system if gas not available) with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Vanity unit in En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and to rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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T2/01 & S2/01

The Cartmel

2 bed mews & semi-detached houses



Specification

The Carmel: 2 bed mews & semi-detached houses

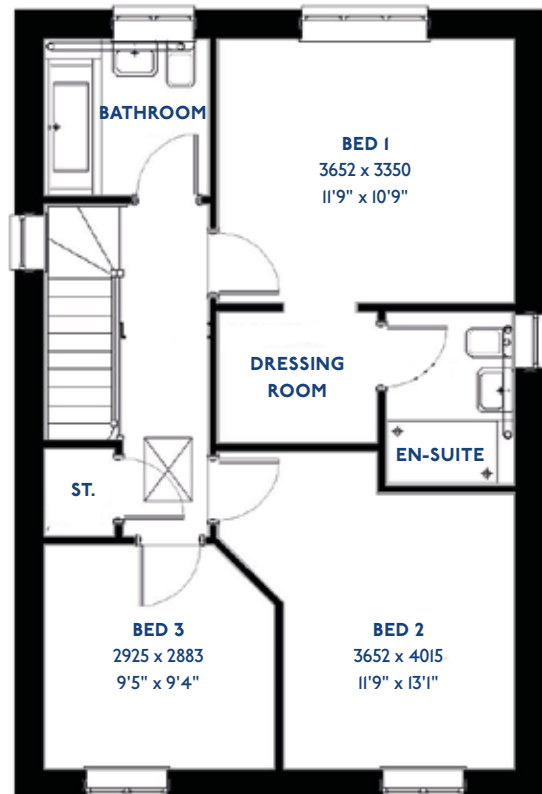
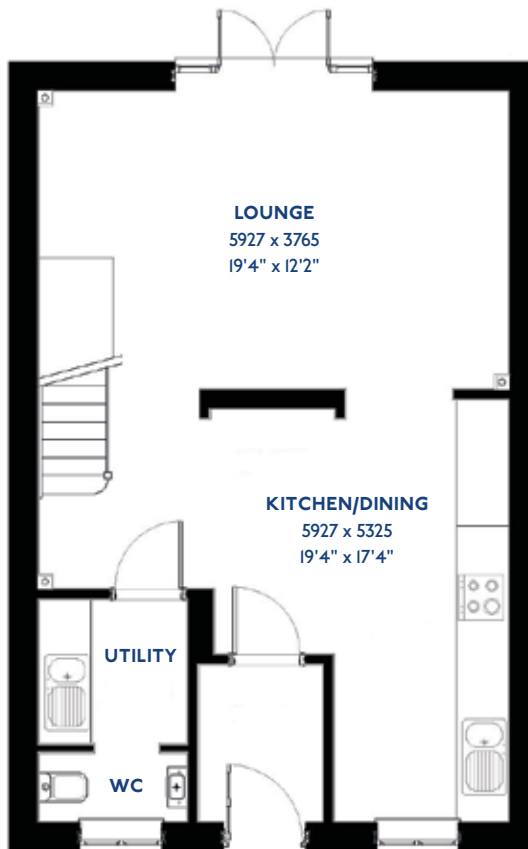
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen.
- ♦ Ceramic flooring to Kitchen only.
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1. TV aerial point in Lounge, Bed 1 & Kitchen.
- ♦ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External lights to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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JD320C

The Coronet

3 bed detached house



Specification

The Coronet: 3 bed detached house

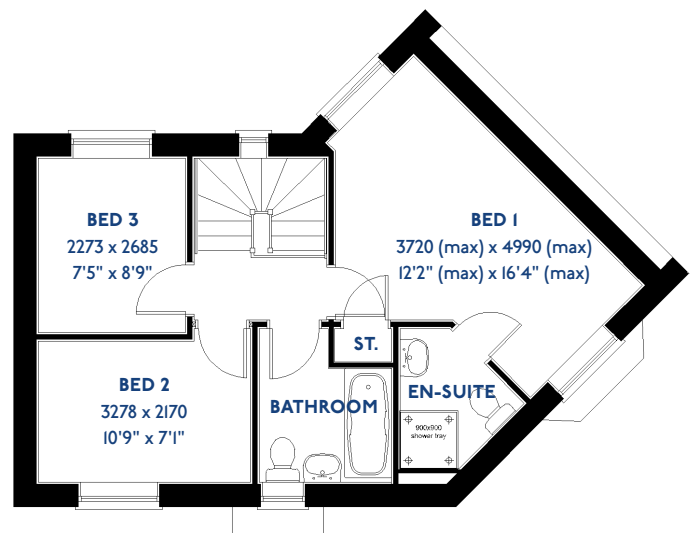
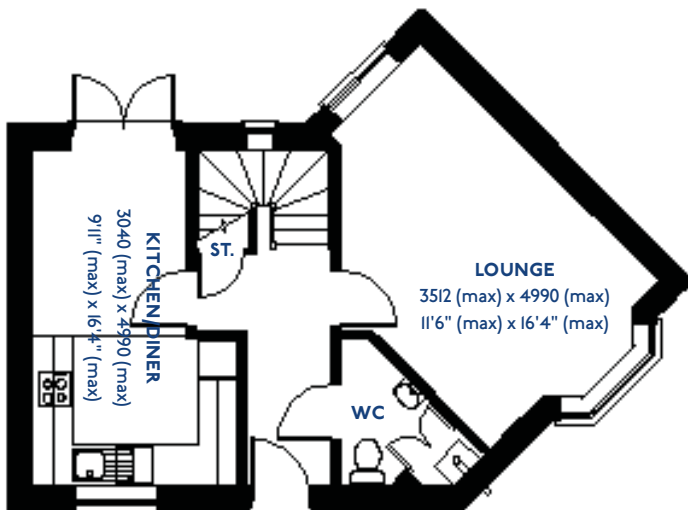
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
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- ♦ Carpets from the Jelson selected range.

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S3/11

The Exton

3 bed semi-detached house



Specification

The Exton: 3 bed semi-detached house

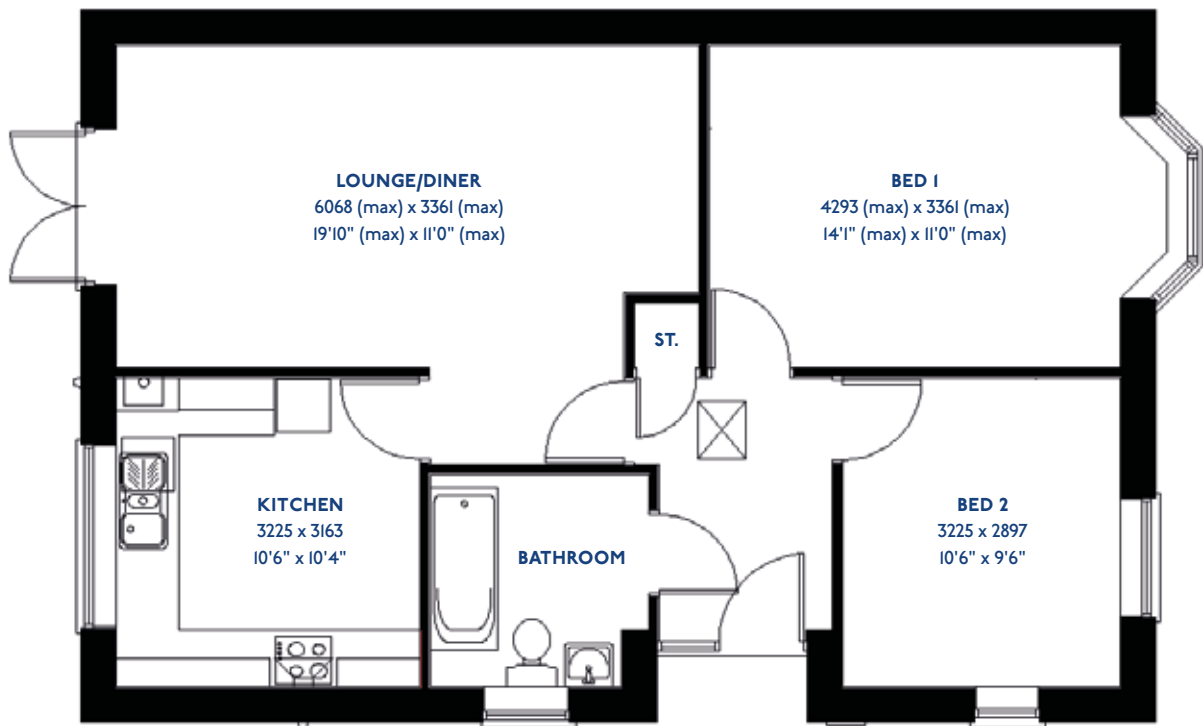
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating. (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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B2/05

The Gatcombe

2 bed detached bungalow



Specification

The Gatcombe: 2 bed detached bungalow

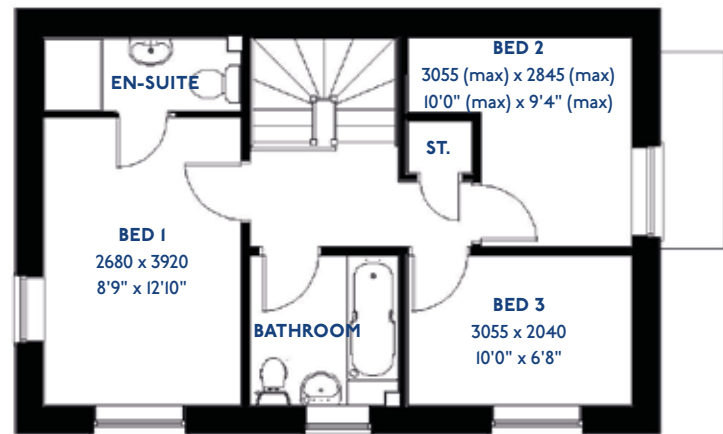
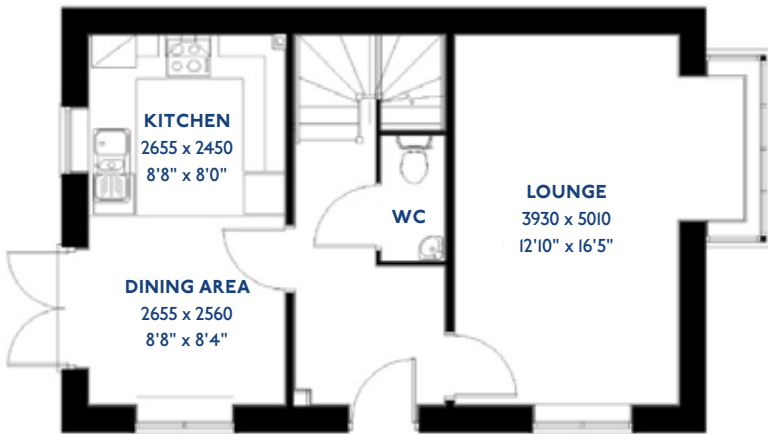
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear elevation of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D3/I2/E

The Goodwood

3 bed detached house



Specification

The Goodwood: 3 bed detached house

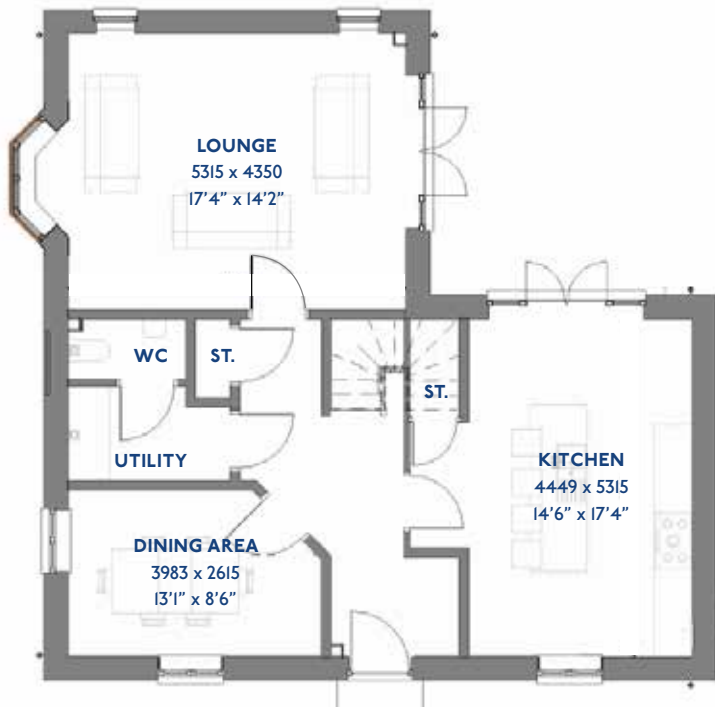
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating. (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
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JD42I

The Kingfisher

4 bed detached house



*Please note this property can be built in brick or render

Specification

The Kingfisher: 4 bed detached house

- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, small larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
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D3/I3

The Linnet

3 bed detached house



Specification

The Linnet: 3 bed detached house

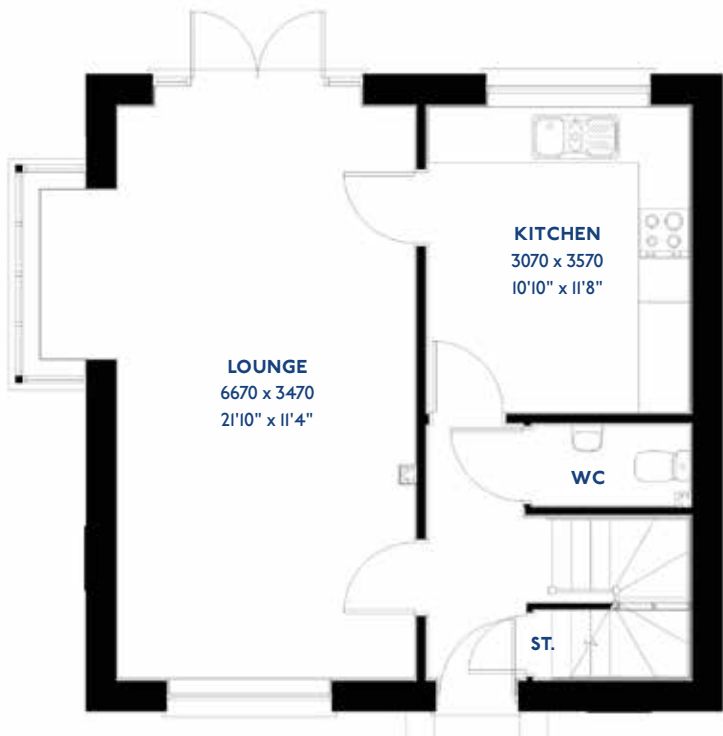
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- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D3/13

The Linnet

3 bed detached house



Specification

The Linnet: 3 bed detached house

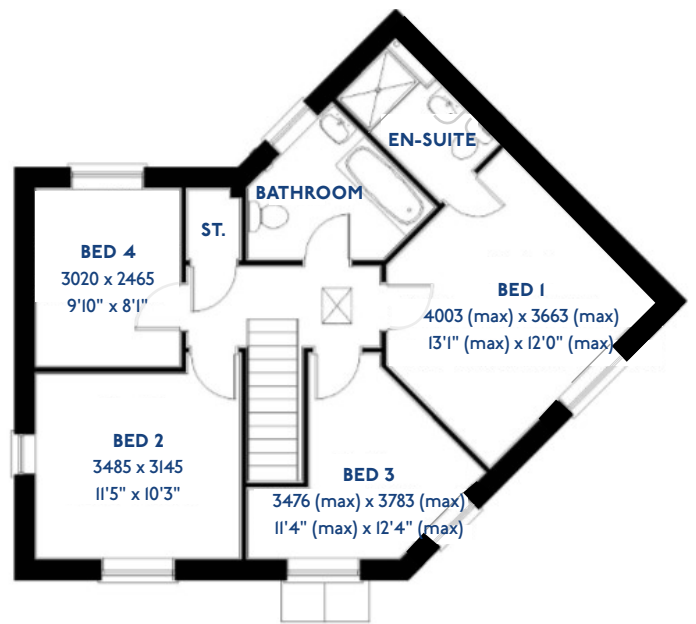
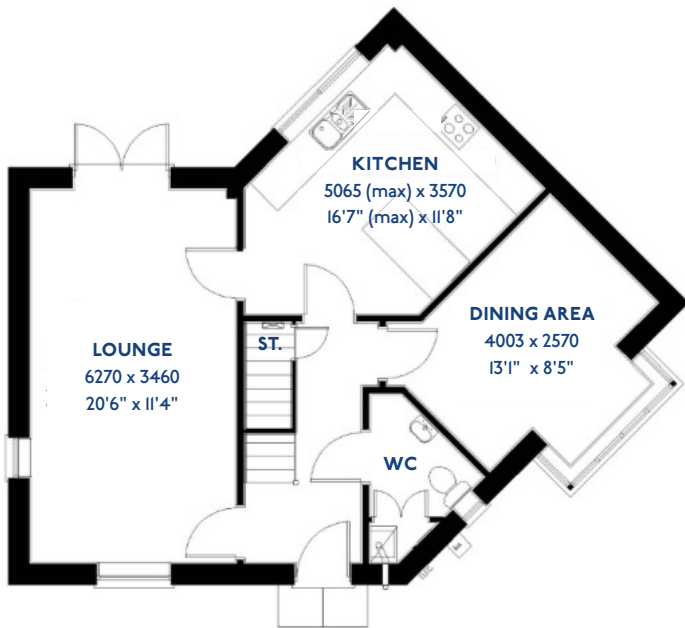
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- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
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- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
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D4/20

The Mallard

4 bed detached house



Specification

The Mallard: 4 bed detached house

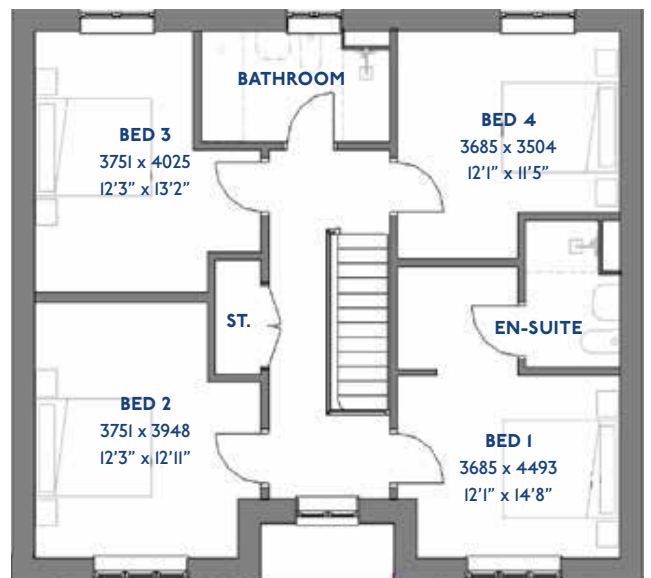
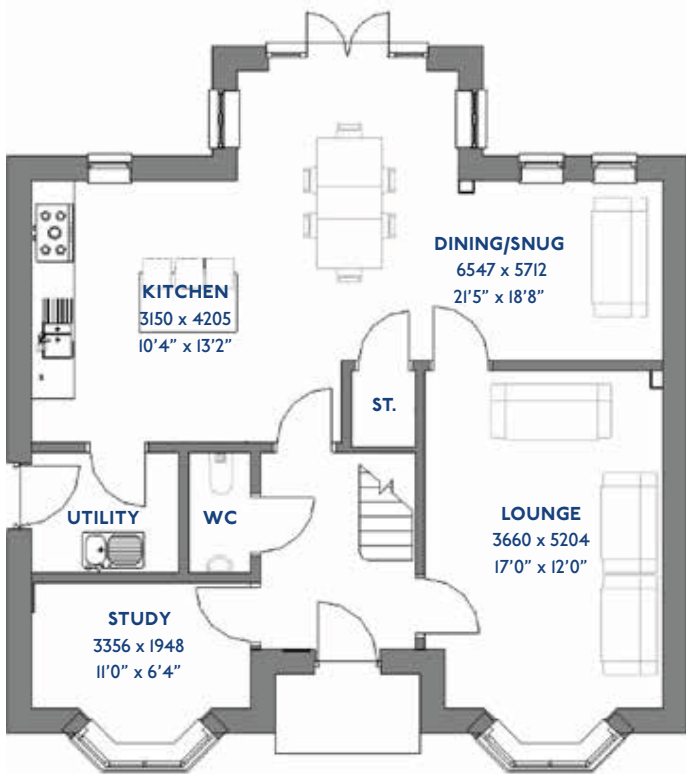
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- ♦ Traditional brick construction with a good standard of insulation.
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- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing with Combination Microwave, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen.
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen only.
- ♦ Full gas central heating. (or alternative system if gas not available) with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1. TV aerial point in Lounge, Bed 1 & Kitchen.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear elevation.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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JD401

The Maple

4 bed detached house



*Please note this property can be built in brick or render

Specification

The Maple: 4 bed detached house

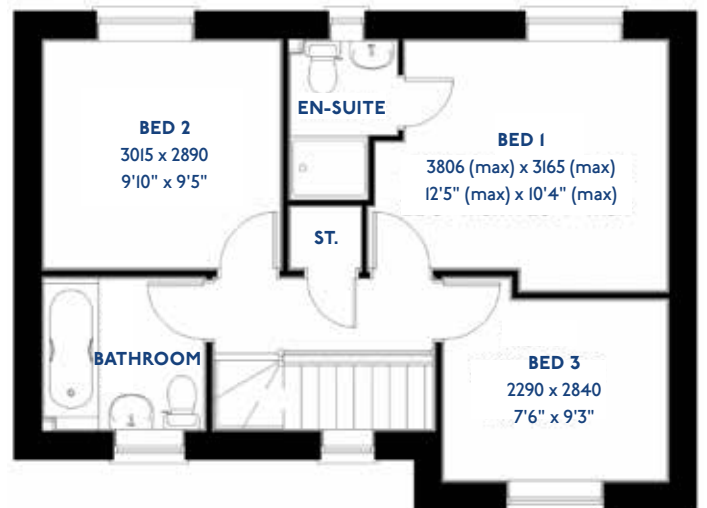
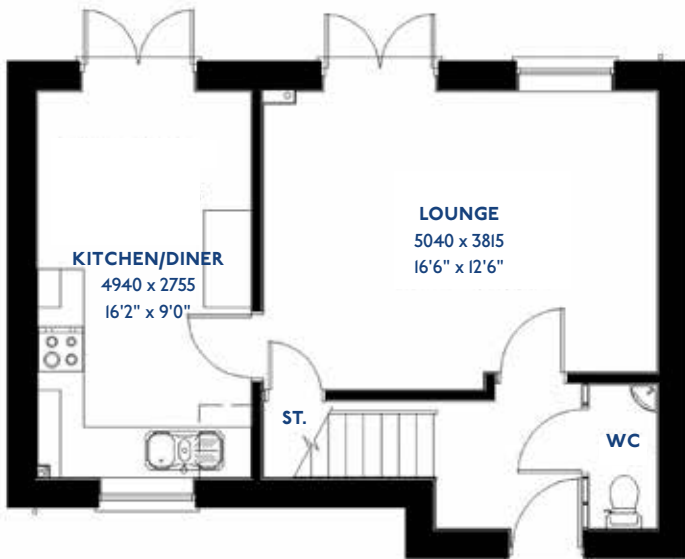
- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and 1st floor.
- PVCu windows, soffits and fascias.
- To include Oak Internal Doors.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Quartz worktop to Kitchen only with quartz upstands.
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating with Smart Thermostat.
- White sanitary ware with co-ordinating wall tiles & white downlight-ers to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner. Two mains sockets in Kitchen & Bedroom 1.
- Intruder Alarm system.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

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D3/10

The Nuthatch

3 bed detached house



Specification

The Nuthatch: 3 bed detached house

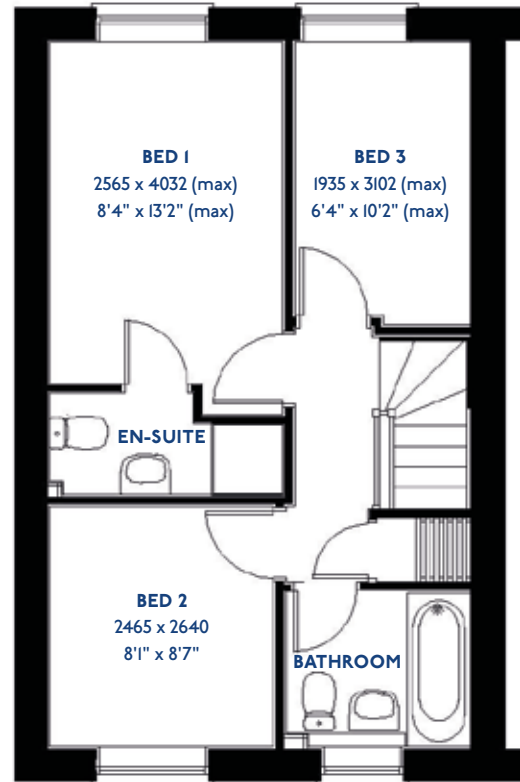
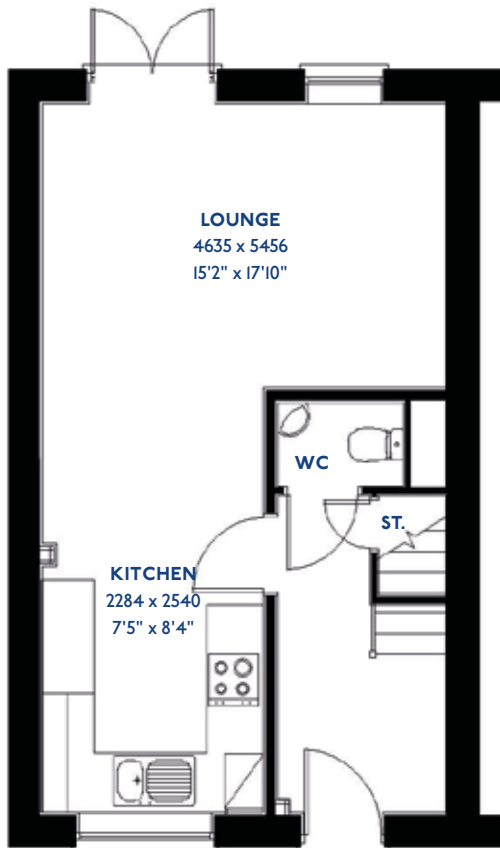
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens.
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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S3/04

The Plover

3 bed semi-detached house



Specification

The Plover: 3 bed semi-detached house

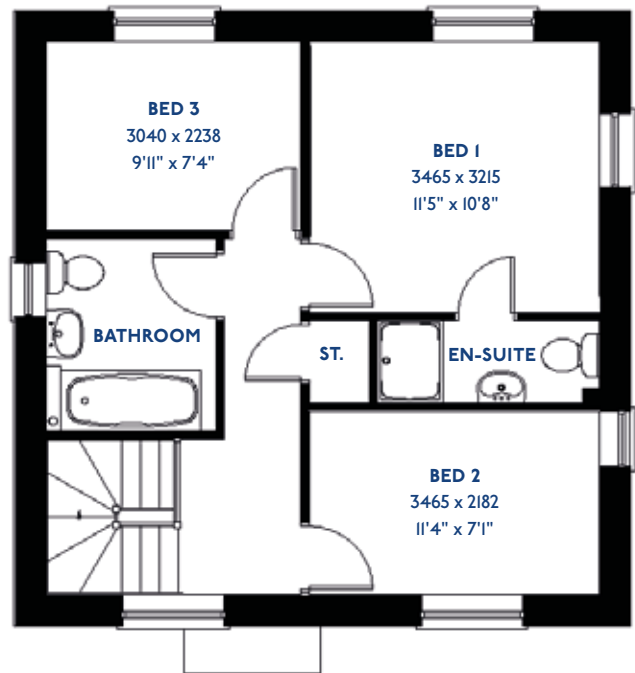
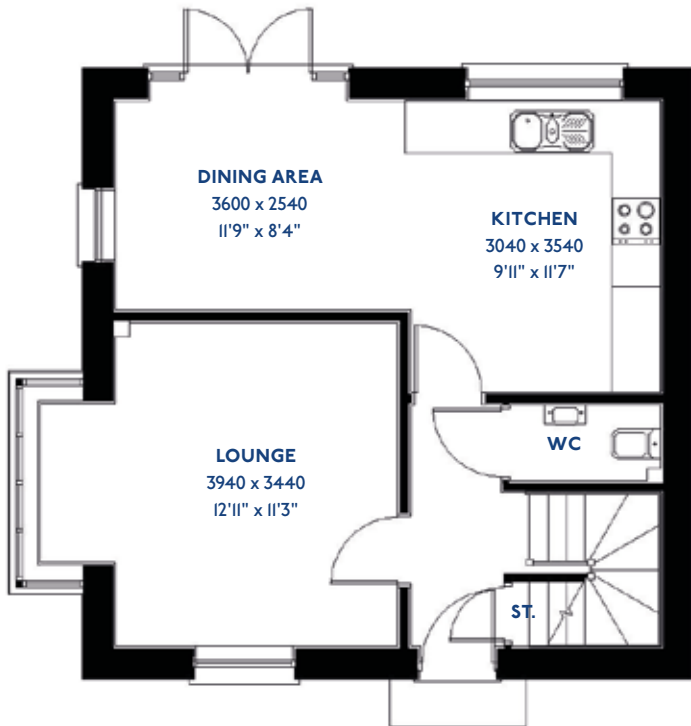
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D3/31

The Redpoll

3 bed detached house



*Please note this property can be built in brick or render

Specification

The Redpoll: 3 bed detached house

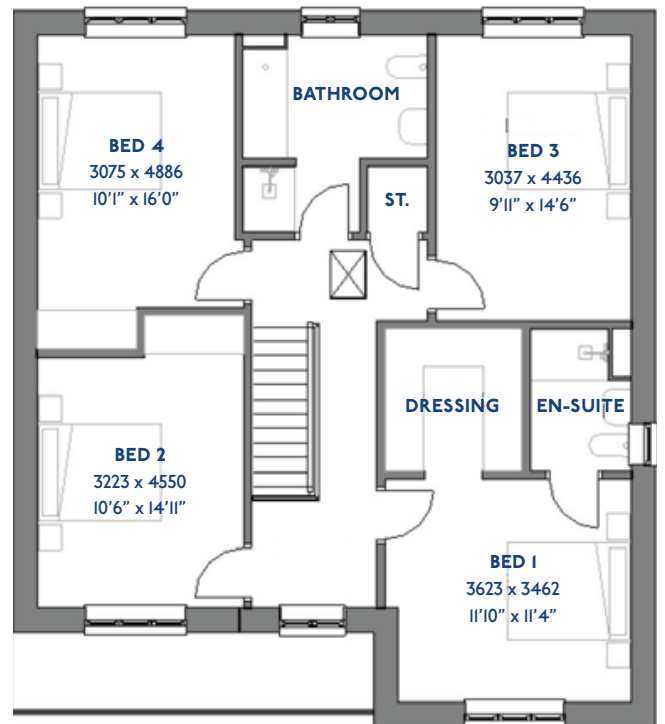
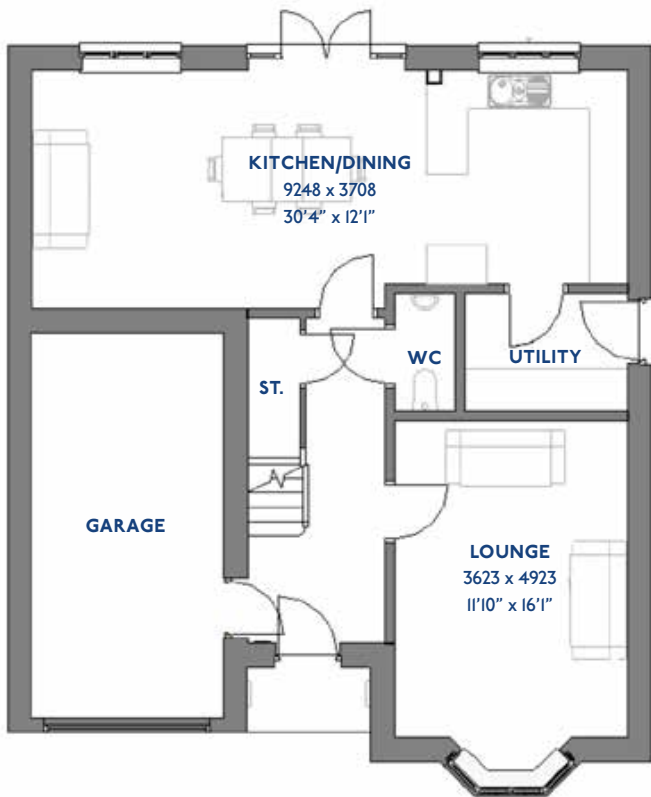
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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JD416

The Redwood

4 bed detached house



*Please note this property can be built in brick or render

Specification

The Redwood: 4 bed detached house

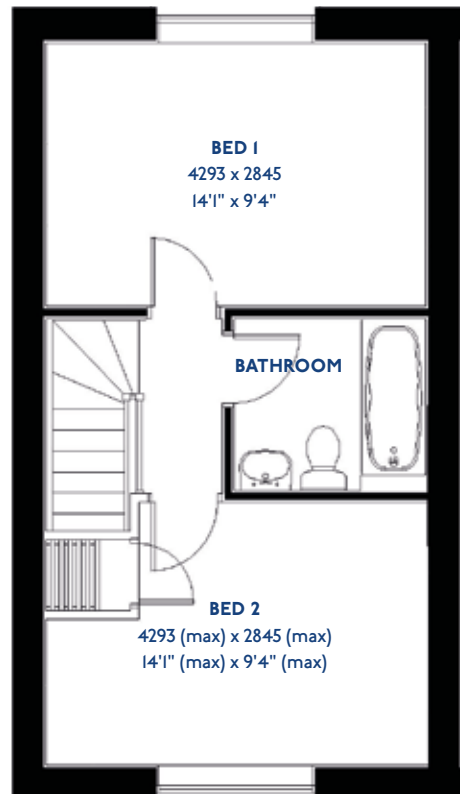
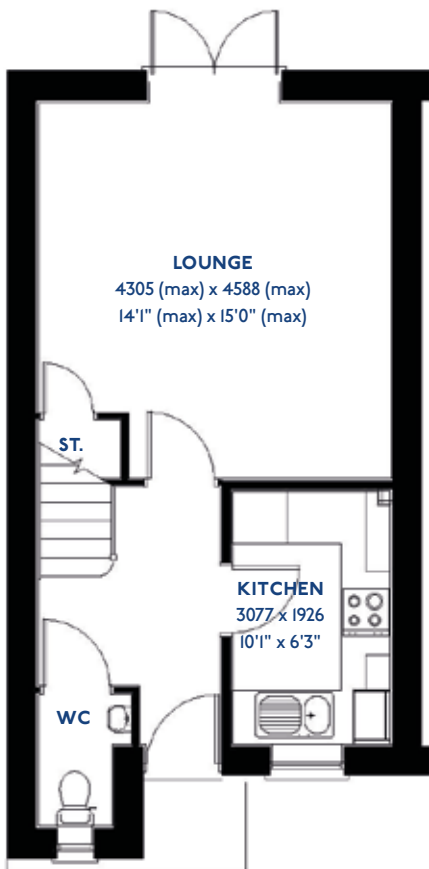
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination
- ♦ Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner. Two mains sockets in Kitchen & Bedroom 1.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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S2/02

The Sanderling

2 bed mews house



Specification

The Sanderling: 2 bed mews house

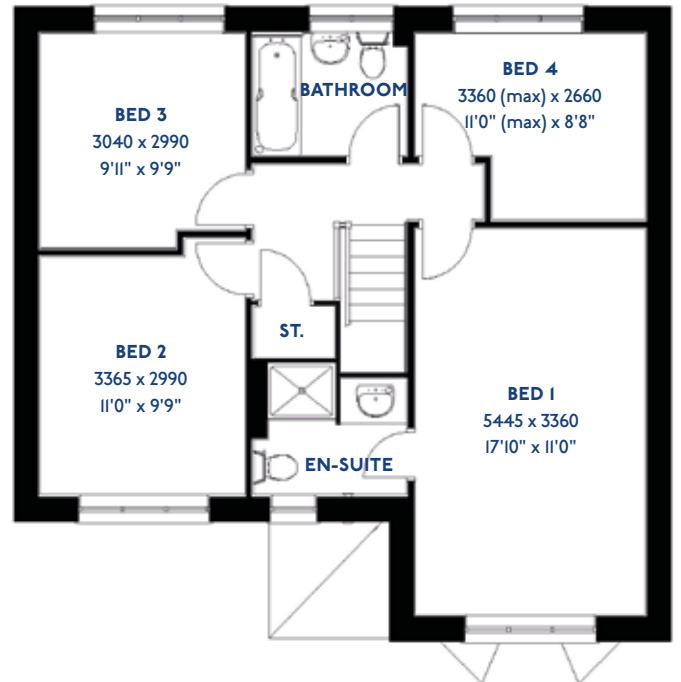
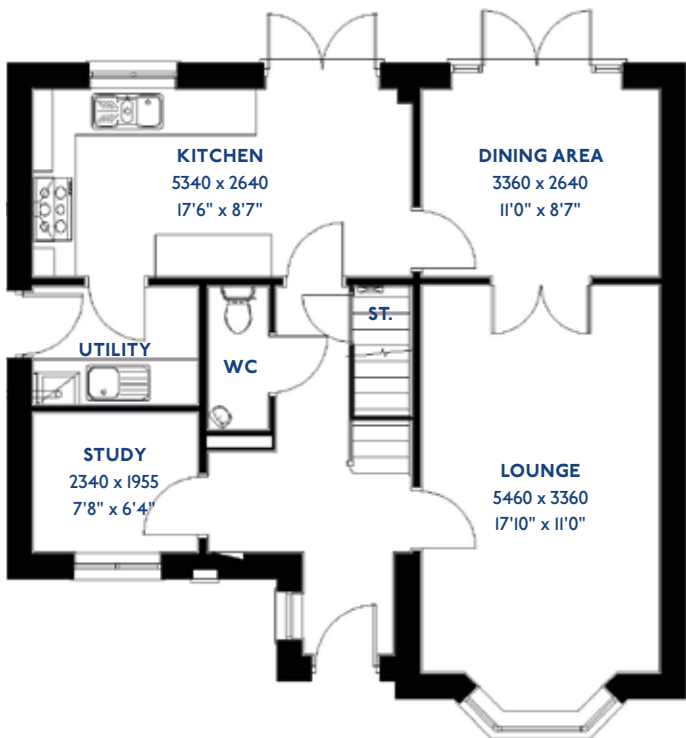
- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and 1st floor.
- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating (or alternative system if gas not available) with Thermostat.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

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D4/11

The Saunton

4 bed detached house



Specification

The Saunton: 4 bed detached house

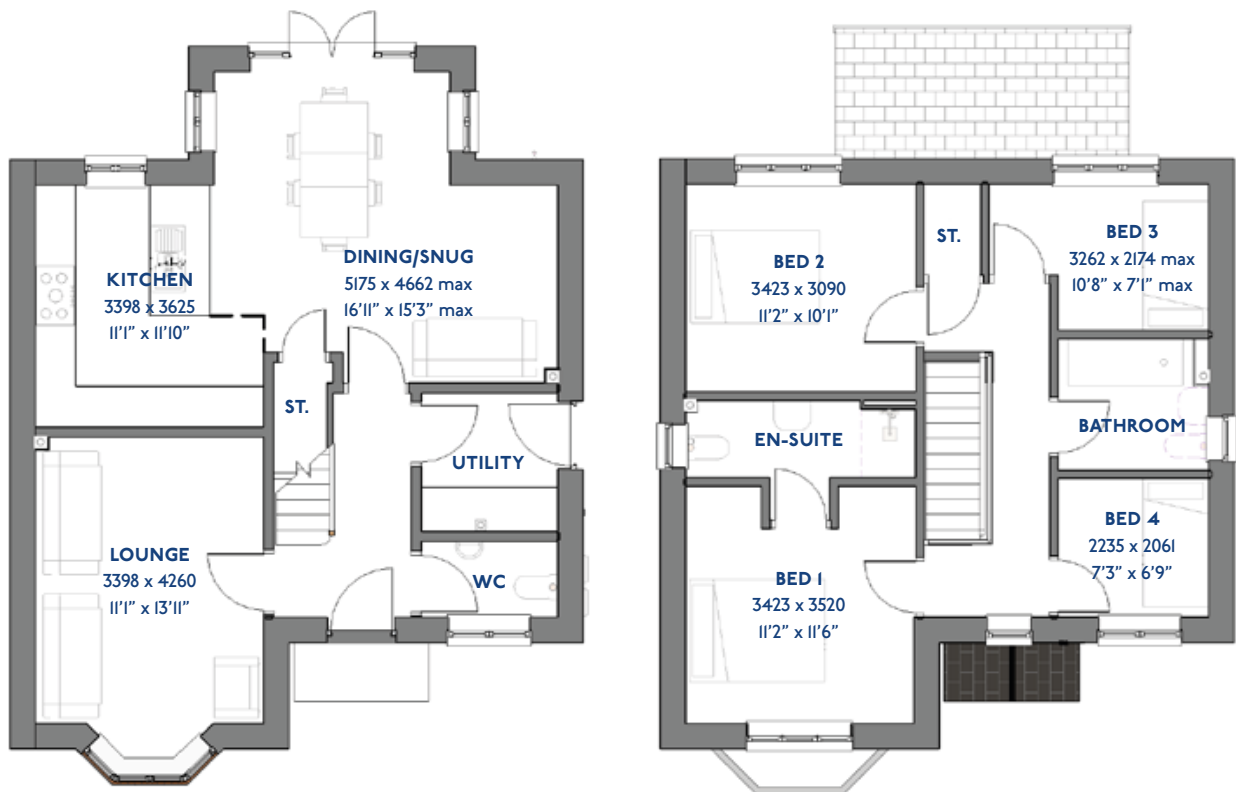
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascia's.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen.
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility.
- ♦ Full gas central heating with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to Ensuite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & Ensuite.
- ♦ Vanity unit in Ensuite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and to rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens.
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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JD402

The Siskin

4 bed detached house



*Please note this property can be built in brick or render

Specification

The Siskin: 4 bed detached house

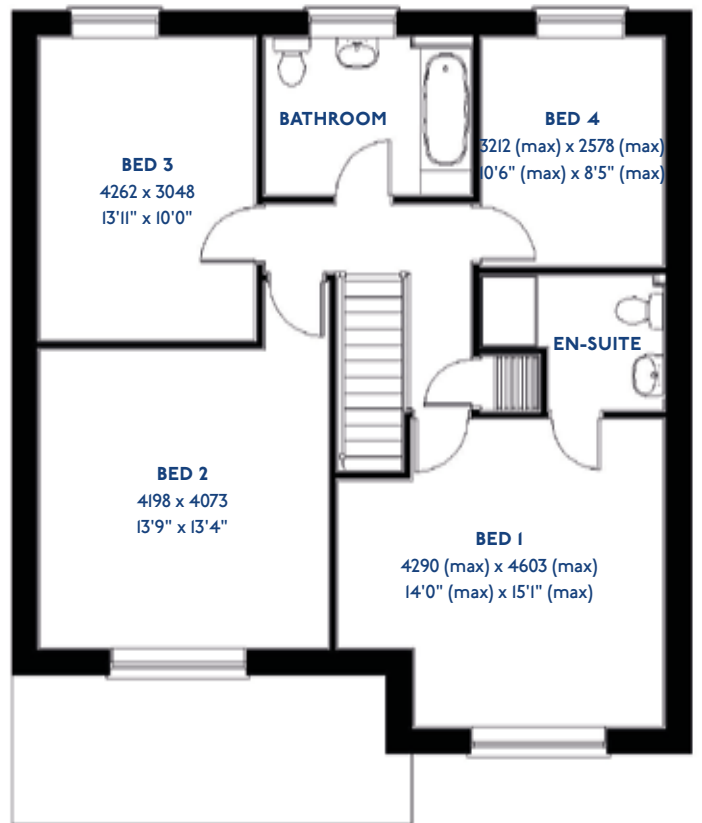
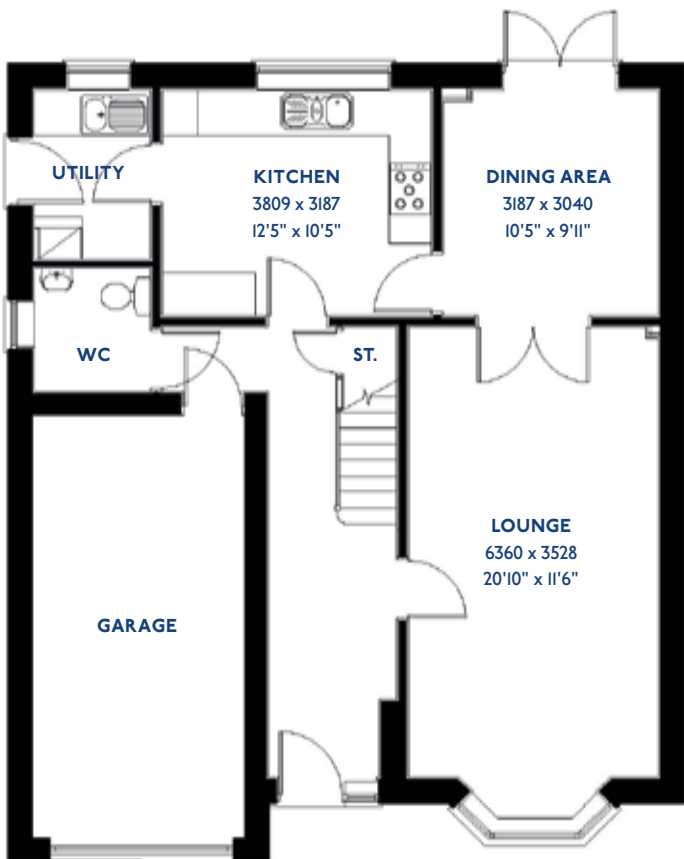
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination.
- ♦ Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlight-ers to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner. Two mains sockets in Kitchen & Bedroom 1.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D4/I5

The Swaffham

4 bed detached house



Specification

The Swaffham: 4 bed detached house

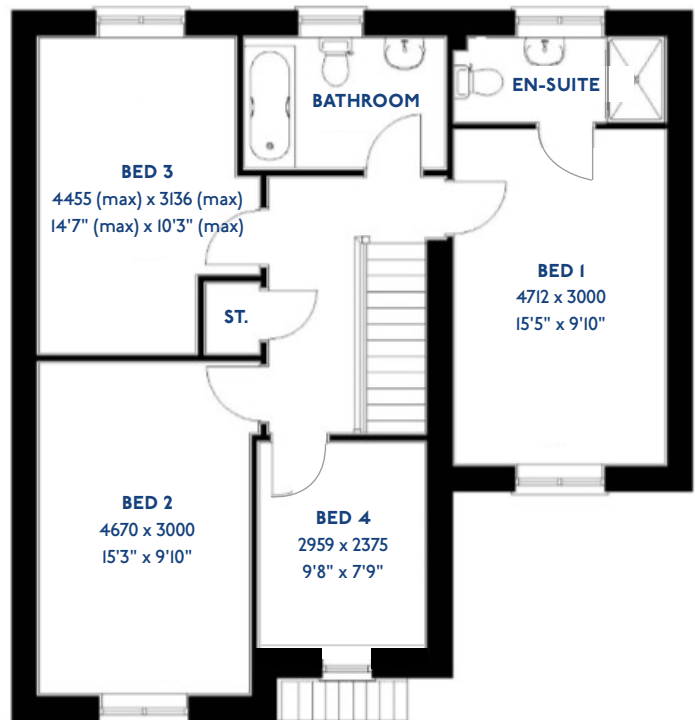
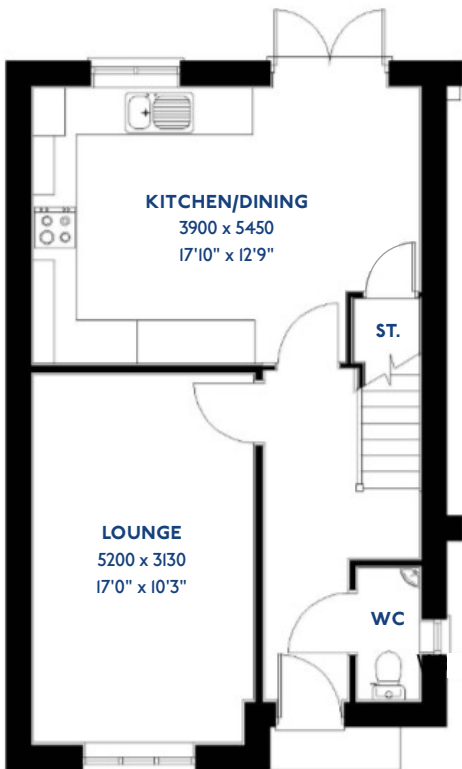
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Smart Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D4/22

The Swallow

4 bed detached house



Specification

The Swallow: 4 bed detached house

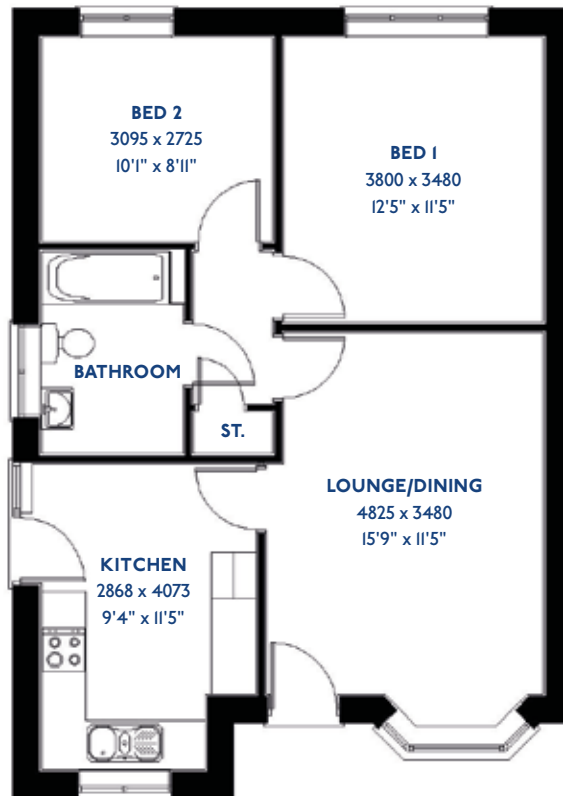
- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and 1st floor.
- PVCu windows, soffits and fascias.
- To include Oak Internal Doors.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Quartz worktop to Kitchen only with quartz upstands.
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating. (or alternative system if gas not available) with Smart Thermostat.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- Intruder Alarm system.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

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B2/01

The Wellow

2 bed detached bungalow



Specification

The Wellow: 2 bed detached bungalow

- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear elevation of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

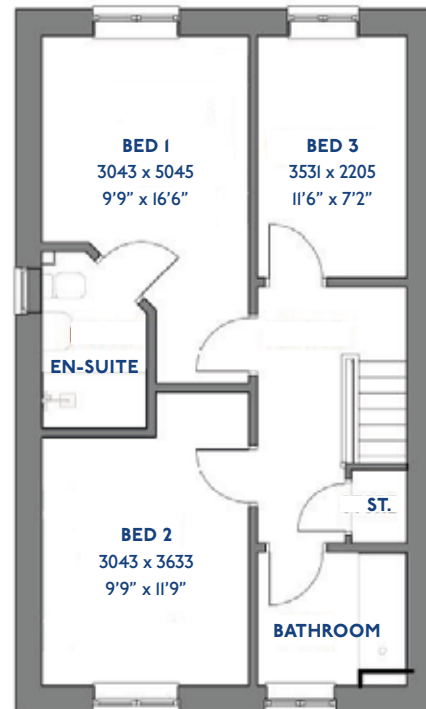
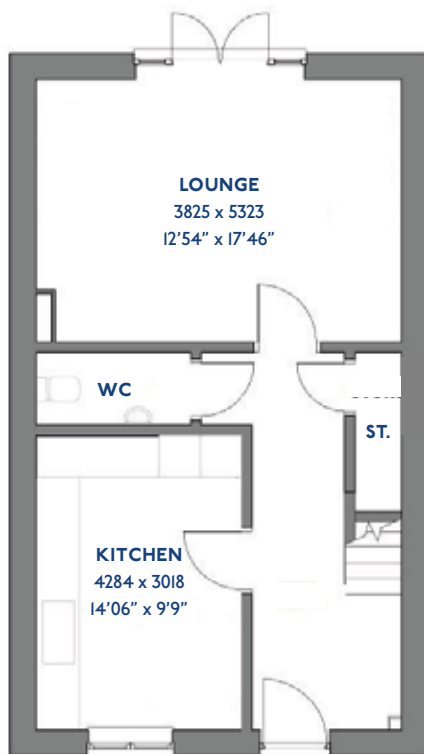
Please note: This information is only for guidance. Jelson Limited reserve the right to make alterations as necessary in respect of design, dimensions and finish of properties. All dimensions are approximate and for identification purposes only. You are advised to check with our Sales Staff regarding choices and fittings in particular house types. Where an option is indicated, this is subject to the building stage and whether materials have already been ordered. The company's policy is one of continuous improvement both in design and construction and we must therefore, reserve the right to make amendments without notice. The details contained in this leaflet do not form part of, or constitute warranty or part of any contract.



JD319

The Willowby

3 bed detached house



*Please note this property can be built in brick or render

Specification

The Willowby: 3 bed detached house

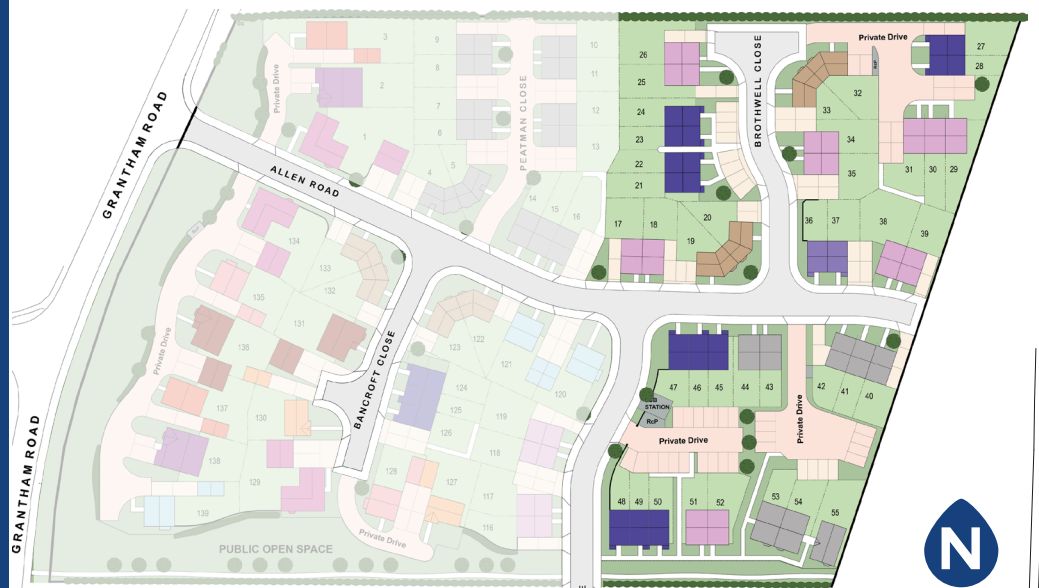
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen.
- ♦ Full gas central heating with thermostat.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens.
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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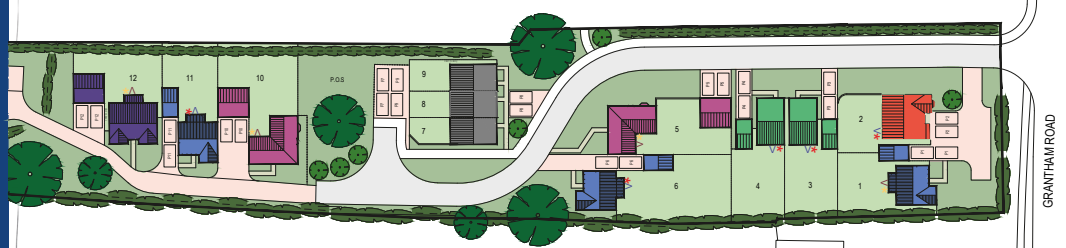
Development Plan

Havenfield and The Mill Field, Waddington

Phase I



Phase 2



- **The Cartmel**
2 bedroom homes
- **The Sanderling**
2 bedroom homes
- **The Plover**
3 bedroom homes
- **The Exton**
3 bedroom homes
- **The Willowby**
3 bedroom homes
- **The Redwood**
4 bedroom homes
- **The Maple**
4 bedroom homes
- **The Siskin**
4 bedroom homes
- **The Kingfisher**
4 bedroom homes

- ★ Red Brick
- ▲ Grey Tiles
- ★ Buff Brick
- ▲ Red Tiles

Please note: This site layout is for illustrative purposes only and is not to scale.

