

Marton Meadows

MOUNT & MINSTER

## INTRODUCTION

One of the larger residences on offer as part of this beautiful and prominent new-build community, the standard of build and finish from top to bottom is second to none. Accommodation includes open-plan living with a large kitchen and ample space for both relaxing and entertaining, three double bedrooms on the ground floor, another larger bedroom on the first floor, together with three splendid bathrooms.

Marton Meadows is an exciting development of high-specification, energy-efficient homes, thoughtfully designed to elevate modern living within an attractive and well-connected setting. Conceived as a contemporary neighbourhood with a strong sense of community, the development draws on local character while creating homes designed for comfortable, modern lifestyles with larger gardens than other standard new-builds in the local area.

Combining the appeal of a village atmosphere with convenient access to the amenities of nearby Gainsborough and Lincoln, Marton Meadows offers an appealing balance of style, practicality and accessibility. The architectural qualities of each home continue internally, where generous proportions and abundant natural light create bright, welcoming spaces with a strong connection to the surrounding landscape.

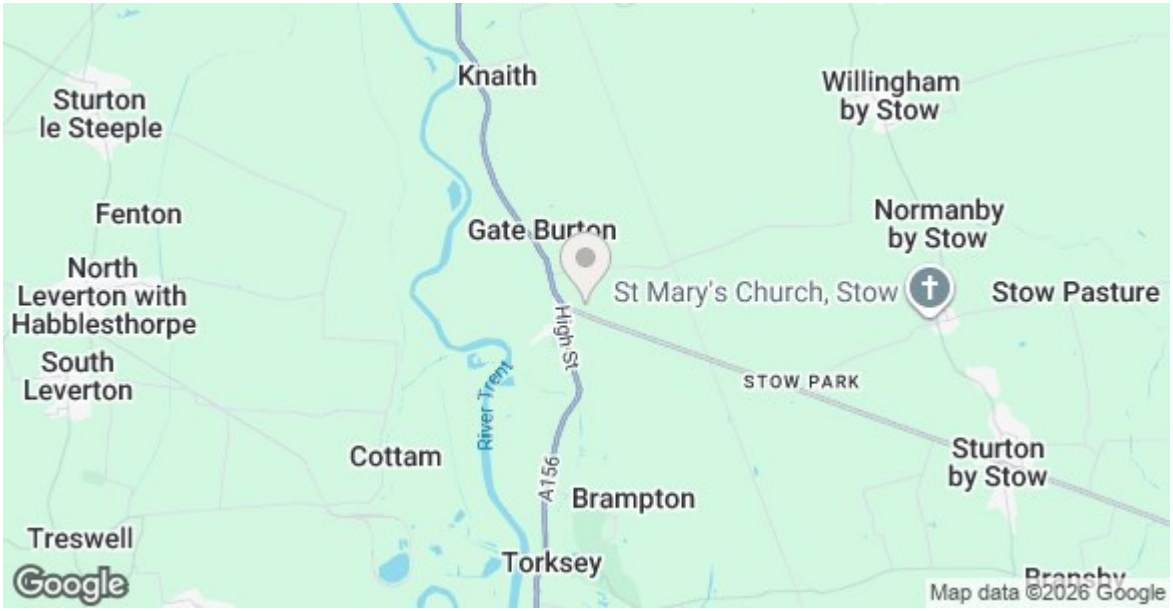
At the heart of each home is a beautifully designed kitchen, conceived as a natural space for cooking, entertaining and everyday family life. Kitchens are carefully planned to maximise both space and functionality, with a considered selection of cabinetry, work surfaces and finishes. A range of optional upgrades is also available, allowing purchasers to personalise their home, subject to build stage and availability.

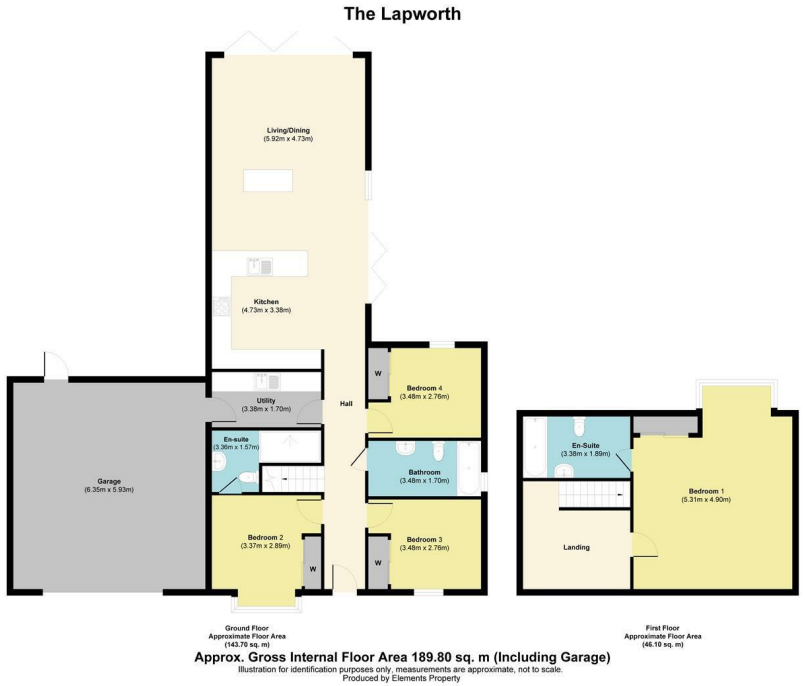
Each property is finished to a high specification and benefits from a ten-year warranty, providing reassurance for years to come. The interiors have been carefully considered to combine contemporary design with everyday practicality, with layouts created to maximise space, comfort and ease of living. Built-in appliances include a stainless steel electric oven, extractor hood and integrated fridge/freezer with ice box, while double-glazed windows provide excellent insulation and sound reduction and solid internal doors contribute to a calm and comfortable living environment.

Bathrooms, cloakrooms and en suites are finished with a contemporary range of Ceramica Saloni tiling and Roca sanitaryware. A selection of bespoke options is available to further personalise individual homes, including kitchen finishes, work surfaces and handles, subject to the stage of construction at the time of purchase.

## OUTSIDE

The property is approached off a private road onto a large paved driveway with ample parking for multiple vehicles. There is a small lawn to the front and direct vehicular access to the single garage. A side gate leads out to a very large lawned garden. A side patio is paved with a pagoda above it, providing an ideal space for outdoor dining and entertaining.

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