



DEER'S LEAP
PROPERTIES

Cathedral View, Scothern

Cathedral View

Located in the beautiful countryside village of Scothern, Lincolnshire, our luxury housing development, Cathedral View, boasts 33 brand new, modern and elegant homes. Complete with a selection of 3, 4 and 5-bedroom houses to suit your requirements. Our work appeals to those who recognise the distinction of quality, the value of a well thought out design and the importance of attention to detail.



Deer's Leap, in association with Truelove Property and Construction Ltd, have over 50 years of experience building beautiful homes across Lincolnshire and Nottinghamshire. The family run business has brought this Deers Leap development to the scenic village of Scothern, where many of the Deer's Leap team have close ties to local communities through family and friends. Every exceptional home is put together by local tradesman and craftsmen to create a beautiful space featuring private drives, double garages and good-sized gardens.

The Local Area & Location

Scothern is located within a great catchment area for schools suitable for infants right up to age 18+. These include Heath Farm Day Nursery, Ellison Boulters Primary School and William Farr C of E Comprehensive School.

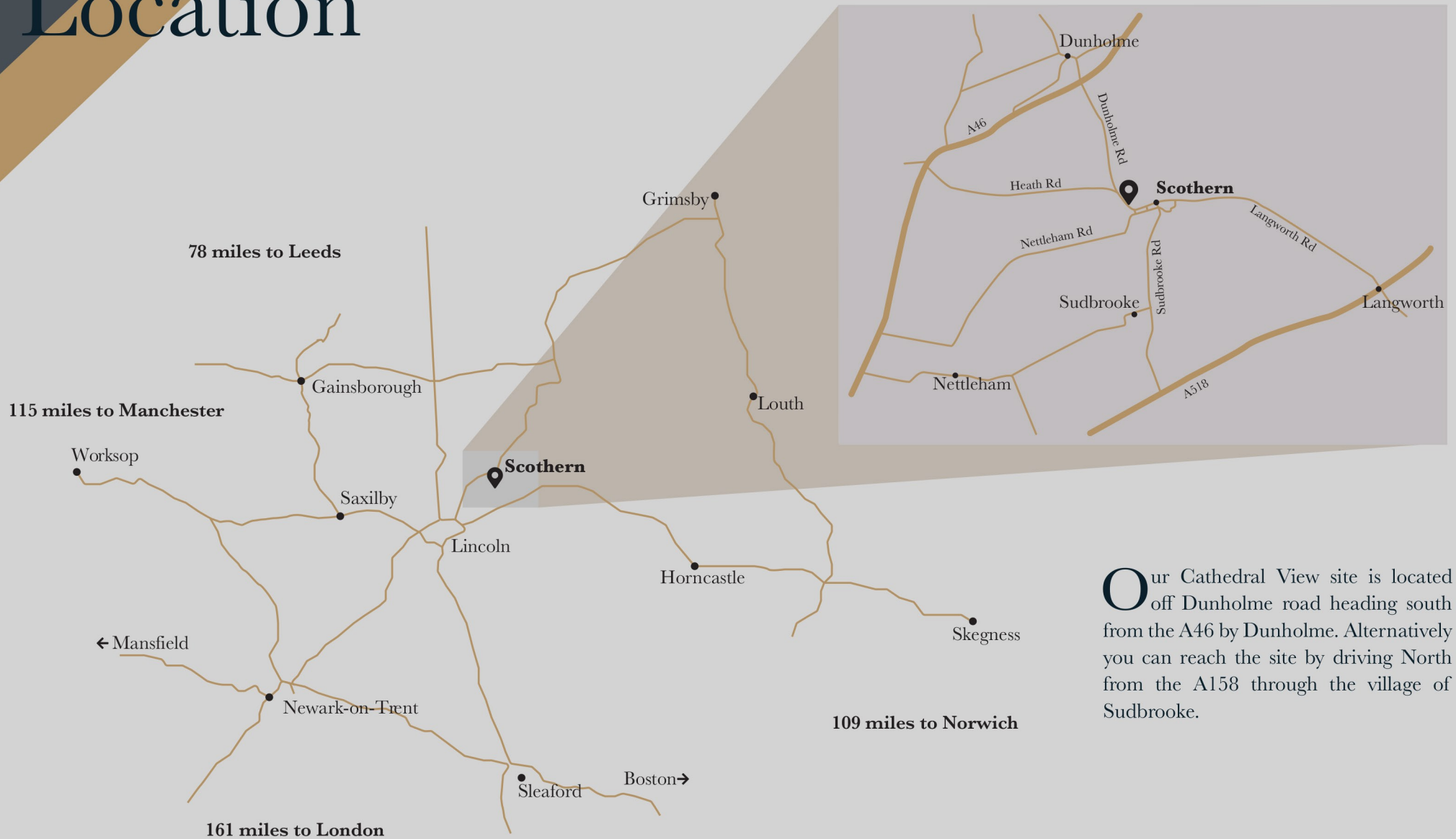


The scenic countryside surrounding Scothern provides you with endless activities for the whole family, with cycle routes and dog walks available at every turn. The community itself is welcoming with various clubs and facilities open to you including community theatre groups, the Scothern Cricket Club and Lincoln Rugby and Football Club, both of which relish in their historic successes. Local to the area also features a farm shop full of fresh fruit & veg and just a short dog walk away you can enjoy the atmosphere of a classic British pub with a quaint garden.

You're never too far away from anything in Scothern. Lincoln is no more than 10 minutes from Scothern. Here you can visit Lincoln Castle & Cathedral and explore Bailgate's endless boutiques and restaurants.

Scothern is located a short distance from Lincoln train station. London is easily accessible with direct trains from Lincoln, helping you with your daily commute.

Location



Our Cathedral View site is located off Dunholme road heading south from the A46 by Dunholme. Alternatively you can reach the site by driving North from the A158 through the village of Sudbrooke.

Kitchens

Beautifully designed kitchens don't happen by chance. We give you the opportunity to personalise your space to suit your requirements, after all it is the most important room in the house. Deer's Leap use local craftsmen to create custom-made designs and to supply us with high quality furnishings.



- Every kitchen we create has its own unique characteristics, designed just for you.
- All houses come complete with a utility room, providing you with a room for your appliances and keeping your kitchen floor free of muddy paw prints after a countryside walk.
- Not only do we create a bespoke kitchen to your requirements, but we also supply stunning luxury quartz worktops.
- Inspiration and cooking creativity is the logic behind quality NEFF appliances. We supply your kitchen with a range of NEFF products from Ovens to Wine Coolers.*
- We have had our kitchens designed with you in mind. Many of the kitchens at Cathedral View boast islands and breakfast bars which add versatility and functionality to your cooking space.
- All kitchens come complete with a modern, large open plan area, leaving you the choice to personalise your space for the whole family. For example, why not transform this into a playroom, peaceful reading area or bring the family together with a dining area. The choice is yours.



Bathrooms & Tiling

Your Villeroy and Boch bathroom suites will turn your dreams into reality and transport you to the very height of modern luxury. Every beautiful new home comes complete with an en-suite to the master bedroom as standard, underfloor heating and a waterfall rain shower.

- Our full height wall tiling adds a touch of the modern to your beautiful yet functional space.
- Bathrooms feature chrome fittings.



Main Features

Deer's Leap leave their unique impression on every single one of their properties. These can be seen throughout in varying styles. Including:

- Modern feature walls to add a touch of rustic warmth to your living space.
- Traditional log burners with handcrafted surrounds for those cosy winter nights.
- Stylish bi-fold doors providing additional natural light.
- Expert flooring designs throughout complement the characteristic of your home.
- Exposed feature trusses in the sun room/conservatories open up the space to create more light in your home.



Our Site

House Types

Plot 1	Keadby	5 Bed	2668 sqft
Plot 2	Cadwell	4 Bed	2298 sqft
Plots 3 & 14	Somerby	4 Bed	2094 sqft
Plot 4	Laceby	3 Bed	2050 sqft
Plot 5	Raithby	4 Bed	2169 sqft
Plots 6, 12, 17 & 25	Aylesby	4 Bed	2080 sqft
Plot 7	Highgrove B	4 Bed	2550 sqft
Plots 8 & 33	Highgrove A	4 Bed	2470 sqft
Plot 9	Bonsdale	4 Bed	2190 sqft
Plots 10, 16, 26 & 30	Keelby	4 Bed	2080 sqft
Plot 13	Cadwell	4 Bed	2212 sqft
Plots 15 & 31	Doddington	4 Bed	2201 sqft
Plots 22 & 24	Keadby	3 Bed	1946 sqft
Plot 23	Firsby	4 Bed	1732 sqft
Plot 29	Laceby	3 Bed	1729 sqft
Plot 32	Whisby	5 Bed	2772 sqft



Exterior

Facing Bricks

A combination of Hathersage multi, Hathaway brindled and Kempley antique brick to be used on all plots. External walls will be fully insulated with 100mm cavity construction.

Roof Tiles

A mixture of composite slate, Olympus Tuscan and Olympus natural red.

Windows & Door Frames

High quality PVCu sealed unit double-glazed windows in a variety of colours, including oak, Sage and Cream. Please ask for specific plot details. External doors will also be PVCu French doors or bi-fold (plot dependent) apart from front door which will be a composite door of your choosing (build stage dependent).

Garage

Electric garage doors in varying styles and colour depending on plot. 10 amp power supplied, suitable for electric charging.

Driveways

Block paved driveways with gravel areas.

Footpaths

Paving slab footpath from front door to rear of property with patio area at rear.

Gardens

- Front garden to be turfed as standard. Rear garden to be levelled and top soiled.
- Outside tap as standard
- Power socket to rear garden
- Garden gates

Services

Gas, electric, water and BT Fibre optic broadband.

Interior

Electrical

- Chrome fixtures and fittings
- USB points to kitchen and lounge areas
- Power and light to garage
- Spot lights to hallways, kitchens, dining rooms/areas, landing, bathrooms, WC and en suites
- Pendant lights to all other rooms

Heating

Gas Central Heating System - Worcester RI Boilers with ThemaQ Unicyl Cylinders

Underfloor heating to ground floor.

Doors

Dordogne oak doors used throughout plot.

Decoration

All internal walls finished in slipper satin. Ceilings will be in white matt emulsion.

All woodwork is white satin. Coving to downstairs reception rooms and hallways.

Feature wall in brick, stone or wood (customer choice) to all 4 and 5 bedrooms.

Feature fire places in brick, stone or wood (customer choice) where log burners installed (phase 1 plots 3, 32 and 33).

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Key Features for Your Chosen Home

	3 Bedroom	4 Bedroom	5 Bedroom
Log Burner	●	●	●
Underfloor Heating	●	●	●
Orangery/Sunroom	—	●	●
Feature Roof Trusses	—	●	●
Bi-fold Doors	●	●	●
Wine Cooler	●	●	●
Vaulted Staircase with oak Detailing	●	●	●
Quartz Worktop to Kitchen	●	●	●
Villeroy Boch Sanitary Wear	●	●	●
Full Height Tiling	●	●	●
Chrome Fixtures and Fittings	●	●	●
Electric Garage Door	●	●	●
Outside Power Point	●	●	●
Outside Taps	●	●	●

The Builder without prior notification may make amendments to these specification and allowances. This specification does not form any part of the contract and is not legally binding.

Please note that this is intended purely as a guide to specification but due to the individual nature of these properties details and features may vary between plots.

* Plot dependant (please speak to the sales representative about your chosen property)





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Scothern

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