

**Taylor
Wimpey**

Find your way around

SAXILBY HEIGHTS



SAXILBY | LINCOLNSHIRE

Get to know
SAXILBY HEIGHTS

SAXILBY | LINCOLNSHIRE







Tucked away in the stunning village of Saxilby, you'll find a selection of three, four and five-bedroom homes. Ideal for families, first time buyers or those looking to downsize, the homes at Saxilby Heights are surrounded by open spaces and green parks. It's a special place to live and enjoy life.



5 BEDROOM HOMES

-  **The Rutland**
5 bedroom home
Plots: 3 & 105
-  **The Wayford**
5 bedroom home
Plots: 19, 23, 44, 69, 78, 84, 92, 102 & 106
-  **The Lavenham**
5 bedroom home
Plots: 2, 18, 22, 45, 46, 67, 68, 74, 75, 80, 82, 87, 96, 104, 107 & 108

4 BEDROOM HOMES

-  **The Ransford**
4 bedroom home
Plots: 16, 24, 43, 70, 77, 81, 91, 103 & 111
-  **The Marford**
4 bedroom home
Plots: 5, 17, 25, 26, 38, 42, 47, 51, 57, 71, 83, 89, 101 & 110
-  **The Manford**
4 bedroom home
Plots: 11, 14, 28, 37, 52, 55, 60, 62, 63, 66, 76, 90 & 94
-  **The Dunham**
4 bedroom home
Plots: 15, 27, 29, 34, 39, 53, 79, 85, 88 & 95
-  **The Corsham**
4 bedroom home
Plots: 1, 7, 20, 21, 58, 59, 72, 73, 86 & 109
-  **The Midford**
4 bedroom home
Plots: 4, 6, 10, 12, 13, 35, 36, 40, 41, 50, 54, 56, 61 & 93

3 BEDROOM HOMES

-  **The Gosford**
3 bedroom home
Plots: 8, 9, 30-33, 48, 49, 64, 65 & 97-100

-  = Integral garage
- BC = Bin collection point
- POS = Public Open Space
- SUDS = Sustainable Urban Drainage

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 56059 TWEM OCTOBER 2019

SAXILBY HEIGHTS

Church Lane
Saxilby
Lincolnshire
LN1 2PE

CONTACT US ON

01522 308 133

SATNAV

LN1 2QS

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

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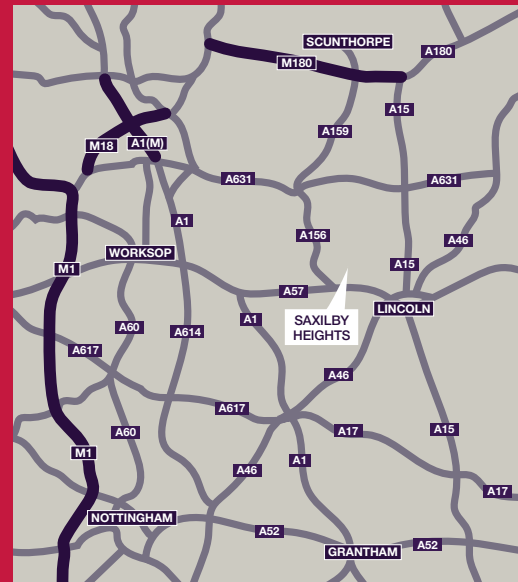
HOW TO FIND US:

From Lincoln

- Take the B1308 west towards Hungate
- Continue onto Yarborough Road/B1273
- Turn left onto Long Leys Road for 1.5 miles
- Turn right onto Saxilby Road/A57
- After 3.7 miles turn right onto Mill Lane/B1241
- Then turn left onto Church Road
- Take the first right onto Church Lane.
- The development will be on the left hand side

From A1

- Take the exit towards Carlton/Sutton-on-Trent/Weston/ Normanton-on-T/Kneesall then turn right onto B1164
- Turn left onto Great N Road to stay on B1164
- After 1 mile, turn right onto Hemplands Lane and continue onto Grassthorpe Road
- Then continue onto Town Lane and onto Town Street
- Continue onto Main Street
- After 1 mile turn right onto A57
- Turn right onto Gainsborough Road to stay on A57
- Turn left onto Mill Lane/B1241
- Turn left onto Church Road
- Take the first right onto Church Lane
- The development will be on the left hand side



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THE RUTLAND

5 BEDROOM HOME



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THE RUTLAND

The three-storey, five-bedroom Rutland is ideal for family living. Downstairs, the hall leads to the lounge, study and cloakroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite master bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL 1,834sqft gross

GROUND FLOOR



Living room	3.34m x 4.74m	11' 0" x 15' 7"
Kitchen/ Dining (min.)	2.83m x 8.34m	9' 4" x 27' 4"
Family/study	2.74m x 2.31m	9' 0" x 7' 7"

FIRST FLOOR



Bedroom 1	3.98m x 3.34m	13' 1" x 11' 0"
Bedroom 4 (max.)	2.75m x 4.59m	9' 0" x 15' 1"
Bedroom 5	2.54m x 2.98m	8' 4" x 9' 9"

SECOND FLOOR



Bedroom 2	3.36m x 5.29m	11' 1" x 14' 4"
Bedroom 3	3.65m x 2.56m	12' 0" x 8' 5"

 **Plots: 3 & 105**

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 56059 TWEM OCTOBER 2019

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THE WAYFORD

5 BEDROOM HOME



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THE WAYFORD

The five bedroom Wayford is a traditional double fronted home. A good sized lounge and an open plan kitchen/breakfast room each open through French doors to the private garden. A family dining room, study, utility room and a guest cloakroom are also located on the ground floor. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, two further double bedrooms, a well proportioned fifth bedroom and a family bathroom.

TOTAL 1,856sqft gross

GROUND FLOOR



Lounge	4.40m x 6.06m	14' 6" x 19' 11"
Kitchen	5.58m x 3.35m	18' 4" x 11' 0"
Dining	3.39m x 3.06m	11' 1" x 10' 1"
Study	3.39m x 2.34m	11' 1" x 7' 8"

FIRST FLOOR



Bedroom 1 (min.)	3.39m x 3.37m	11' 1" x 11' 0"
Bedroom 2 (max.)	3.67m x 3.47m	12' 1" x 11' 5"
Bedroom 3	3.02m x 3.81m	9' 11" x 12' 6"
Bedroom 4	4.10m x 2.39m	13' 5" x 7' 10"
Bedroom 5	3.22m x 2.33m	10' 7" x 7' 8"



Plots: 19, 23, 44, 69, 78, 84, 92, 102 & 106

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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

A five bedroom detached house with two floors of generous living space, which benefits from an integral double garage. On the ground floor is a good sized lounge, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, two further double bedrooms, a single bedroom and a family bathroom.

TOTAL 1,646sqft gross

GROUND FLOOR



Lounge (min.)	3.90m x 5.26m	12' 10" x 17' 3"
Kitchen (max.)	5.69m x 3.30m	18' 8" x 10' 10"
Dining	3.06m x 3.20m	10' 1" x 10' 6"

FIRST FLOOR



Bedroom 1 (min.)	4.53m x 3.81m	14' 10" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.69m	11' 2" x 8' 10"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bedroom 5 (min.)	2.85m x 3.00m	9' 4" x 9' 10"

 **Plot:** 2, 18, 22, 45, 46, 67, 68, 74, 75, 80, 82, 87, 96, 104, 107 & 108

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THE RANSFORD

4 BEDROOM HOME



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THE RANSFORD

The Ransford is a substantial double fronted four bedroom home, perfect for flexible living. A large dual aspect lounge and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned en suite master bedroom, three further spacious bedrooms, one with en suite and main bathroom.

TOTAL 1,672sqft gross

GROUND FLOOR



Lounge	3.84m x 7.10m	12' 7" x 23' 4"
Kitchen/Dining	6.60m x 3.47m	21' 8" x 11' 5"
Study	3.84m x 2.48m	12' 7" x 8' 2"

FIRST FLOOR



Bedroom 1 (max.)	3.92m x 4.18m	12' 11" x 13' 9"
Bedroom 2	3.25m x 3.54m	10' 8" x 11' 7"
Bedroom 3 (min.)	2.80m x 2.82m	9' 2" x 9' 3"
Bedroom 4	3.84m x 2.24m	12' 7" x 7' 5"



Plots: 16, 24, 43, 70, 77, 81, 91, 103 & 111

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,564sqft gross

GROUND FLOOR



Lounge	4.76m x 3.91m	15' 8" x 12' 10"
Dining room	3.26m x 3.91m	10' 8" x 12' 10"
Kitchen	3.32m x 4.79m	10' 11" x 15' 9"
Study/Snug	2.66m x 3.04m	8' 9" x 10' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.64m x 4.91m	12' 0" x 16' 2"
Bedroom 2 (max.)	3.32m x 4.00m	10' 11" x 13' 2"
Bedroom 3 (max.)	3.23m x 4.72m	10' 7" x 15' 6"
Bedroom 4	3.25m x 3.81m	10' 8" x 12' 6"



Plots: 5, 17, 25, 26, 38, 42, 47, 51, 57, 71, 83, 89, 101 & 110

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,385sqft gross

GROUND FLOOR



Lounge	3.88m x 4.74m	12' 9" x 15' 7"
Kitchen/Dining	8.11m x 2.88m	26' 7" x 9' 6"
Study	2.10m x 2.61m	6' 11" x 8' 7"

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.71m	12' 9" x 12' 1"
Bedroom 2 (max.)	3.09m x 4.02m	10' 2" x 13' 2"
Bedroom 3 (max.)	3.03m x 3.66m	10' 0" x 12' 0"
Bedroom 4 (max.)	2.75m x 3.97m	9' 0" x 13' 0"



Plots: 11, 14, 28, 37, 52, 55, 60, 62, 63, 66, 76, 90 & 94

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THE DUNHAM

4 BEDROOM HOME



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THE DUNHAM

The Dunham is a traditional four bedroom family home with an integral garage. From the hall you can access a spacious lounge, and the well-sized kitchen/dining area which opens through French doors to the garden. The ground floor is completed by a WC and under stairs storage. The upstairs layout consists of three large bedrooms, including a master bedroom with en suite, a single bedroom, a family bathroom and further storage space.

TOTAL 1,385sqft gross

GROUND FLOOR



Lounge (max.)	4.06m x 4.22m	13' 4" x 13' 10"
Kitchen/ Dining (max.)	6.51m x 3.85m	21' 4" x 12' 8"

FIRST FLOOR



Bedroom 1	4.06m x 4.24m	13' 4" x 13' 11"
Bedroom 2	4.11m x 2.83m	13' 6" x 9' 4"
Bedroom 3	3.44m x 3.28m	11' 3" x 10' 9"
Bedroom 4	2.65m x 2.83m	8' 9" x 9' 4"



Plots: 15, 27, 29, 34, 39, 53, 79, 85, 88 & 95

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THE CORSHAM

4 BEDROOM HOME



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THE CORSHAM

The Corsham is a well proportioned four bedroom family home with an integral garage. The hall leads into a kitchen with a traditional bay window, and a dining/lounge area which encompasses the whole width of the house. Access to the garden is from French doors in the dining area. The upstairs layout consists of four large bedrooms, including a master bedroom with en suite, and a family bathroom.

TOTAL 1,256sqft gross

GROUND FLOOR



Lounge	4.15m x 3.36m	13' 7" x 11' 0"
Kitchen	2.92m x 3.38m	9' 7" x 11' 1"
Dining	3.17m x 2.92m	10' 5" x 9' 7"

FIRST FLOOR



Bedroom 1	3.96m x 3.38m	13' 0" x 11' 1"
Bedroom 2	3.58m x 3.38m	11' 9" x 11' 1"
Bedroom 3 (max.)	3.27m x 3.38m	10' 9" x 11' 1"
Bedroom 4 (max.)	3.65m x 3.38m	12' 0" x 11' 1"



Plots: 1, 7, 20, 21, 58, 59, 72, 73, 86 & 109

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866sqft gross

GROUND FLOOR



Lounge (max.) 3.69m x 4.26m 12' 1" x 14' 0"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (min.) 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 2.63m x 3.30m 8' 8" x 10' 10"

Bedroom 3 (max.) 2.00m x 3.55m 6' 7" x 11' 8"

 **Plots:** 8, 9, 30-33, 48, 49, 64, 65 & 97-100

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate lounge and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1,170sqft gross

GROUND FLOOR



Lounge	4.37m x 3.62m	14' 4" x 11' 11"
Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"

FIRST FLOOR



Bedroom 1	3.61m x 3.27m	11' 10" x 10' 9"
Bedroom 2	3.53m x 2.81m	11' 7" x 9' 3"
Bedroom 3 (min.)	2.81m x 2.52m	9' 3" x 8' 3"
Bedroom 4	2.35m x 2.23m	7' 9" x 7' 4"



Plots: 4, 6, 10, 12, 13, 35, 36, 40, 41, 50, 54, 56, 61 & 93

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SAXILBY HEIGHTS. A VERY SPECIAL PLACE TO BE

A warm welcome to Saxilby Heights

Tucked away in the stunning village of Saxilby, you'll find a selection of three, four and five-bedroom homes.

Ideal for families, first time buyers or those looking to downsize, the homes at Saxilby Heights are surrounded by open spaces and green parks.

It's a special place to live and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



LIVE IN A PEACEFUL LOCATION

Located in the heart of the stunning Lincolnshire countryside, Saxilby Heights boasts uninterrupted views of historic landscapes and open green spaces which provide many attractive nature walks, cycle routes and wildlife parks.

The development is just seven miles from the centre of Lincoln, which offers a superb cultural scene with festivals, markets and exhibitions all year round and is well known for the medieval Lincoln Cathedral.

Ultimately, Saxilby Heights offers a peaceful solace in a rural location but close to the convenience and amenities you'd expect of a thriving town.



Burton Water
Take a quayside walk and enjoy the beautiful views.



Saxilby Train Station
Providing you access to a wide range of the country.



High Street
A great range of local stores and amenities right on your doorstep.

THE IDEAL PLACE TO BE

Saxilby Heights has something for all, from first time buyers to growing families and even those looking to downsize.

Situated on the border where Nottingham meets Lincolnshire, Saxilby Heights is conveniently located on the main A57 route, less than a 20 minute drive from the centre of Lincoln.

The development is also just one mile away from Saxilby railway station, providing great transport links to the city of Lincoln, Sheffield and Doncaster.

TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



CO-OP
Stock up on your everyday essentials.



Bridge Street
Picturesque streets and rural views set the scene in Saxilby.



The perfect spot for an afternoon of family fun.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

