

# A SELECT DEVELOPMENT AT HANDLEY CHASE



Pygott & Crone



**T.BALFE**  
CONSTRUCTION

SLEAFORD PROPERTY  
DEVELOPMENTS



# About Sleaford

Sleaford is a traditional historic market town which sits on the crossroads of the A17 and A15 providing excellent access to several major towns including the Cathedral City of Lincoln with its University, Peterborough and Nottingham.

Sleaford is a fast expanding town offering a wide selection of businesses and shops including national retail outlets. Extensive social facilities and amenities include medical centre, recently refurbished leisure centre, sports complex, football, rugby and cricket clubs together with a number of churches including the splendid 13th century church, St Deny's, renowned for its wonderful stained glass and traceried windows.

The town is also the home of the National Centre for Craft & Design; the UK's largest centre for craft, design and making. The town offers excellent primary, secondary and grammar schools. The A1 and rail services to London King's Cross and Scotland are available at either Grantham 14 miles away or Newark 19 miles away.





# Site Plan

## Welcome to Handley Chase

Behind its welcoming facade you'll find a well-appointed interior. From the entrance hallway, there is a downstairs cloakroom and lounge area with a floor to ceiling window to the front aspect. The open plan kitchen-diner to the rear draws light through French doors looking out on to the landscaped garden. The Oak, The Maple, The Elm, The Ash and The Beech provide three good-sized bedrooms. The master has access to its own ensuite shower room and there's also a family bathroom with bathtub. This property comes with two parking spaces and enclosed rear garden.

Plot	House types	
9, 10, 13, 14	The Oak	<div></div>
11, 12, 15, 16, 20, 21	The Maple	<div></div>
17, 18, 19	The Ash	<div></div>
22, 23, 24, 25	The Cedar	<div></div>
26, 27, 28, 29	The Birch	<div></div>

## Site Map



Site plan for guidance only



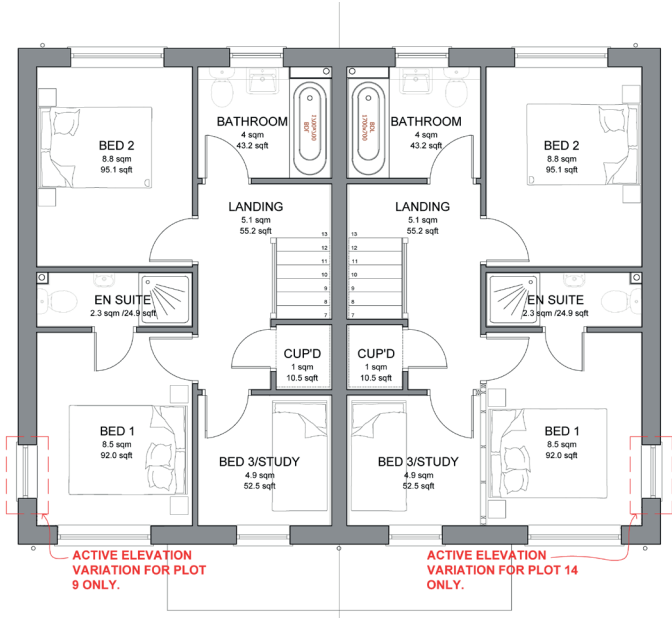
# The Oak Plot 9, 10, 13, 14

## Ground Floor

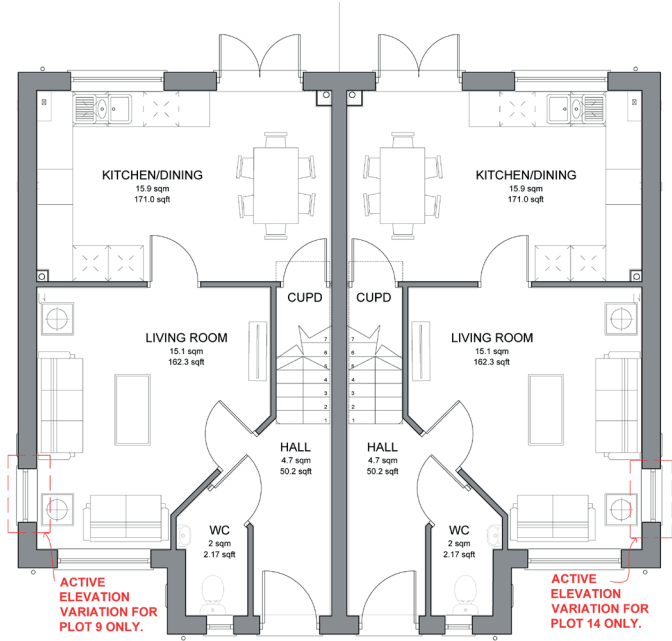
Entrance Hall	3'10" x 10'7"	1.17m x 3.23m
WC	3'8" x 7'2"	1.13m x 2.20m
Living Room	14'6" x 12'11"	4.43m x 3.94m
Kitchen / Dining Room	10'6" x 16'3"	3.22m x 4.96m

## First Floor

Bedroom 1	10'8" x 8'7"	3.26m x 2.61m
En Suite	2'11" x 8'7"	0.90m x 2.61m
Bedroom 2	11'0" x 8'7"	3.37m x 2.61m
Bedroom 3	7'3" x 7'2"	2.22m x 2.20m
Bathroom	6'1" x 7'3"	1.87m x 2.22m



First Floor



Ground Floor





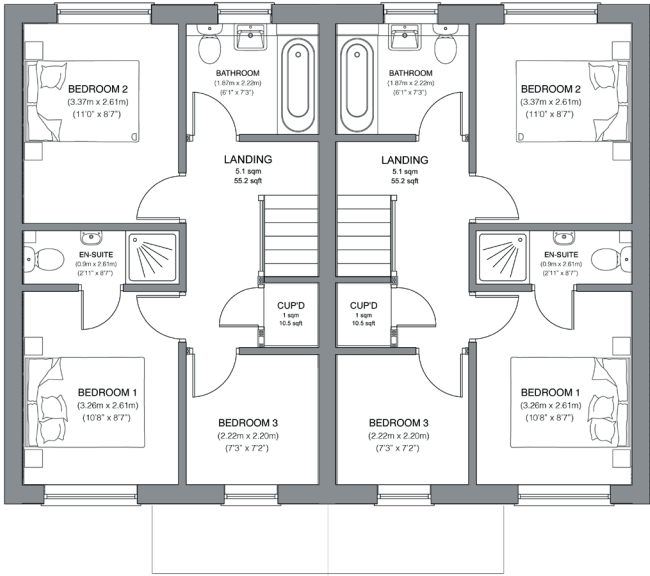
# The Maple Plot 11, 12, 15, 16, 20, 21

## Ground Floor

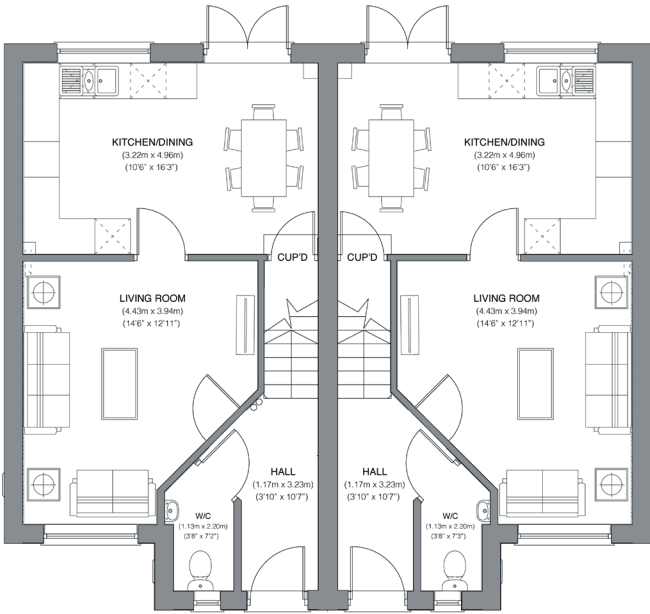
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First Floor



Ground Floor





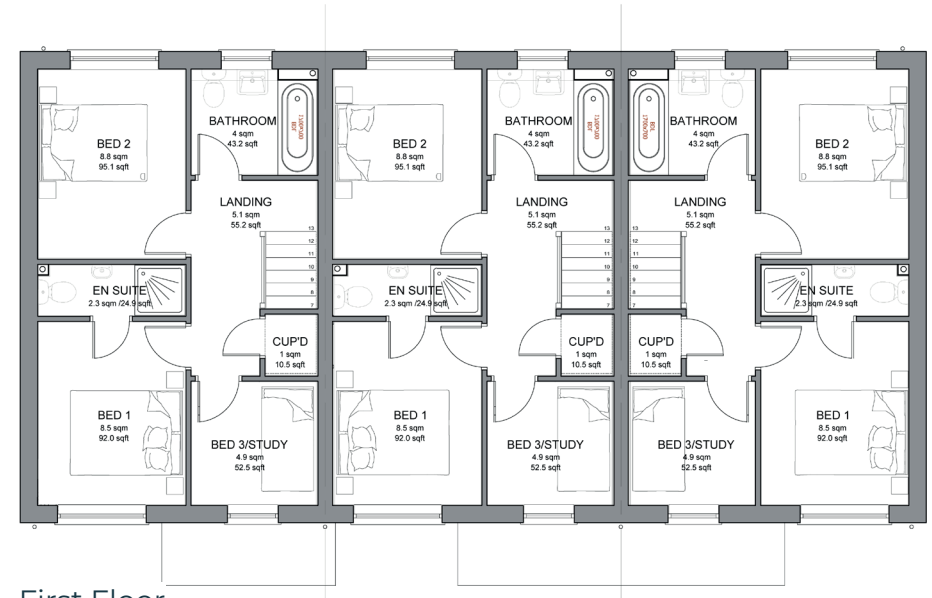
## The Ash Plot 17, 18, 19

### Ground Floor

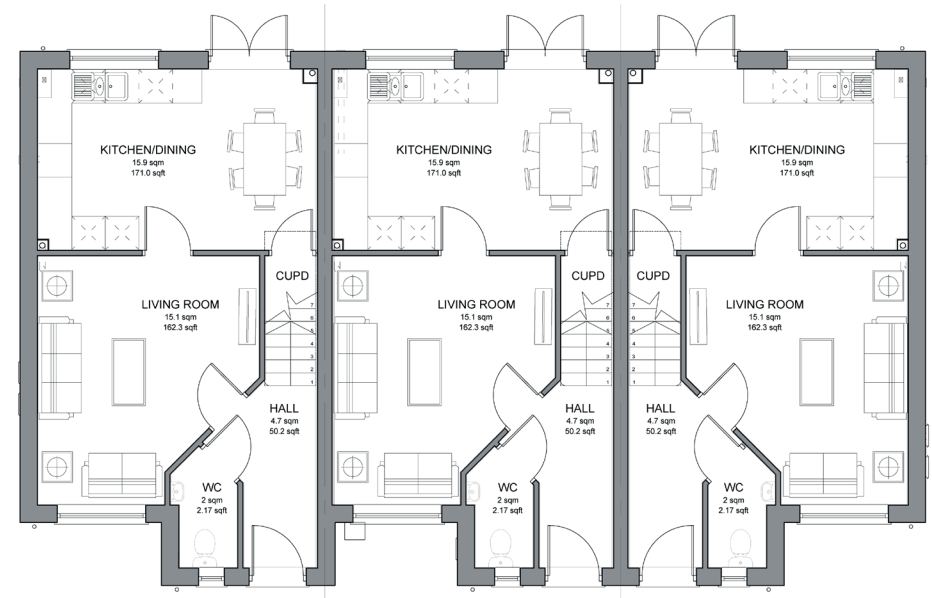
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First Floor



Ground Floor





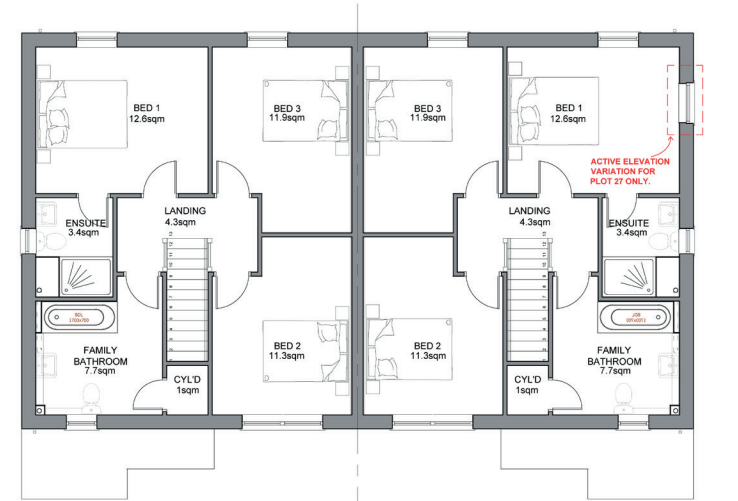
# The Cedar Plot 22, 23, 24, 25

## Ground Floor

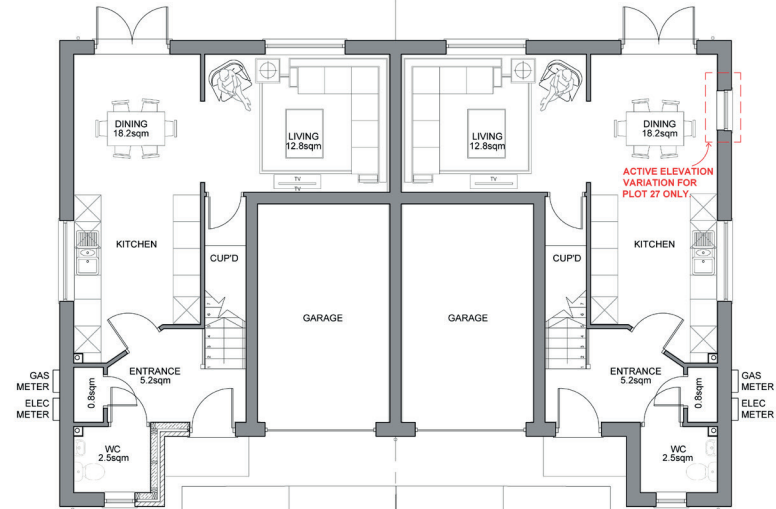
Entrance Hall	10'1" x 6'9"	3.07m x 2.07m
WC	5'6" x 4'9"	1.70m x 1.45m
Living Room	13'5" x 10'0"	4.10m x 3.05m
Kitchen / Dining Room	9'2" x 22'7"	2.81m x 6.89m
Integral Garage	9'6" x 15'11"	2.90m x 4.85m

## First Floor

Bedroom 1	12'7" x 10'8"	3.83m x 3.26m
En Suite	5'7" x 7'2"	1.70m x 2.20m
Bedroom 2	10'1" x 13'0"	3.08m x 3.96m
Bedroom 3	10'1" x 13'7"	3.08m x 4.14m
Bathroom	9'2" x 10'1"	2.81m x 3.08m



First Floor



Ground Floor





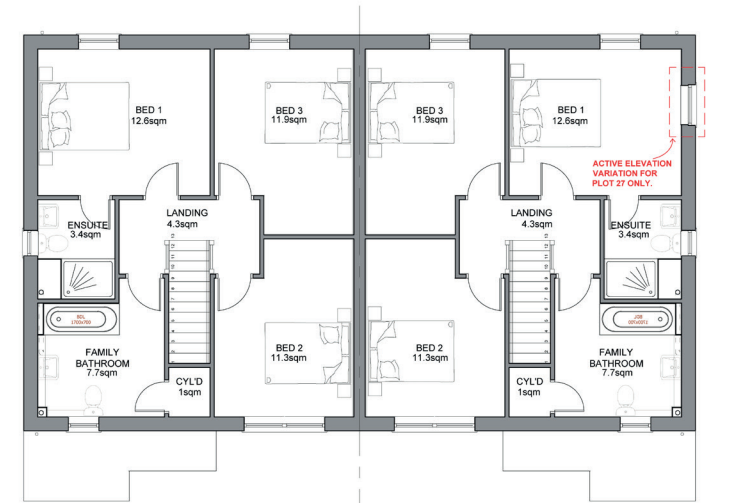
## The Birch Plot 26, 27, 28, 29

### Ground Floor

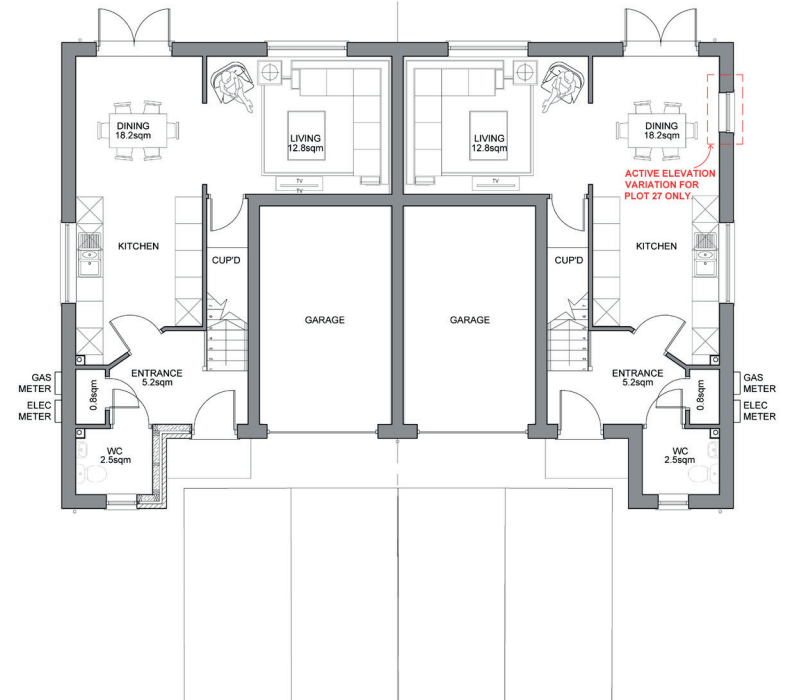
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First Floor



Ground Floor











# Specification

## Joinery

White skirting and architrave

Modern white internal door

## Decoration

White emulsion

## Heating

Gas fired central heating and radiators

## Kitchen / Breakfast Room / Lounge

Choice of soft close kitchen doors

Stainless Steel 1.5 bowl

Monobloc swan neck tap

Zanussi Integrated built in double oven / hob / extractor hood

Zanussi Integrated fridge / freezer

Zanussi Integrated dishwasher

Condensing washer / dryer space inc of plumbing

Recessed down lighters to main ceiling (brushed chrome kitchen diner)

Pendant lighting to the lounge & hallway

## Main Bathroom

White Sanitary Ware

Floor length Vanity unit (colour choice)

Bath / shower mixer

Ceramic wall tiling, half tiling to walls, full height around bath

Heated towel rail

Mains mechanical extractor fan

Recessed down lighters to main ceiling

## Ensuite 1

White Sanitary Ware

Floor length Vanity unit (colour choice)

Electric shower and cubicle

# Specification

## Ensuite 1 (continued)

Ceramic wall tiling, half tiling to walls, full height to shower

Heated towel rail

Mains mechanical extractor fan

Recessed down lighters to main ceiling

## Cloakroom

White Sanitary Ware

Vanity unit (colour choice)

Mains mechanical extractor fan

Recessed down lighters to main ceiling

Ceramic splashback to basin

## Telephone Point

Lounge

## Television socket

Lounge (along with Satellite compatible Point)

Kitchen / Breakfast Room

Master bedroom

Bedroom 2

Bedroom 3

## External Features

Doorbell and push mains operated

Porch / front door light with PIR sensor

Rear door light with PIR sensor

External water tap

Shared drives keyblock pavers

Paving slabs to paths & patios (where applicable)

Enclosed rear garden

Landscaping (where applicable to include shrubs / trees)

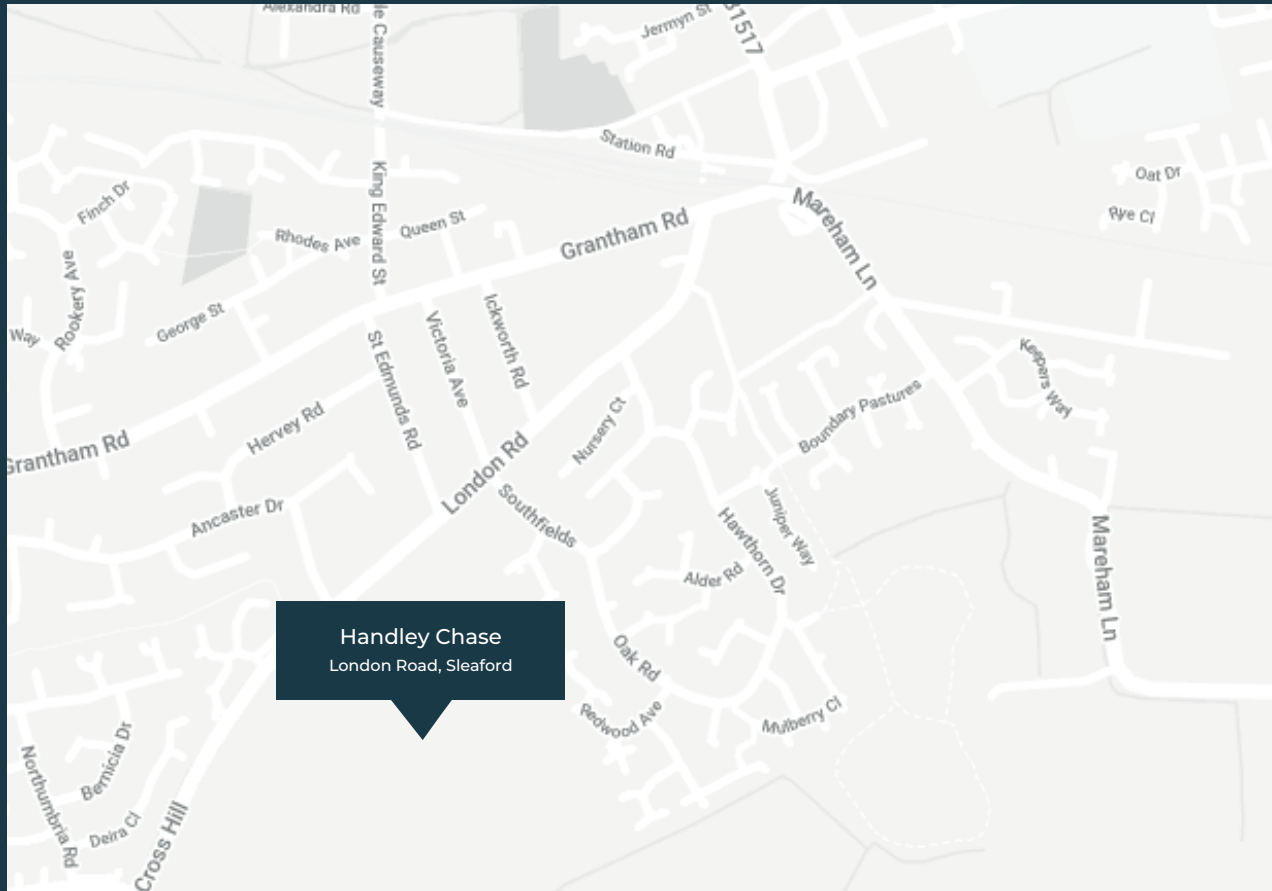
Rear garden graded and turfed





# How to find Handley Chase

Off London Road, Sleaford, NG34 7LP



## Handley Chase

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LONDON ROAD, SLEAFORD,  
LINCOLNSHIRE, NG34 7LP

Sole Selling Agent  
Pygott & Crone

Telephone: 01529 414333

Website: [www.pygott-crone.com](http://www.pygott-crone.com)

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## Please Note

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Floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images are for illustrative purposes and not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change.

Some plots may be subject to minor planning amendments.

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