

1, 2, 3 & 4 bed homes
Deansleigh, Lincoln

miller homes
the place to be®





Playing Fields

Public open space

Nene Road

Proposed
Sub-station

Foot path / Cycleway

Existing Residential



Deansleigh Plot information

Located in a leafy residential neighbourhood on the northern edge of Lincoln, with views over the Cathedral and flanked on three sides by playing fields and green space, Deansleigh offers a choice of attractive contemporary homes within a tranquil, well-established setting. Yet the development is just fifteen minutes' walk from the centre of town and half a mile from the A46, making it as convenient as it is peaceful.

The Chaucer see page 02

The Edgeworth see page 03

The Rydal see page 04

The Norris see page 05

The Forster see page 06

The Hawthorne see page 07

The Milne see page 08

The Milne (dual-aspect)
see page 09

The Kipling see page 10

The Nevis see page 11

The Hardy see page 13

Affordable Housing

Playing Fields

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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Buying a new home is a big deal.
We know. At Miller Homes we help
thousands of homebuyers like you
to make the move every year.
Maybe this will be your first home.
Maybe you're making a new start in
the area. Or maybe you're moving
up to a family home. Whatever your
circumstances, we're here to make
the process of buying a home easy,
and even enjoyable. So, if you're
ready, we'd like to show you around
your new place.

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- 02 Floor plans
- 14 Specification
- 18 Location

1 bed home
The Chaucer

Plots
18,39*,46,85*,94

- Key features
- downstairs storage room
 - en-suite shower room
 - arched kitchen entrance

Taking imaginative advantage of its position over the driveway, the Chaucer is an exciting and immensely practical home. From the downstairs hall, a staircase ascends directly into the lounge to give a contemporary loft-style appeal that is enhanced by the unusual angles of the room and the delightful archway leading through to the kitchen. The additional ground-floor store room is perfect for bulky items such as golf clubs or camping equipment.



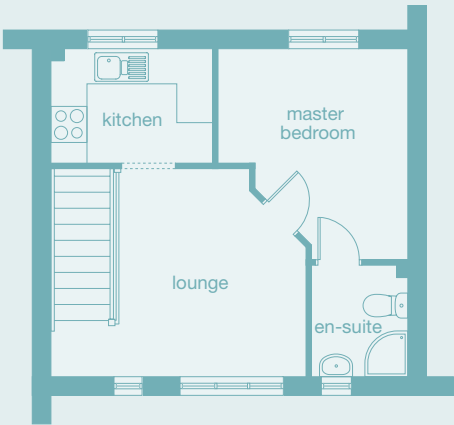
Please note: elevational treatments may vary.



Ground Floor



First Floor



First Floor

room dimensions:

lounge	4.355m max x 3.560m max	14'3" x 11'8"
kitchen	2.740m x 1.970m	9'0" x 6'6"
master bedroom	3.290m max x 3.620m max	10'10" x 11'11"
en-suite	1.675m x 1.910m	5'6" x 6'3"

*Plots are a mirror-image of plans shown above.

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2 bed home

The Edgeworth

Plots
16,17,40*,41*,44,45,86*,87*,92,93

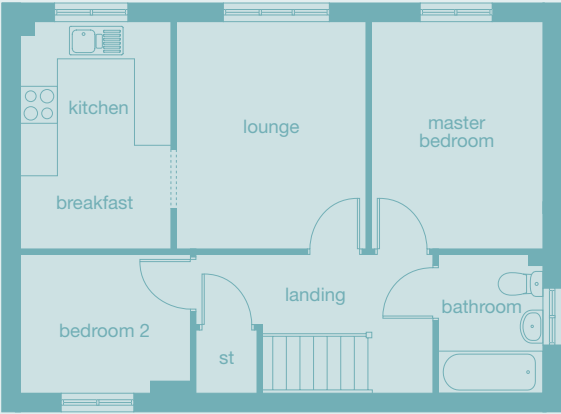
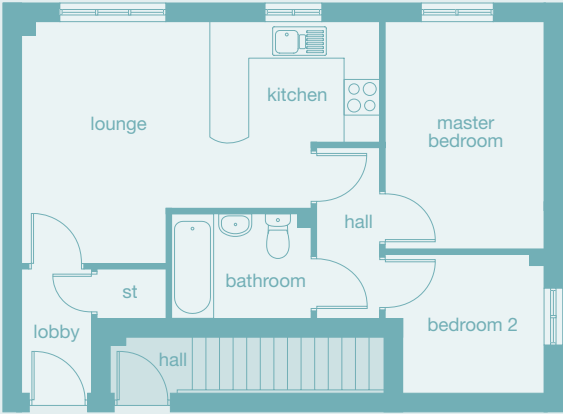
Key features
open-plan design
full gas central heating

Each of these homes has its own distinctive, individual appeal. The ground floor apartment focuses on a spacious open-plan living space that opens on to a most unusual additional hallway, while the upper dwelling is designed around a large gallery landing. Features include an attractive archway in the upstairs lounge.

Please note: elevational treatments may vary.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.074m max x 3.985m max	10'1" x 13'1"
kitchen	2.835m x 3.075m max	9'4" x 10'1"
master bedroom	2.600m x 3.725m	8'6" x 12'3"
bedroom 2	2.300m x 2.300m	7'7" x 7'7"
bathroom	2.300m x 1.700m	7'7" x 5'7"

*Plots are a mirror-image of plans shown above.

First Floor

room dimensions:

lounge	3.139m x 3.725m	10'4" x 12'3"
kitchen/breakfast	2.470m x 3.725m	8'1" x 12'3"
master bedroom	2.800m x 3.725m	9'2" x 12'3"
bedroom 2	2.800m x 2.310m	9'2" x 7'7"
bathroom	1.700m x 2.300m	5'7" x 7'7"

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2 bed home

The Rydal

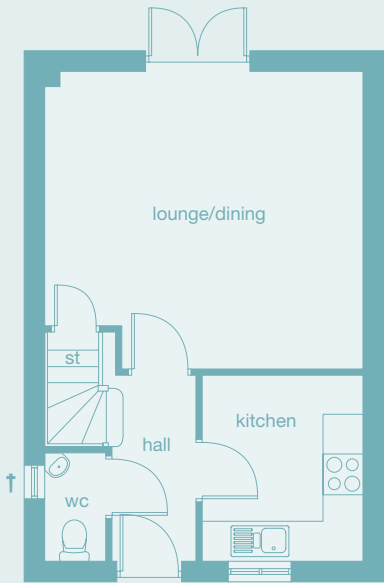
Plots
88, 89, 90, 91, 107, 108*, 112, 113, 114*, 115, 116*, 131

Key features
French doors
downstairs WC

The large ground-floor lounge and dining area of the Rydal is designed to offer both comfort and flexibility. The French doors extend the living space outdoors during the summer, and add greatly to the sense of space and light throughout the year.



Ground Floor



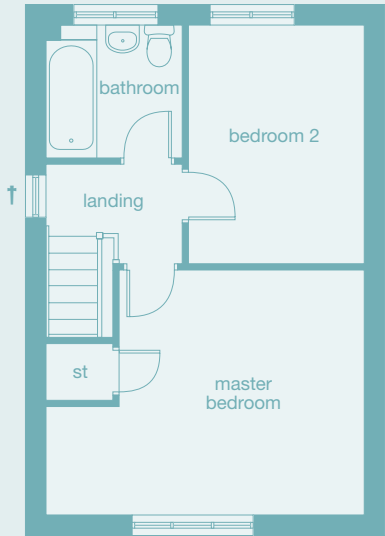
Ground Floor
room dimensions:

lounge/dining	4.390m x 4.188m max	14'5" x 13'9"
kitchen	1.965m x 2.610m	6'5" x 8'7"
wc	0.995m x 1.450m	3'3" x 4'9"

*Plots are a mirror-image of plans shown above.

† Please note these windows are on the semi-detached properties only.

First Floor



First Floor
room dimensions:

master bedroom	4.390m max x 3.480m	14'5" x 11'5"
bedroom 2	2.280m max x 3.368m	7'6" x 11'1"
bathroom	2.010m x 1.900m	6'7" x 6'3"

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Please note: elevational treatments may vary.

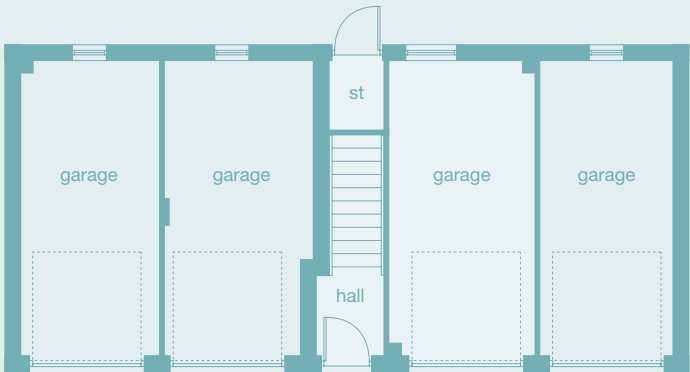
2 bed home The Norris

Plot
15

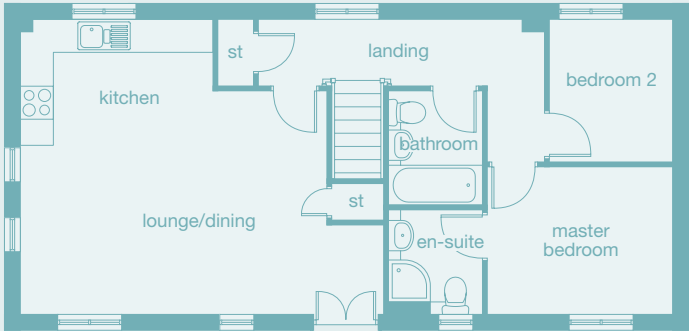
Key features
open-plan design
triple aspect windows

Entered via a downstairs lobby leading to a bright L-shaped landing, the Norris features a bright open-plan living space with superb views on three sides creating a light, contemporary ambience, and the French windows complement the practical layout by providing an especially stylish and relaxing corner. En-suite facilities add a dash of luxury to the master bedroom, and the downstairs cupboard provides useful extra storage for sports or outdoor gear.

Ground Floor



First Floor



First Floor

room dimensions:

lounge/dining/kitchen	6.671m _{max} x 5.429m _{max}	21'11" x 17'10"
master bedroom	3.429m x 2.700m	11'3" x 8'10"
en-suite	1.700m x 1.909m	5'7" x 6'3"
bedroom 2	2.279m x 2.629m	7'6" x 8'8"
bathroom	1.700m x 2.100m	5'7" x 6'11"

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3 bed home

The Forster

Plots
4, 5, 6*, 7, 8, 9*, 21, 22, 23*, 24*, 32, 33, 34*, 56, 57, 58*, 59*, 60*, 65, 66, 67*, 79, 80

Key features
integral garage
utility room
dual French windows

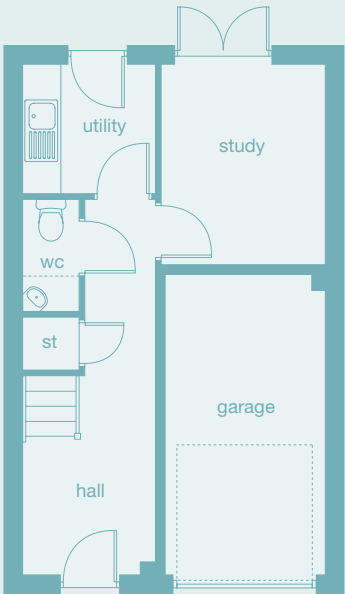
The charming study, an inspiring workspace, could also be used as an informal sitting-room or guest bedroom, adding flexibility to this elegant family home. With French windows introducing a focal point to both the lounge and the dining area, the Forster will be an inviting setting for lively entertaining. Combining a light, airy ambience with a host of practical features, this is a residence of enormous quality and style.



Please note: elevational treatments may vary.



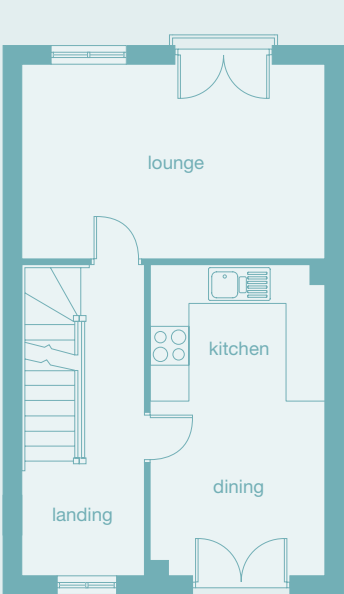
Ground Floor



Ground Floor		
room dimensions:		
study	2.551m x 3.091m	8'4" x 10'2"
utility	2.091m x 1.810m	6'10" x 5'11"
wc	0.936m x 1.945m	3'1" x 6'5"

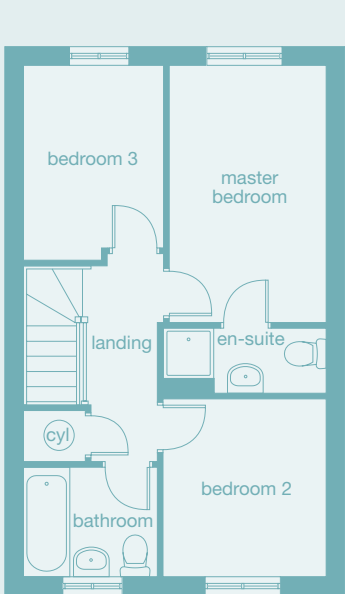
*Plots are a mirror-image of plans shown above.

First Floor



First Floor		
room dimensions:		
lounge	4.742m x 3.136m	15'7" x 10'3"
kitchen/dining	2.717m x 4.764m	8'11" x 15'8"

Second Floor



Second Floor		
room dimensions:		
master bedroom	2.579m x 4.076m	8'6" x 13'4"
en-suite	2.579m x 1.010m	8'6" x 3'4"
bedroom 2	2.579m x 2.764m	8'6" x 9'1"
bedroom 3	2.063m x 3.186m max	6'9" x 10'5"
bathroom	2.063m x 1.700m	6'9" x 5'7"

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Please note: elevational treatments may vary.

3 bed home

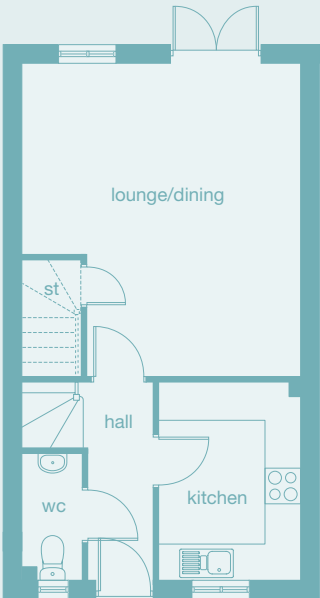
The Hawthorne

Plots
2, 3*, 13, 14, 19, 20*, 29, 30, 31*, 42, 43, 61, 62*, 68, 69*, 73, 74, 75*, 82, 83, 84*, 95, 110, 122, 123*, 124, 125*, 126, 127, 128, 129*, 132*, 134*

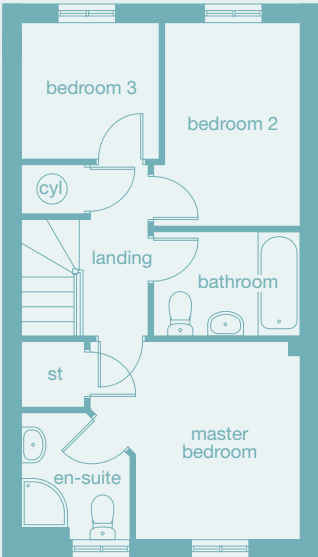
Key features
downstairs WC
en-suite shower room

With dual-aspect windows complementing the French doors that add such an attractive focal point and help to integrate the garden and interior, the L-shaped lounge of the Hawthorne presents a wonderfully welcoming setting for entertaining. In addition to a luxurious master bedroom with an unusual pentagonal en-suite shower room, the upstairs accommodation includes a third bedroom that could also be used to create a highly practical home office.

Ground Floor



First Floor



Ground Floor		
room dimensions:		
lounge/dining	4.514m max x 5.104m max	14'10" x 16'9"
kitchen	2.334m x 3.220m	7'8" x 10'7"
wc	0.930m x 2.060m	3'1" x 6'9"

*Plots are a mirror-image of plans shown above.

First Floor		
room dimensions:		
master bedroom	2.664m min x 3.220m	8'9" x 10'7"
en-suite	1.750m x 2.060m	5'9" x 6'9"
bedroom 2	2.200m x 3.304m	7'3" x 10'10"
bedroom 3	2.214m x 2.204m	7'3" x 7'3"
bathroom	2.370m x 1.700m	7'9" x 5'7"

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3 bed home
The Milne

Plots
63,109

Key features
dual French doors
downstairs WC
en-suite shower room

As well as bringing a sense of freshness and light into the home, the twin pairs of French doors, opening out from both the lounge and the spacious kitchen/dining/family area, help to integrate the garden into the living space, adding a new dynamic to everyday life.



Please note: elevational treatments may vary.



Ground Floor

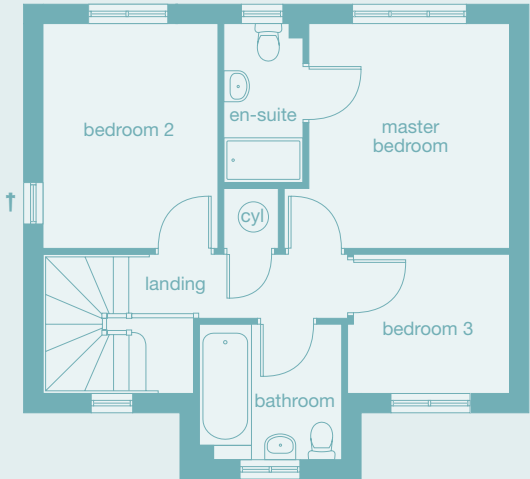


Ground Floor
room dimensions:

lounge	3.950m x 3.378m	13'0" x 11'1"
kitchen/dining/family	2.964m max x 5.614m max	9'9" x 18'5"
wc	0.880m x 1.700m	2'11" x 5'7"

† Please note window is on plot 63 only.

First Floor



First Floor
room dimensions:

master bedroom	2.996m x 3.358m	9'10" x 11'0"
en-suite	1.294m x 2.423m	4'3" x 7'11"
bedroom 2	2.574m x 3.428m	8'5" x 11'3"
bedroom 3	2.475m x 2.156m	8'1" x 7'1"
bathroom	2.252m x 2.029m	7'5" x 6'8"

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3 bed home

The Milne (dual-aspect)

Plots
28,55*,72,111

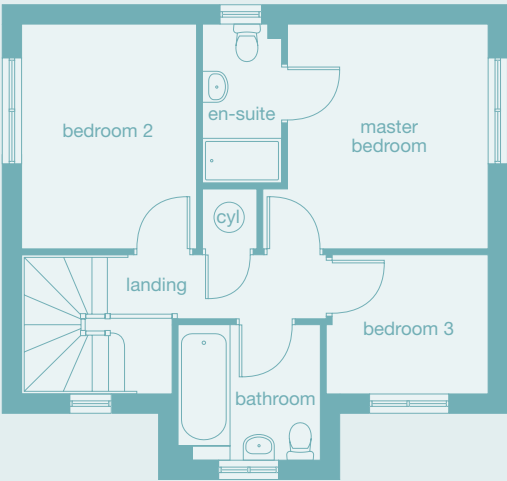
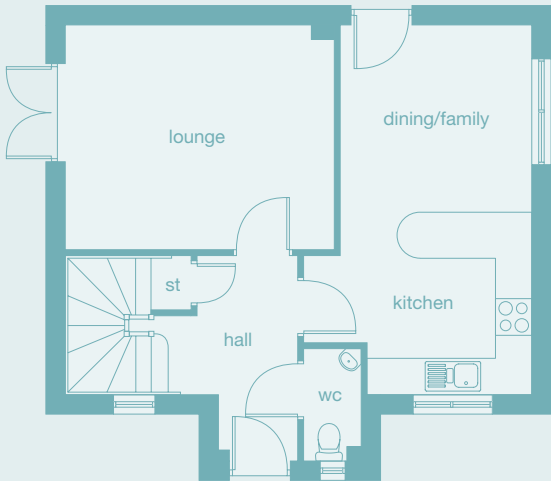
Key features
French doors
downstairs WC
en-suite shower room

The striking elevation of the Milne, with its projecting central section enhanced by the decorative timbered entrance canopy, immediately indicates a substantial home of great quality. The kitchen and dining/family-room is lit by south and west-facing windows, bringing a bright welcoming atmosphere into the natural gathering place of the house.

Please note: elevational treatments may vary.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.950m x 3.378m	13'0" x 11'1"
kitchen/dining/family	2.964m max x 5.614m max	9'9" x 18'5"
wc	0.880m x 1.700m	2'11" x 5'7"

*Plot is a mirror-image of plans shown above.

First Floor

room dimensions:

master bedroom	2.996m x 3.358m	9'10" x 11'0"
en-suite	1.294m x 2.423m	4'3" x 7'11"
bedroom 2	2.574m x 3.428m	8'5" x 11'3"
bedroom 3	2.475m x 2.156m	8'1" x 7'1"
bathroom	2.252m x 2.029m	7'5" x 6'8"

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3 bed home

The Kipling

Plots
1,130,133*

- Key features**
pentagonal entrance hall
dual French doors
downstairs WC
en-suite shower room

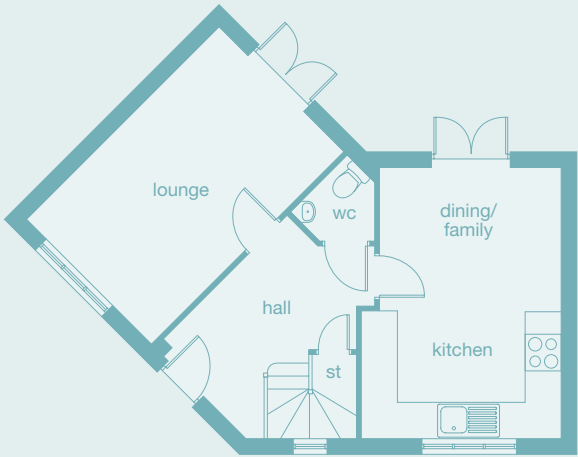
Taking advantage of its fascinating angled architecture, the Kipling offers a succession of delightful surprises, from the inviting hallway with its feature staircase, to the unusual family bathroom. The exceptionally large lounge and the family kitchen each have French doors, adding an exciting dynamic that softens the demarcation between interior and garden.



Please note: elevational treatments may vary.



Ground Floor

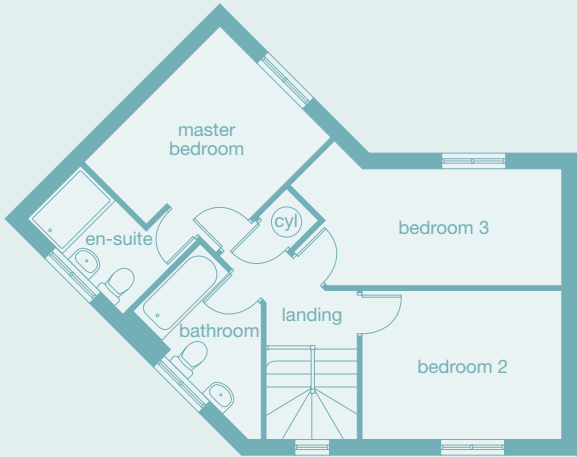


Ground Floor
room dimensions:

lounge	3.320m x 4.964m	10'11" x 16'3"
kitchen	3.650m x 2.325m	12'0" x 7'8"
dining/family	3.350m x 2.639m	11'0" x 8'8"
wc	1.445m _{max} x 1.489m	4'9" x 4'11"

*Plot is a mirror-image of plans shown above.

First Floor



First Floor
room dimensions:

master bedroom	2.971m x 3.588m _{max}	9'9" x 11'9"
en-suite	2.477m x 1.276m	8'2" x 4'2"
bedroom 2	3.700m x 2.704m	12'2" x 8'10"
bedroom 3	4.439m x 2.160m	14'7" x 7'1"
bathroom	3.253m _{max} x 1.926m	10'8" x 6'4"

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Please note: elevational treatments may vary.

3 bed home

The Nevis

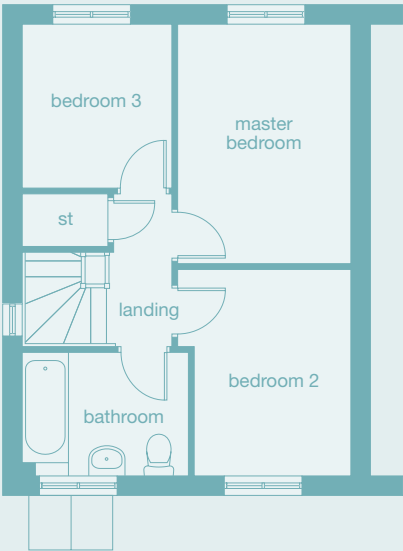
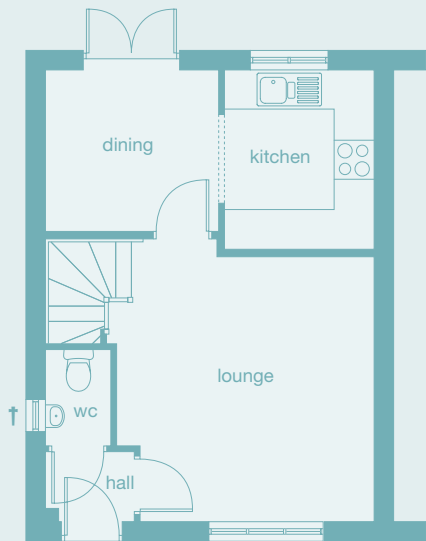
Plots
50,51*,52,53,54*,70,71*,96*,103,104*,
105,106*

Key features
French doors
decorative entrance canopy
feature archway into kitchen

The living-room of this imaginatively designed house is given a distinctive appeal by the staircase that adds such an air of spacious comfort. The thoughtful approach is carried through into the dining-room, with its French doors opening onto the rear garden and its attractive archway into the kitchen, combining open-plan convenience with just the right degree of separation and providing a welcoming setting in which to share meals with friends.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.950m max x 4.053m	13'0" x 13'4"
dining	2.660m x 2.470m	8'9" x 8'1"
kitchen	2.280m x 2.745m	7'6" x 9'0"
wc	0.990m x 1.470m	3'3" x 4'10"

*Plots are a mirror-image of plans shown above.

†Please note these windows are on the semi-detached properties only.

First Floor

room dimensions:

master bedroom	2.652m x 3.686m	8'8" x 12'1"
bedroom 2	2.410m x 3.162m	7'11" x 10'4"
bedroom 3	2.288m x 2.520m	7'6" x 8'3"
bathroom	2.530m x 1.887m	8'4" x 6'2"

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Every step of the way.

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your home, and even beyond.



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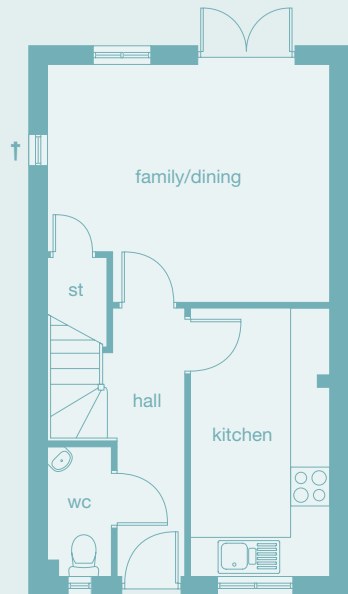
4 bed home The Hardy

Plot
64, 81*

Key features
downstairs WC
second dual-access shower room
en-suite shower room

With plenty of space for informal family life, the delightful family/dining-room of the Hardy has a light, open feel that echoes the sense of airy brightness in the first-floor lounge. The unusually large landing, and the cleverly designed dual-access shower room on the first floor that adds en-suite facilities to the second bedroom, are typical of the imaginative touches that make this comfortable home so special.

Ground Floor



Ground Floor

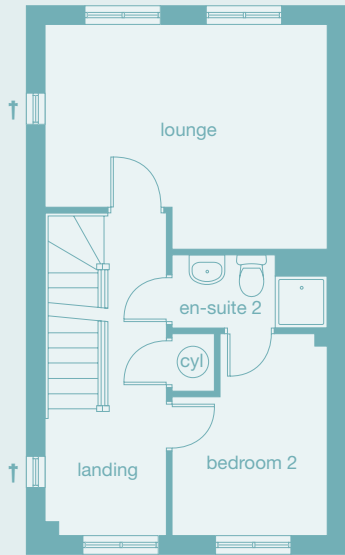
room dimensions:

family/dining	4.440m max x 3.452m max	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
wc	1.000m x 2.030m	3'3" x 6'8"

*Plot is a mirror-image of plans shown above.

†Please note these windows are on plot 64 only.

First Floor

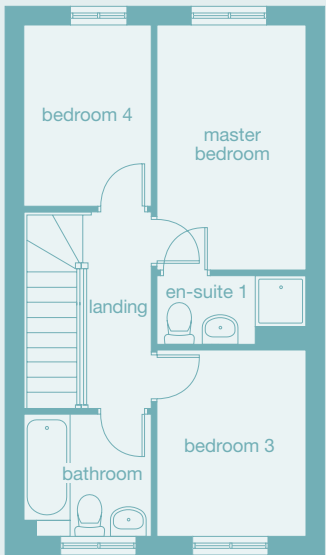


First Floor

room dimensions:

lounge	4.440m x 3.502m max	14'7" x 11'6"
bedroom 2	2.430m x 3.202m max	8'0" x 10'6"
en-suite 2	2.430m x 1.146m	8'0" x 3'9"

Second Floor



Second Floor

room dimensions:

master bedroom	2.440m x 3.849m	8'0" x 12'8"
en-suite 1	2.340m x 1.070m	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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Specification

Deansleigh

✓ yes
– not available

		Chaucer	Edgeworth GF	Edgeworth FF	Rydal	Norris	Forster	Hawthorne	Milne/dual-aspect	Kipling	Nevis	Hardy
Kitchens & Utilities												
Units												
①	kitchen ranges from Symphony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
②	selection of postformed worksurfaces from Symphony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	matching worksurface upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	base unit in kitchen with 3 permanent storage bins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Appliances												
Appliances by Zanussi												
	stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
③	stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	1 ½ bowl stainless steel sink – Blanco bonus (supplied by Symphony)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	monobloc mixer tap – Genoa ¼ turn mixer (supplied by Symphony)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	plumbing for dishwasher in kitchen	–	–	–	–	✓	✓	✓	✓	✓	–	✓
	plumbing for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lighting												
	electric point for dishwasher in kitchen	–	–	–	–	✓	✓	✓	✓	✓	–	✓
	electric point for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3 spotlights on track	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom & En-suites												
Sanitaryware												
	Ideal Standard Sandringham bathroom range in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	all WCs to be 4.0/2.6 litre flush cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cloakroom												
	450mm single tap hole basin & pedestal	–	–	–	–	–	–	✓	–	–	–	–
	450mm single tap hole basin wall mounted with chrome bottle trap	–	–	–	–	–	–	–	–	–	✓	–
	450mm single tap hole corner basin wall mounted with chrome bottle trap	–	–	–	✓	–	✓	–	✓	✓	–	✓
	close coupled WC & matching seat	–	–	–	✓	–	✓	✓	✓	✓	✓	✓
Bathroom												
	bath 1700mm x 700mm with Uniline bath panel	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
④	550mm single tap hole basin & pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	close coupled WC & matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Strada Quadrant shower tray	✓	–	–	–	–	–	–	–	–	–	–
En-suite 1												
	550mm single tap hole basin & pedestal	–	–	–	–	✓	✓	✓	✓	✓	–	✓
	close coupled WC & matching seat	–	–	–	–	✓	✓	✓	✓	✓	–	✓
	760mm x 760mm Strada shower tray	–	–	–	–	–	✓	–	–	–	–	✓
	1200mm x 760mm Strada shower tray	–	–	–	–	–	–	–	✓	✓	–	–
	Strada Quadrant shower tray	–	–	–	–	✓	–	✓	–	–	–	–
En-suite 2												
	550mm single tap hole basin & pedestal	–	–	–	–	–	–	–	–	–	–	✓
	close coupled WC & matching seat	–	–	–	–	–	–	–	–	–	–	✓
	760mm x 760mm Strada shower tray	–	–	–	–	–	–	–	–	–	–	✓



	Chaucer	Edgeworth GF	Edgeworth FF	Rydal	Norris	Forster	Hawthorne	Milne/dual-aspect	Kipling	Nevis	Hardy
En-suite 3											
shower doors & screens by Roman	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800mm shower door	–	–	–	–	–	✓	–	–	–	–	✓
1200mm shower door	–	–	–	–	–	–	–	✓	✓	–	–
Quadrangle shower door	✓	–	–	–	✓	–	✓	–	–	–	–
curved bath screen	–	✓	✓	✓	–	–	–	–	–	✓	–
Brassware											
Bristan Java in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all taps to be fitted with flow restrictor 3 litre/min	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bath filler tap to bath in bathroom	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in WC	–	–	–	✓	–	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in en-suite 1	–	–	–	–	✓	✓	✓	✓	✓	–	✓
single lever monobloc taps to basin in en-suite 2	–	–	–	–	–	–	–	–	–	–	✓
shower valves by Bristan – Artisan valve in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
shower valves to be restricted to maximum 6 litres/min flowrate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5 thermostatic shower in bathroom	✓	–	–	–	–	–	–	–	–	–	–
thermostatic shower to en-suite 1	–	–	–	–	✓	✓	✓	✓	✓	–	✓
thermostatic shower to en-suite 2	–	–	–	–	–	–	–	–	–	–	✓
thermostatic shower over bath in bathroom	–	✓	✓	✓	–	–	–	–	–	✓	–
Electrical & Lighting											
75% of internal lighting to have low-energy fitting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
shaver point – en-suite 1	–	–	–	–	–	✓	–	✓	✓	–	✓
6 chrome finish ceiling downlights to bathroom	–	–	–	–	–	✓	–	✓	✓	–	✓
chrome finish ceiling downlights to en-suite 1	–	–	–	–	–	✓	–	✓	✓	–	✓
chrome finish ceiling downlights to en-suite 2	–	–	–	–	–	–	–	–	–	–	✓
Wall & Floor Coverings											
7 choice of ceramic wall tiling from ranges by Porcelanosa	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to bathroom – splashback to basin and 450mm high around bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to en-suite – splashback to basin and 450mm high around bath	–	–	–	–	✓	✓	✓	✓	✓	–	✓
full-height ceramic wall tiling to around bath in bathroom	–	✓	✓	✓	–	–	–	–	–	✓	–
full-height ceramic wall tiling to shower cubicles	✓	–	–	–	✓	✓	✓	✓	✓	–	✓
splashback tiling to basin & window cill cloaks	–	–	–	✓	–	✓	✓	✓	✓	✓	✓
Electrical											
all accessories to be MEM250 range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
consumer unit to be an 8-way split-load unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – master bedroom	–	–	–	–	–	✓	–	✓	✓	–	✓
digital co-axial cable to roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – master bedroom	–	–	–	–	–	✓	–	✓	✓	–	✓
doorbell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IT area – 2 double sockets and 2 BT points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Specification Deansleigh

- ✓ yes
– not available
○ optional extra

Security

	Chaucer	Edgeworth GF	Edgeworth FF	Rydal	Norris	Forster	Hawthorne	Milne/dual-aspect	Kipling	Nevis	Hardy
front lantern with PIR and CFL fitting incl. dusk to dawn sensor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
rear light with PIR and CFL fitting incl. dusk to dawn sensor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
smoke detectors – 1 per floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

External Finish

high-performance double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French doors with multi-point locking to first floor	✓	–	✓	–	–	–	✓	–	–	–	–
PVCu French doors with multi-point locking to ground floor	✓	✓	✓	–	–	–	–	✓	✓	✓	✓
juliet balcony metalwork	✓	–	✓	–	–	–	✓	–	–	–	–
steel faced front door – painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
steel faced rear door – painted white	–	–	✓	–	–	–	✓	–	–	–	–
security chain – front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascia & soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
side timber gate with latch & bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800mm high closeboard divisional & boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to front garden*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to rear garden*	○	○	○	–	–	–	–	○	○	○	○
black tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
concrete edgings to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
grey riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
clothes dryer to rear garden included paving slabs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
external water butt to rear garden connected to rainwater pipe with overflow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Plumbing & Heating

⑧ gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic radiator valves – all principle rooms except hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi gas fired combination boiler Sedbuk 'A' rated	–	–	–	✓	✓	✓	–	–	–	✓	✓
Baxi gas fired fan assisted boiler – Sedbuk 'A' rated	✓	✓	✓	–	–	–	✓	✓	✓	–	–
boiler to achieve nox emissions less than 40mg/kWh	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Santon premier plus pressurised hotwater cylinder	✓	✓	✓	–	–	–	✓	✓	✓	–	–
hot water & heating electronic programmer/thermostat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Internal Finish

fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
square spindles to stairs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave ogee profile	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
smooth plastered ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel internal doorkit doors prefinished – grain effect	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Decoration

all Internal woodwork to have 1 undercoat & 2 topcoats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all Internal woodwork to be Dulux/Crown white satinwood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Dulux barley white matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to have 1 mist coat & 2 coats of emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to be Dulux white matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
prefinished doors – no decoration	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑨ chrome finish ironmongery – Firth – Florence range style	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

* Please check with the Sales Adviser for specific details.

** Subject to build programme.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

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Make yourself at home in Lincoln.

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Deansleigh.

Local history

Dating back to Roman times, much of Lincoln's rich story is reflected in the many remarkably well-preserved historical sites and buildings found throughout the city, including the Castle and the Cathedral. The Museum of Lincolnshire Life in Burton Road offers an excellent introduction to a fascinating place to live.

Museum of Lincolnshire Life
Burton Road LNI 3LY
01522 528 448

Outdoor activities

Hartsholme Country Park, three miles to the west of the development, is a Local Nature Reserve with meadows, lakes heath and woodland habitats, and in addition to nature walks and trails there is a play area, an orienteering course, a visitor centre and a cafe.

Hartsholme Country Park
Skellingthorpe Road
01522 873 577

Sport and leisure

The Yarborough Leisure Centre, a few minutes' walk to the east of Deansleigh, has a comprehensive range of indoor and outdoor facilities including a gym, swimming pools, dance studio, sports hall, squash courts, cycling and athletics tracks and both grass and all-weather pitches. The Centre is open from 6.30am to 11pm on weekdays with slightly reduced hours at weekends, making it ideal for pre- and post-work

activities, and there is a full programme of training and classes for adults and children. There is a David Lloyd Centre around three miles to the west in Burton Waters, and there are also two golf clubs in the town.

Yarborough Leisure Centre
Riseholme Road LNI 3SP
01552 873 600

David Lloyd Centre
Woodcock Lane LNI 2BE
01522 704 422

Entertainment

The entertainment complex at Brayford Wharf, close to the university, includes a nine-screen Odeon cinema, restaurants and bars. The Theatre Royal, close to Brayford Wharf, presents a varied year-round programme of drama, musicals and comedy, and the Lincoln Performing Arts Centre provides a venue for touring theatre, classical music and dance shows and specialist cinema screenings. Lincoln also has two bowling alleys.

Theatre Royal
Clasketgate LN2 1JJ
01522 519 999

Superbowl Lincoln
Valentine Road
01522 541 669

Shopping

There is a convenient general store in Keddington Avenue and a Co-op store in Trelawny Crescent, both within a five minute walk of Deansleigh. Lincoln has recently seen a growth of retail parks and shopping centres such as St Mark's Square, where there are over a dozen major high street retailers including Debenhams, Boots, Lakeland and BHS, or Waterside Shopping Centre with over 30 retail units and a food court. There are five large supermarkets in the city, including Waitrose and Tesco, and Lincoln also has a traditional indoor market with 80 stalls, open six days a week.

Co-op
Queen Elizabeth Road LNI 3PA
01522 524 901

Lincoln Indoor Market
Sincil Street
01522 873 304

Transport

Deansleigh is close to the A46, providing fast access to the surrounding towns and villages. The railway station in the city centre has direct trains to Doncaster, Grimsby, Nottingham, Leicester, Sheffield and Peterborough, and the local buses running along Queen Elizabeth Road offer services into the city centre. East Midlands, Robin Hood and Sheffield airports and Grimsby ferry terminal are all within an hour and a half's drive.

Education

Local primary schools include Lincoln Mount Street, an infant and nursery school in spacious grounds, and Westgate Junior School, which accepts children aged 7 to 11. Yarborough School, a Business and Enterprise Specialist School, is less than half a mile from Deansleigh, and other secondary schools in Lincoln include the Priory Lincolnshire School of Science and Technology, a community school with a good academic reputation.

Lincoln Mount Street School
Mount Street LNI 3JG
01522 527 339

Lincoln Westgate Junior School
Westgate LNI 3BQ
01522 528 308

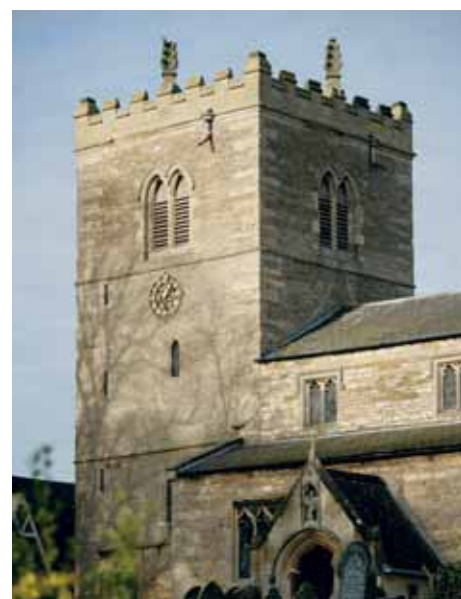
Yarborough School
Riseholme Road LNI 3SP
01522 529 203

Health care

There is a wide choice of medical practices within fifteen minutes' walk of the development, two of them close together at Cabourne Court, and dentists include the Cathedral View practice in Burton Road.

Burton Road Surgery
181 Burton Road LNI 3LJ
01522 544 222

Cathedral View Dental Practice
82 Burton Road LNI 3DF
01522 888 918





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When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your home, and even beyond.

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LE5 1LH
0800 840 8637



2, 3, 4 & 5 bed homes
Laurel Wolds, Cotgrave
Nottingham, NG12 3HT
0800 840 8660



**1 & 2 bed apartments
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LE12 8GP
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Leicester, LE19 2BS
0800 840 8661



3, 4 & 5 bed homes
Falcon Heath, Dunholme
Lincoln, LN2 3QP
0800 840 8658

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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Derby DE24 8RF
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How to find us.

We are open daily

Fri-Wed 10:30am – 5:30pm/Thu 10:30am – 5:30pm

Telephone: 0800 840 8662



From the south

Take the A1 to Newark on Trent, then join the A46 following signs for Lincoln or Grimsby. Approaching Lincoln, stay on the A46 by taking the second exit at the Saxilby Road roundabout then at the next roundabout, Riseholme Road, take the third exit to join the B1226, signposted for Lincoln North. Take the first right turn into Queen Elizabeth Road, then after around 600 yards turn left into Queen Mary Road then first left into Nene road, and Deansleigh is straight ahead.

From Scunthorpe

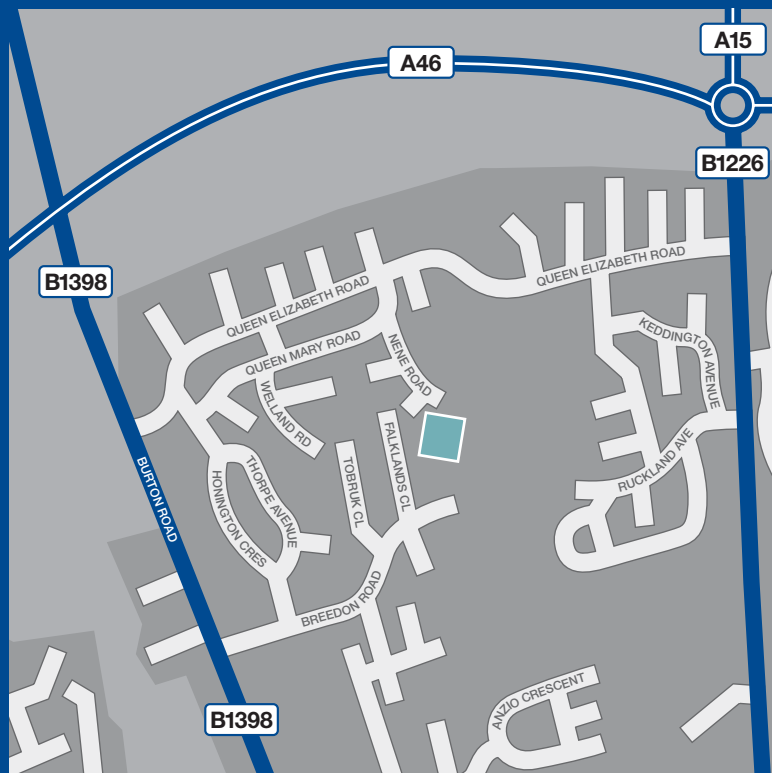
Travel south by the A15, and at the Riseholme Roundabout on the outskirts of Lincoln take the second exit to join the B1226 then follow the directions above.

From Skegness

Take the A158 westwards, and pass Sudbrooke and North Greetwell then take the second exit at the next roundabout to join the A15 following signs for Grimsby and the A46. At the next roundabout take the second exit on to the A46, signposted for Lincoln central and south, and at the next roundabout take the first exit to join the B1226 then follow the directions above.

Satellite Navigation Reference

LNI 3PL



● Deansleigh

find out more about this area on page 18

FSC logo to be placed here

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