



# 617 Court

HIGH STREET, SCAMPTON

A highly anticipated development of luxury detached homes, in the heart of the sought after village of Scampton



**THE NEW  
HOMES  
AGENT**

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## Introduction

617 Court is brought to you by Pride Homes of Lincoln, with over 30 years' experience within the Lincolnshire construction industry. The development has been carefully designed to offer a range of bespoke, detached family homes, offering an optimal blend of traditional facades, with contemporary, open-plan internal layouts. Combining the latest in Air Source Heat Pump technology, and underfloor heating systems, these stylish homes will reap the benefits of high energy efficiency and low carbon living.

## Location

The development is located in the picturesque village of Scampton, home to the award winning 'Dambusters Inn' which draws customers from across the county and beyond to enjoy a unique, old English country pub experience. Scampton is just Four and a half miles to the north of the Cathedral City of Lincoln. Situated within close proximity to the Lincolnshire Showground just off the A15, the property provides excellent access to the major road networks including the A46, M180, A57 and A1.

Multiple international airports are within one hours drive:

Humberside Airport: 35 minutes

Doncaster Sheffield Airport: 42 minutes

East Midlands Airport: 1hr 12 minutes

Lincoln Central Rail Station is just a 12-minute drive, and provides 5 daily services, direct to London Kings Cross Station.

Of all the RAF Bomber Command airfields, RAF Scampton is perhaps the best known. It originated during the First World War and its squadrons were in action from the first day of the Second World War, including in the 'Dambusters' Raid on the Ruhr Dams by Scampton's 617 Squadron for which the base has become famous. 617 Court has been duly named in memory of the Royal Air Force's 617 Squadron.



Plot	Bedrooms	Parking	Size	Price
1-7	-	-	-	Affordable Homes
8	4	Double	2141 sqft	SSTC
9	4	Single	1797 sqft	Coming Soon
10	4	Single	1942 sqft	Coming Soon
11	4	Double	2622 sqft	Coming Soon
13	4	Single	2092 sqft	SSTC
14	4	Single	1797 sqft	SSTC
15	4	Double	2010 sqft	SSTC
12	6	Double	326 sqft	£675,000
16	6	Single	2753 sqft	£650,000
17	6	Single	2753 sqft	£650,000
18	6	Double	2993 sqft	£625,000

# Specification Schedule

## Internal

### Plumbing and Heating

- Underfloor zoned heating to ground floor with controlled by wall mounted thermostats
- Radiators to first and second floors
- Worcester-Bosch pressurised heating system
- Aqualisa Digital Shower systems or thermostatic power showers. TBC by Turnbull
- Air Source Heating

### Electrics

- Integrated USB charging points to all kitchen and bedside sockets
- CAT-6 cabling throughout all homes
- Lighting specification varies depending on plot - a mixture of dimmer spotlights and feature pendant lights to be fitted throughout
- Integrated security alarm system
- Exterior PIR sensor up-and-down security lighting
- Undermounted LED lighting to kitchen wall cabinets

### Floor Finishes

- Ceramic tiling or Amtico style flooring to Kitchen Diner area's, utility, first floor bathrooms and en-suites
- Carpet to living rooms, stairs, landing and bedrooms

### Joinery

- Oak staircases with Glass balustrades
- Mexicano oak internal doors
- High quality brushed chrome door furniture

### Kitchen

- Neff appliances as standard including oven induction hob, extractor fan, fridge freezer and dishwasher
- Wine cooler\*
- Under cupboard lights\*
- Quartz worktop to kitchen area and utility
- Finish Plumbing/space for washing machine and dryer in utility
- Pull out waste bin
- Pull out storage\*
- Blanco stainless steel taps

\* Dependent on kitchen design\*

### Bathrooms and Ensuites

- Choice between Luxury Vinyl Tile flooring or Ceramic tiling
- Half tiled with premium fixtures and fittings, including vanity sink units, demister mirrors and chrome shaving points
- Bathrooms and Ensuites to include:  
Twin wall mounted basin and double drawer, Chrome Towel Warmer, Free standing bath, Rainfall shower head & Walk in Shower

## External

### Facades

A mixture of Natural Lincolnshire Limestone, Lincolnshire Red Brick, Monocouche Render or Red Cedar cladding

### Roofs Specification

Natural slate or clay pantile

### Driveways

'Burnt Ochre' Tegula block paved drives

### Garages

Mixture of Integral single garages and detached double garages with power, lighting and remote-controlled shutters. Door colours to match windows.

### Rear Gardens

Turfed rear lawns with large patio area to meet all external bifold doors. All plots on the south boundary to benefit from stunning, south-facing countryside views

### Front Gardens

Turfed front lawns with a variety of stylish planting schemes and a mixture of Wrought iron railing and Lincolnshire post-and-rail fencing

### Windows

Flush casement windows in Cream, Anthracite, Heritage Green or Agate Grey, with matching soffits and fascia board

### Sills

150mm Reconstituted Stone Sills

### Doors

Composite Security Lock in varying styles and colours to suit the property façade

### Bifolds

Triple aluminium exterior bifolds to kitchen and lounge areas

### Insulation

100mm external wall insulation  
500mm roof insulation



## Plot 8 | £535,000

### Room Sizes

M

F

#### Ground Floor

Dining Room	4.60 x 2.96	15'1" x 9'9"
Utility	2.75 x 2.40	9'0" x 7'10"
Kitchen	8.61 x 5.01	28'3" x 16'5"
WC	1.15 x 1.75	3'9" x 5'8"
Lounge	4.98 x 4.56	16'4" x 14'11"
Sun Room	3.66 x 3.05	12'0" x 10'0"

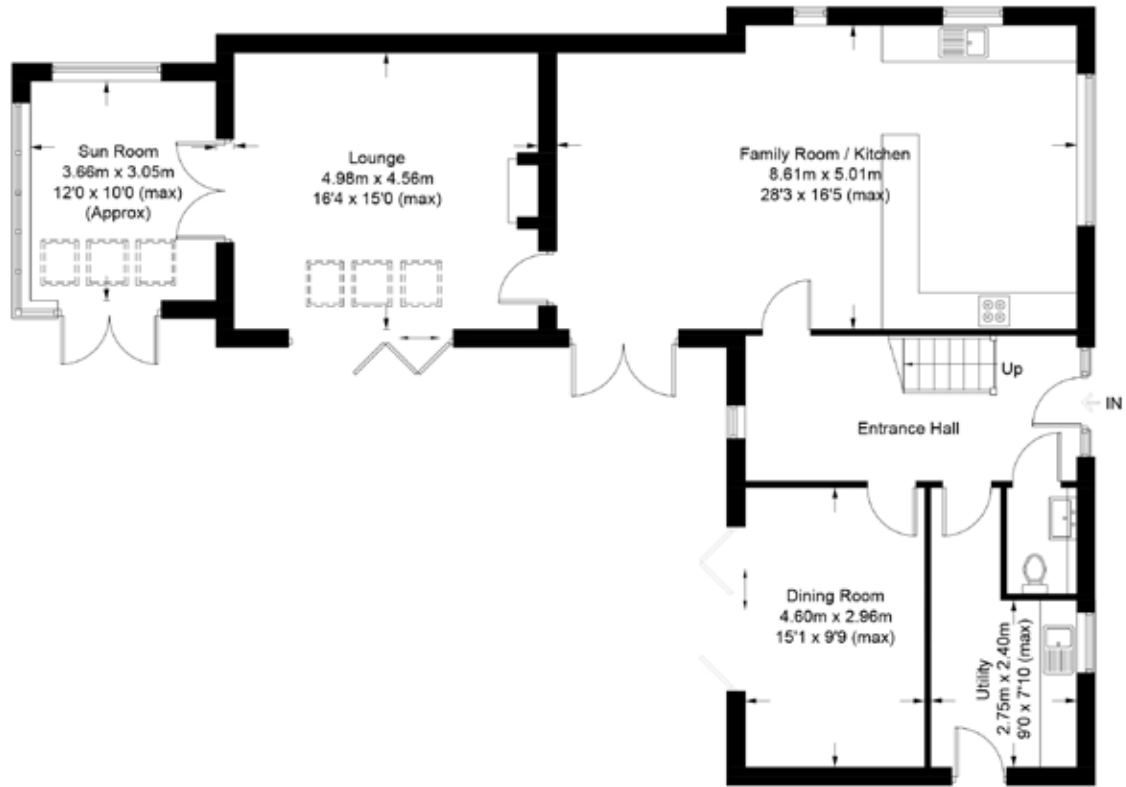
#### First Floor

Bedroom 1	5.10 x 3.30	16'9" x 10'10"
Ensuite	2.05 x 1.75	6'8" x 5'8"
Bedroom 2	4.56 x 3.05	15'0" x 10'0"
Ensuite	2.05 x 1.75	6'8" x 5'8"
Bedroom 3	3.90 x 2.34	12'9" x 7'8"
Bathroom	1.90 x 1.88	6'2" x 6'2"
Bedroom 4	3.01 x 3.01	9'11" x 9'11"

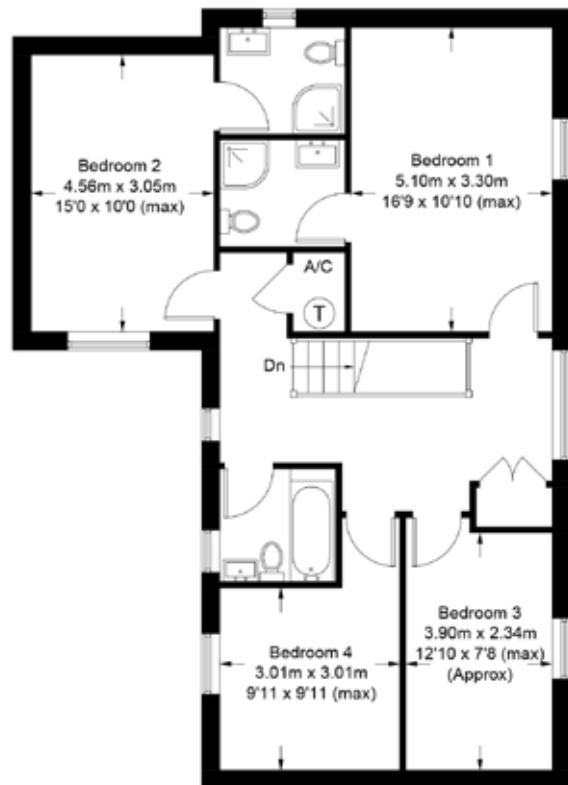
- 4 Bedroom Detached Home
- Open Plan Kitchen/Family Room with separate Lounge, Dining Room and Sun Room
- Double Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Two Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden with Countryside Views

# Floorplan

## Ground Floor



## First Floor





## Plot 9 | £475,000

### Room Sizes

M

F

#### Ground Floor

Lounge	7.15 x 3.90	23'5" x 12'10"
WC	2.19 x 1.91	7'2" x 6'3"
Kitchen/Diner	7.15 x 3.90	23'5" x 12'10"
Utility	3.60 x 2.73	11'9" x 8'11"
WC	2.73 x 1.20	8'11" x 3'11"

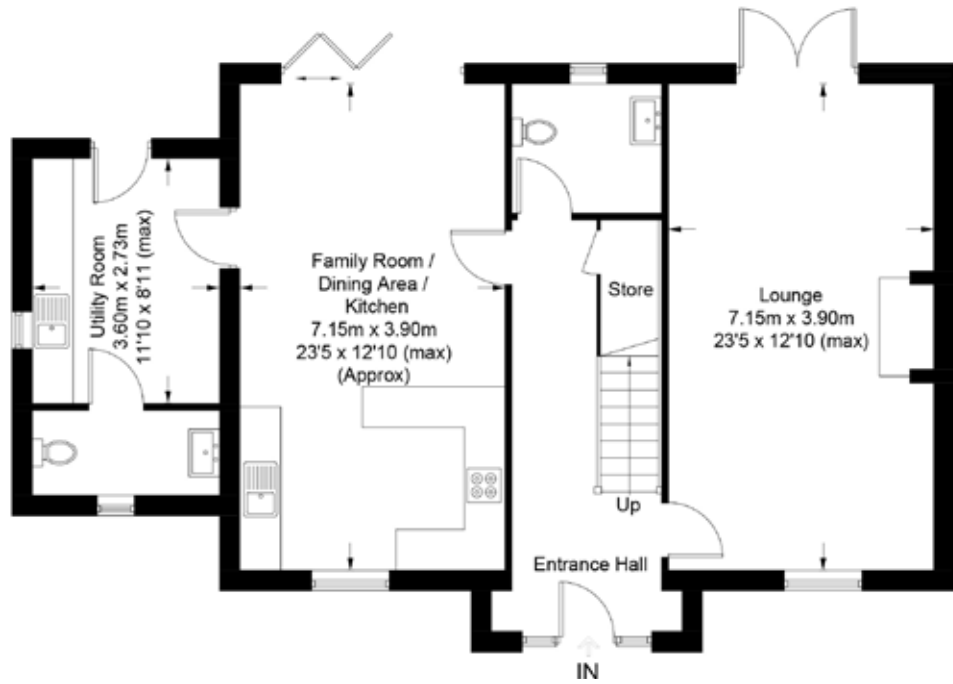
#### First Floor

Bedroom 1	4.00 x 3.90	13'1" x 12'9"
Ensuite	2.19 x 2.10	7'2" x 6'10"
Bathroom	3.09 x 1.80	10'1" x 5'10"
Bedroom 2	3.90 x 3.55	12'9" x 11'7"
Bedroom 3	3.90 x 3.50	12'9" x 11'5"
Bedroom 4	3.06 x 2.96	10'10" x 9'9"

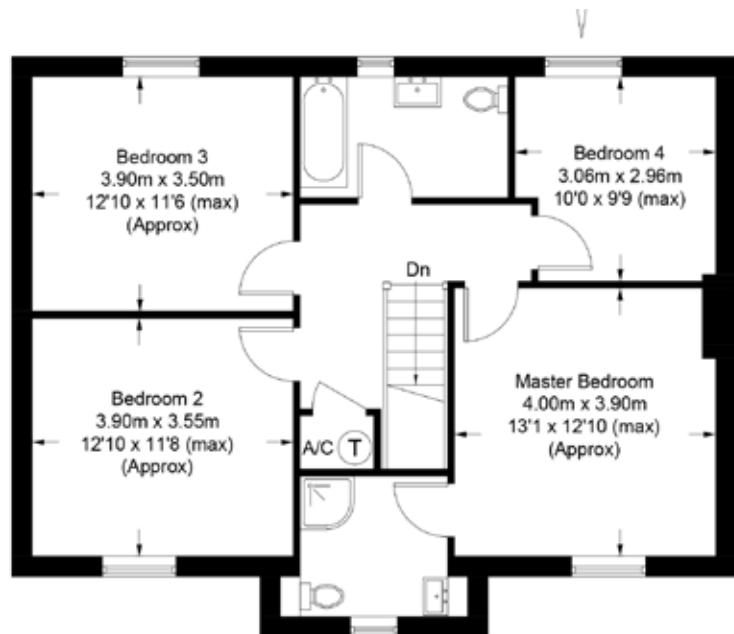
- 4 Bedroom Detached Home
- Open Plan Kitchen/Family Room with separate Lounge, Dining Room and Sun Room
- Single Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Ensuite to Master and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden with Countryside Views

# Floorplan

## Ground Floor



## First Floor







## Plot 10 | £525,000

### Room Sizes

M

F

#### Ground Floor

Kitchen	5.91 x 5.45	19'4" x 17'10"
Dining Room	2.97 x 2.91	9'8" x 9'6"
Utility	2.97 x 2.90	9'8" x 9'6"
Lounge	5.23 x 4.56	17'5" x 15'0"
WC	1.60 x 1.05	5'2" x 2'9"

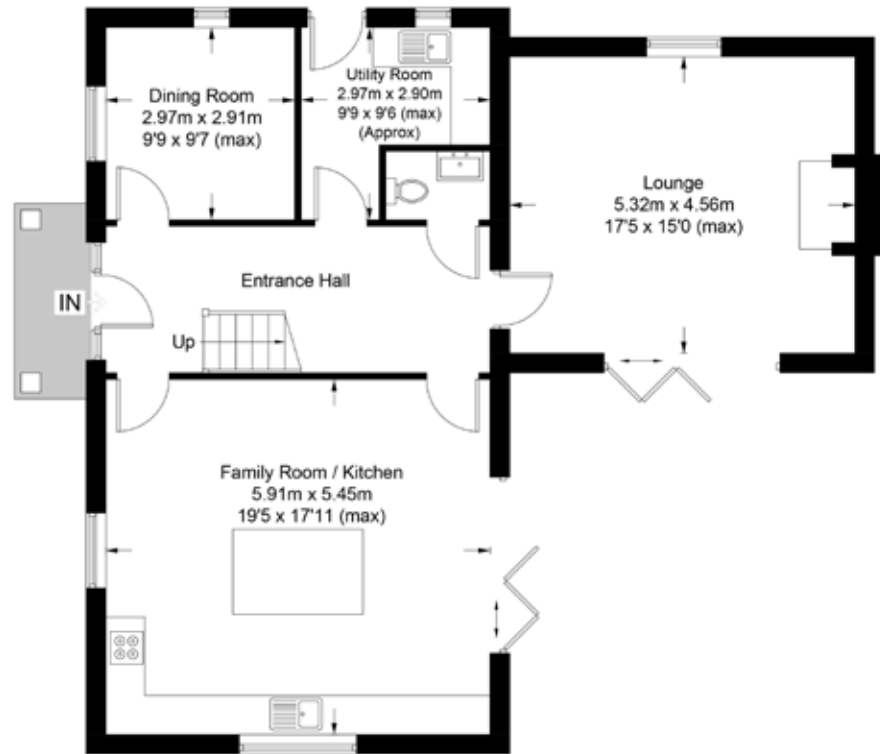
#### First Floor

Bedroom 1	4.56 x 3.61	15'0" x 11'10"
Ensuite	4.56 x 1.60	14'11" x 5'2"
Bathroom	2.90 x 2.97	9'6" x 9'8"
Bedroom 2	2.90 x 2.97	112'9" x 11'8"
Ensuite	1.68 x 1.77	5'6" x 5'9"
Bedroom 3	2.90 x 2.97	112'9" x 11'8"
Ensuite	1.68 x 1.77	5'6" x 5'9"
Bedroom 4	2.97 x 2.91	9'9" x 9'7"

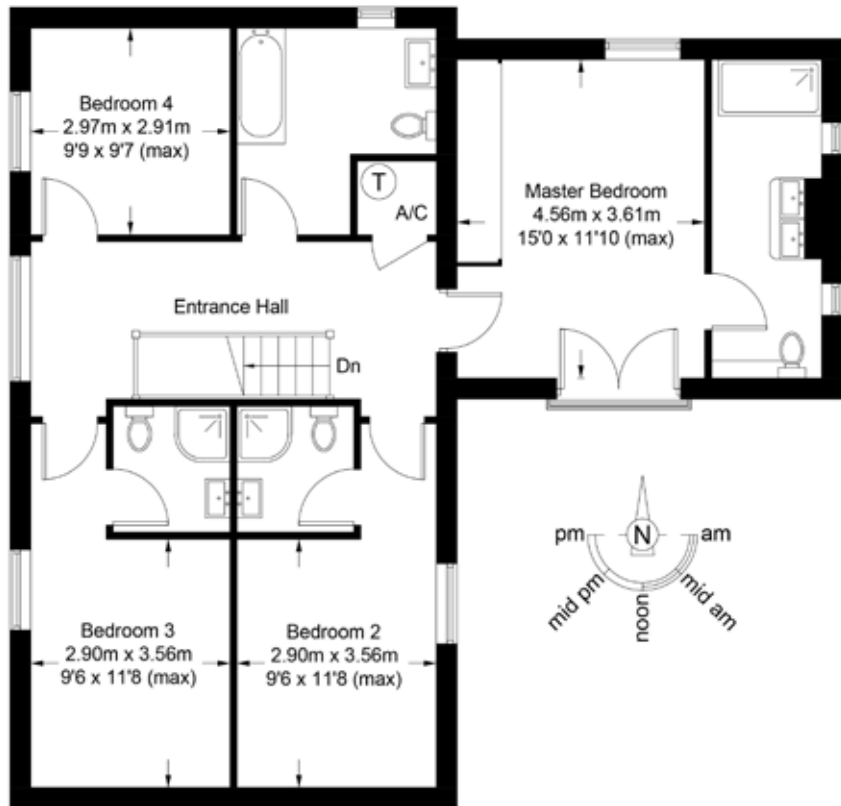
- 4 Bedroom Detached Home
- Open Plan Kitchen/Family Room with separate Lounge and Dining Room
- Single Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Three Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden with Countryside Views

# Floorplan

## Ground Floor



## First Floor





## Plot 11 | £595,000

### Room Sizes

M

F

#### Ground Floor

Kitchen	5.46 x 5.10	17'11" x 16'5"
Lounge/Diner	7.01 x 4.56	23'0" x 15'0"
Utility	3.00 x 2.69	9'10" x 8'10"
Double Garage	5.67 x 5.46	18'7" x 17'11"

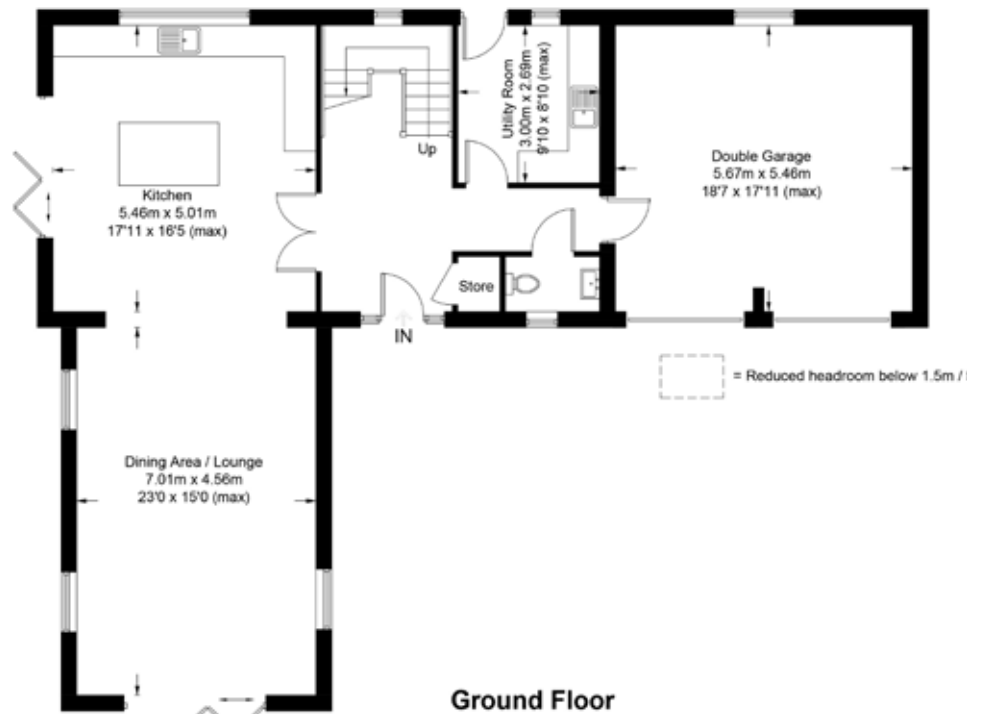
#### First Floor

Bedroom 1	5.67 x 5.46	18'7" x 17'11"
Ensuite	2.28 x 2.98	7'5" x 9'9"
Bathroom 2	2.87 x 2.98	9'4" x 9'8"
Bedroom 3	5.01 x 3.65	16'5" x 11'11"
Ensuite	3.70 x 1.7	12'1" x 5'6"
Bedroom 4	4.56 x 3.39	14'11" x 11'1"
Bathroom	3.50 x 3.25	11'6" x 10'8"

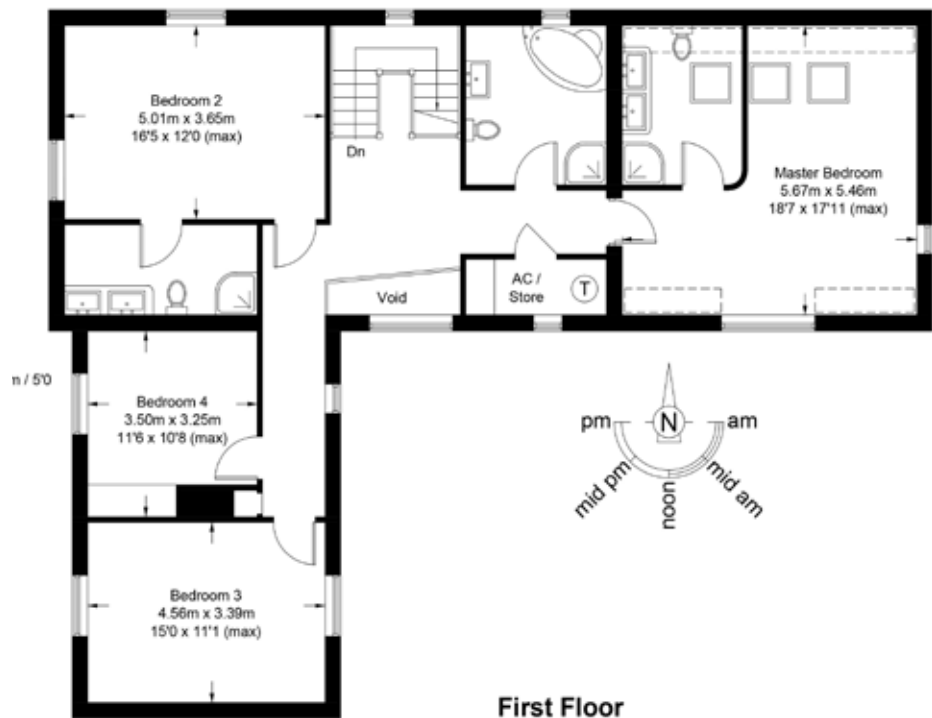
- 4 Bedroom Detached Home
- Open Plan Kitchen Leading into Spacious Lounge/Diner
- Single Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Three Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden

# Floorplan

## Ground Floor



## First Floor





## Plot 12 | £675,000

### Room Sizes

M

F

#### Ground Floor

Dining Room	3.05 x 2.95	10'0" x 9'8"
Utility Room	3.31 x 3.30	10'10" x 10'10"
WC	1.20 x 1.50	3'11" x 4'11"
Lounge	5.66 x 5.01	18'7" x 16'5"
Kitchen	6.36 x 6.01	20'10" x 19'9"
Garden Room	4.56 x 4.42	15'0" x 14'6"

- 6 Bedroom Detached Home
- Open Plan Kitchen/Family Room with separate Lounge, Dining Room and Garden room.
- Double Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Four Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden

#### First Floor

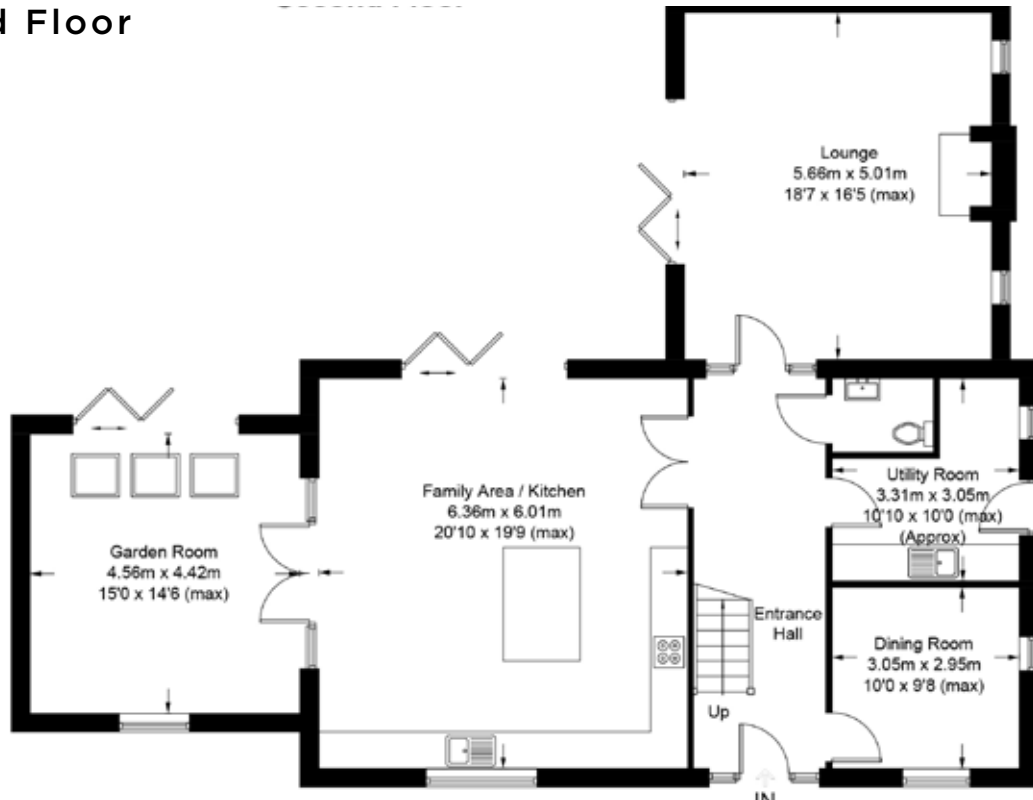
Bedroom 1	5.66 x 5.01	18'7" x 16'5"
Ensuite	2.86 x 2.28	9'4" x 7'5"
Bedroom 2	4.12 x 3.35	13'6" x 11'0"
Ensuite	1.13 x 1.77	3'8" x 5'9"
Bedroom 3	4.12 x 2.90	13'6" x 9'6"
Ensuite	1.68 x 1.77	5'6" x 5'9"
Bedroom 4	4.23 x 3.03	13'11" x 9'11"
Ensuite	2.13 x 2.01	6'11" x 6'7"

#### Second Floor

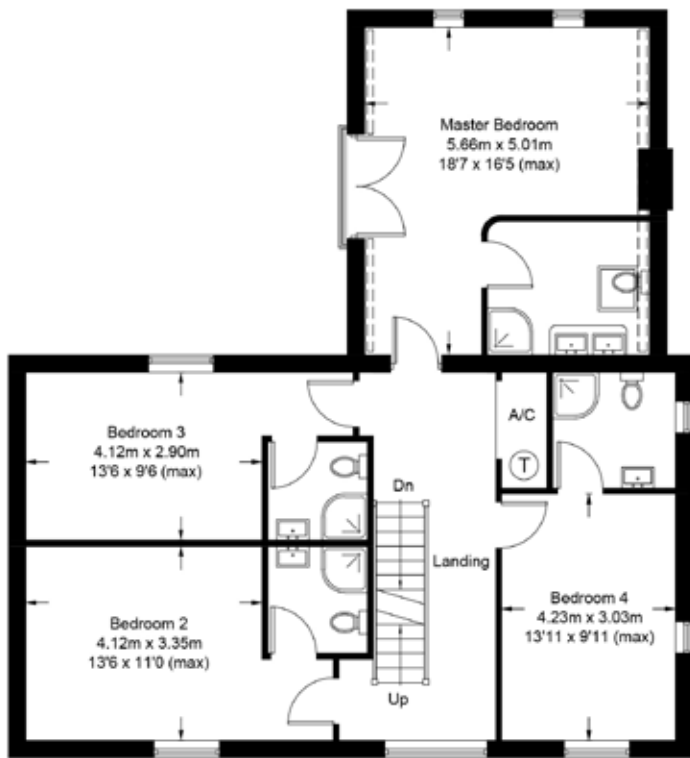
Bedroom 5	4.72 x 4.12	15'6" x 13'6"
Bathroom	2.23 x 1.77	7'3" x 5'9"
Bedroom 6	4.72 x 3.03	15'5" x 9'11"

# Floorplan

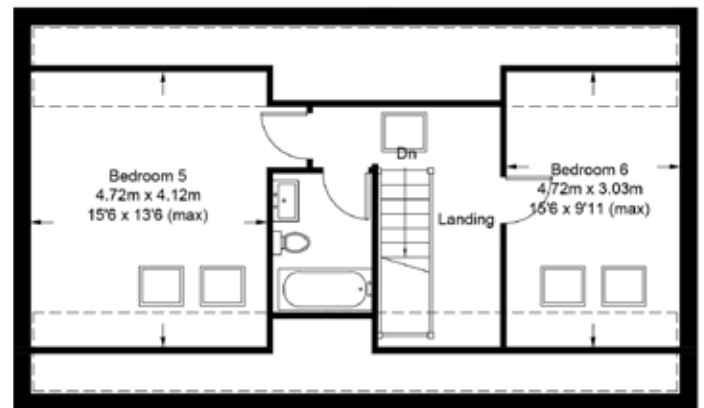
## Ground Floor



## First Floor



## Second Floor





## Plot 13 | SSTC

### Room Sizes

M

F

#### Ground Floor

Dining Room	2.97 x 2.91	9'9" x 9'7"
Utility	2.90 x 1.82	9'6" x 5'11"
WC	1.60 x 1.06	5'2" x 3'5"
Lounge	5.32 x 4.56	17'5" x 14'11"
Kitchen	5.91 x 5.45	19'5" x 17'11"
Sun Room	4.34 x 2.85	14'3" x 9'4"

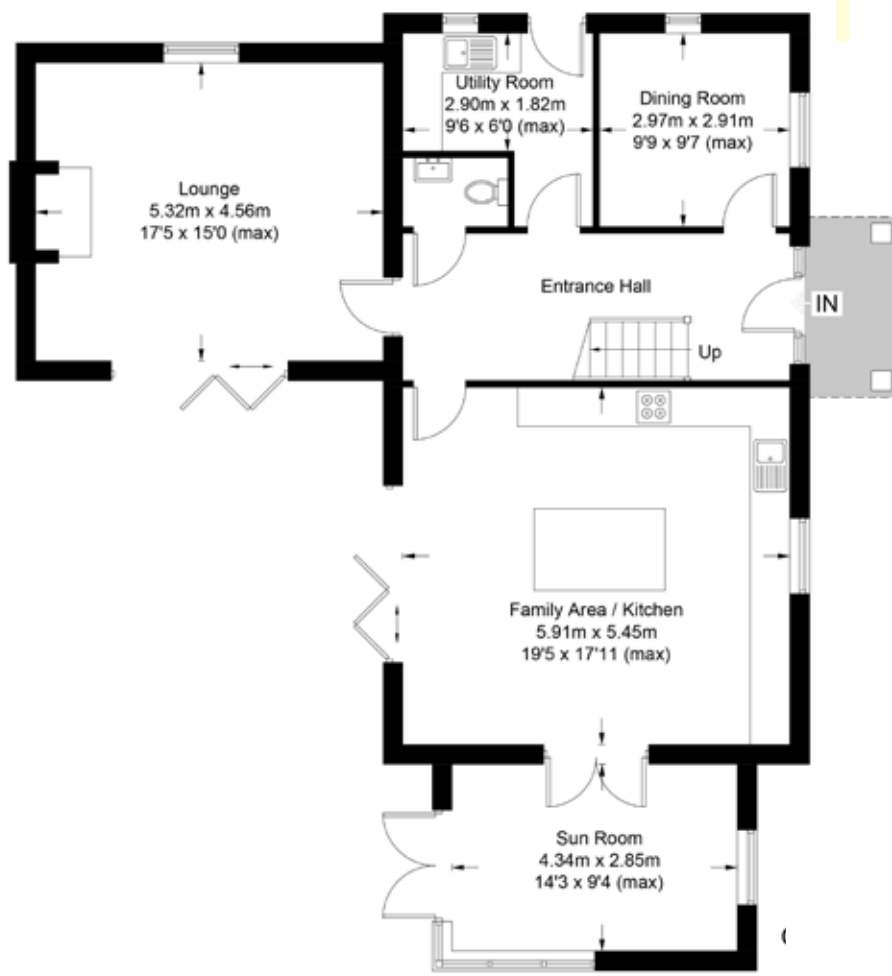
#### First Floor

Bedroom 1	4.56 x 3.61	15'0" x 11'10"
Ensuite	1.68 x 1.77	5'6" x 5'9"
Bedroom 2	3.56 x 2.90	11'8" x 9'6"
Ensuite	1.68 x 1.77	5'6" x 5'9"
Bedroom 3	3.56 x 2.90	11'8" x 9'6"
Ensuite	1.68 x 1.77	5'6" x 5'9"
Bedroom 4	2.97 x 2.96	9'9" x 9'9"
Bathroom	2.85 x 1.86	9'4" x 6'1"

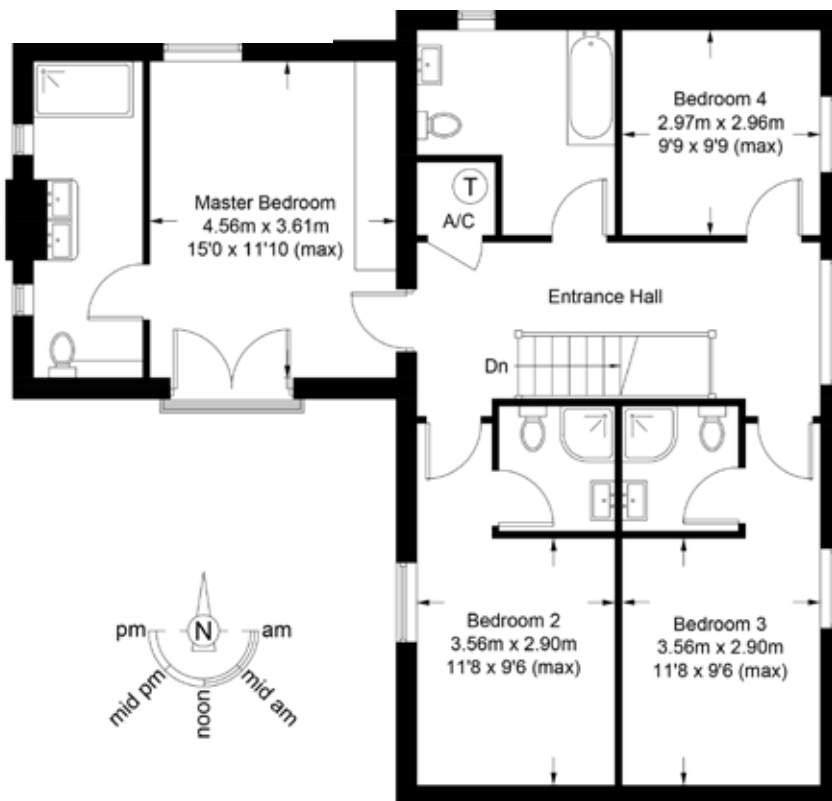
- 4 Bedroom Detached Home
- Open Plan Kitchen with Additional Dining Room, Lounge and Sun Room
- Single Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Three Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden with Countryside Views

# Floorplan

## Ground Floor



## First Floor







## Plot 14 | SSTC

### Room Sizes

M

F

#### Ground Floor

Lounge	7.15 x 3.90	23'5" x 12'10"
WC	2.19 x 1.91	7'2" x 6'3"
Kitchen/Diner	7.15 x 3.90	23'5" x 12'10"
Utility	3.60 x 2.73	11'9" x 8'11"
WC	2.73 x 1.20	8'11" x 3'11"

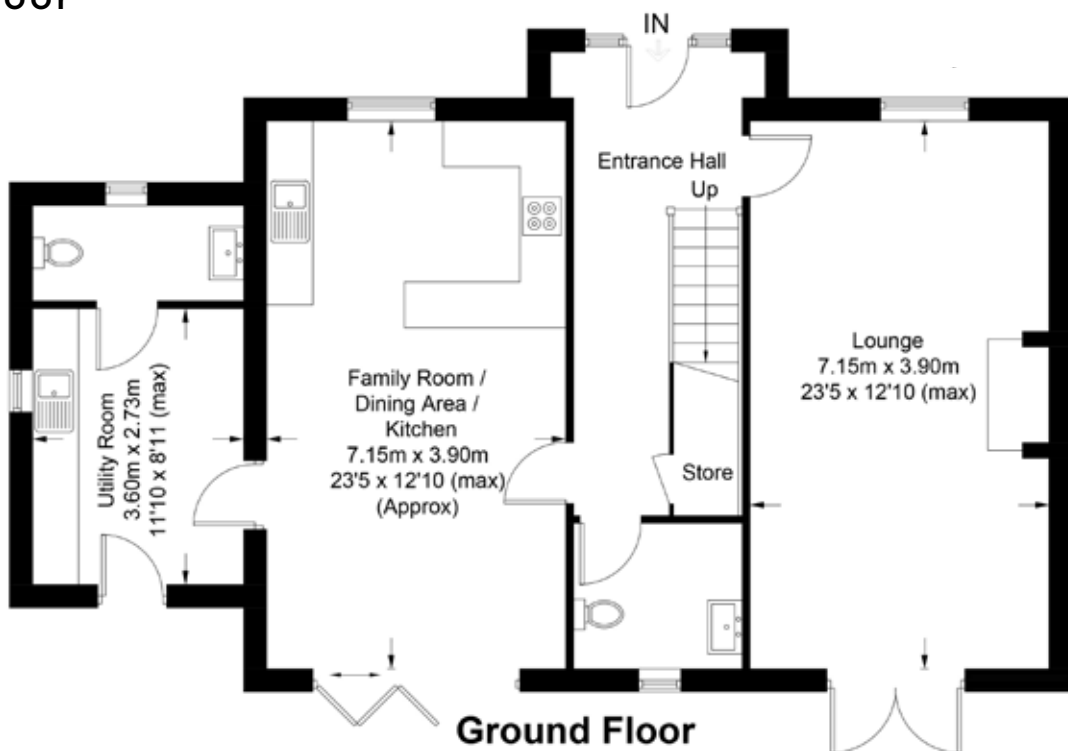
#### First Floor

Bedroom 1	4.00 x 3.90	13'1" x 12'9"
Ensuite	2.19 x 2.10	7'2" x 6'10"
Bathroom	3.09 x 1.80	10'1" x 5'10"
Bedroom 2	3.90 x 3.55	12'9" x 11'7"
Bedroom 3	3.90 x 3.50	12'9" x 11'5"
Bedroom 4	3.06 x 2.96	10'10" x 9'9"

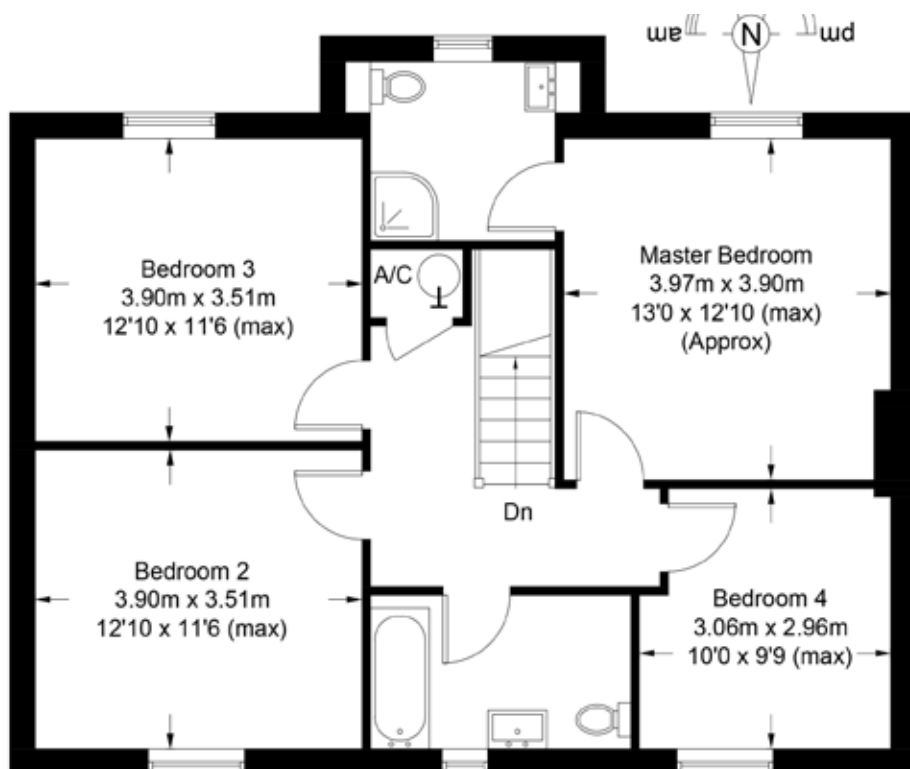
- 4 Bedroom Detached Home
- Open Plan Kitchen/Diner with additional Lounge
- Single Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Ensuite and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden with Countryside Views

# Floorplan

## Ground Floor



## First Floor





## Plot 15 | SSTC

### Room Sizes

M

F

#### Ground Floor

Dining Room	4.65 x 2.96	15'3" x 9'8"
Utility	2.95 x 2.40	9'8" x 7'10"
WC	1.60 x 1.17	5'2" x 3'10"
Kitchen	5.46 x 5.01	17'11" x 16'5"
Lounge	4.98 x 4.56	16'4" x 15'0"

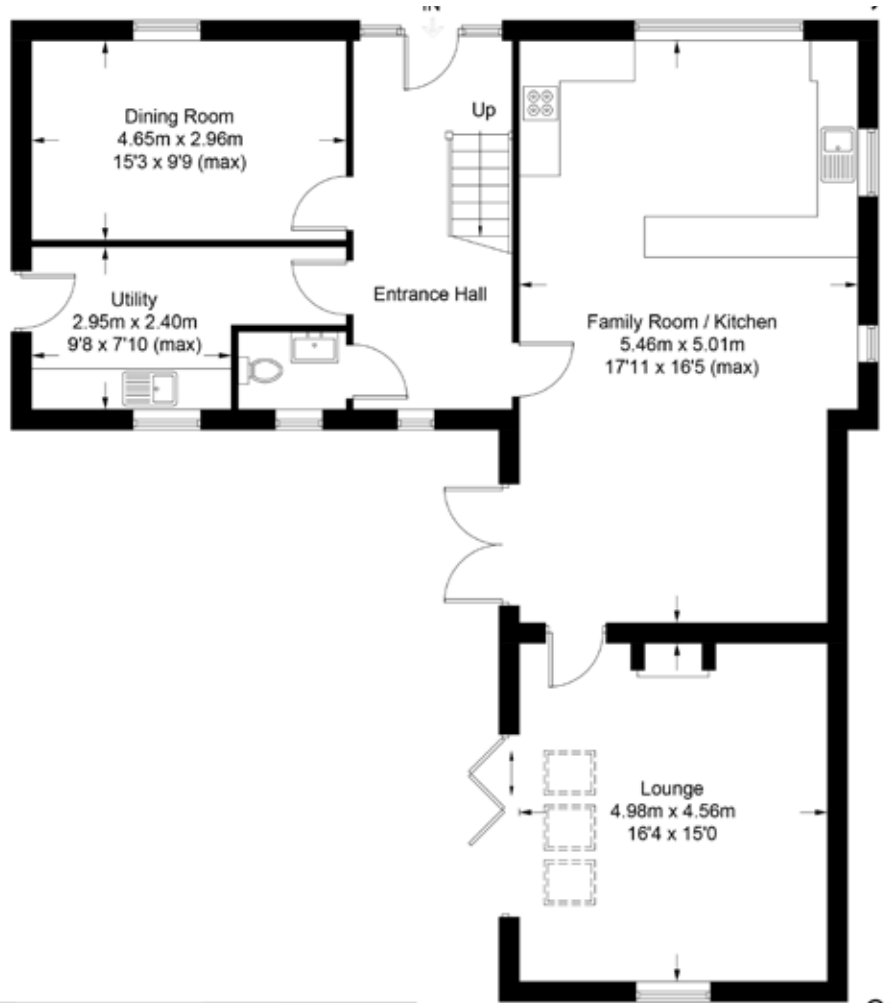
#### First Floor

Bedroom 1	5.01 x 3.30	16'5" x 10'10"
Ensuite	1.75 x 2.05	5'8" x 6'8"
Bedroom 2	4.56 x 3.05	15'0" x 10'0"
Ensuite	1.75 x 2.05	5'8" x 6'8"
Bedroom 3	3.90 x 2.37	12'0" x 7'9"
Bedroom 4	3.01 x 2.97	9'11" x 9'9"

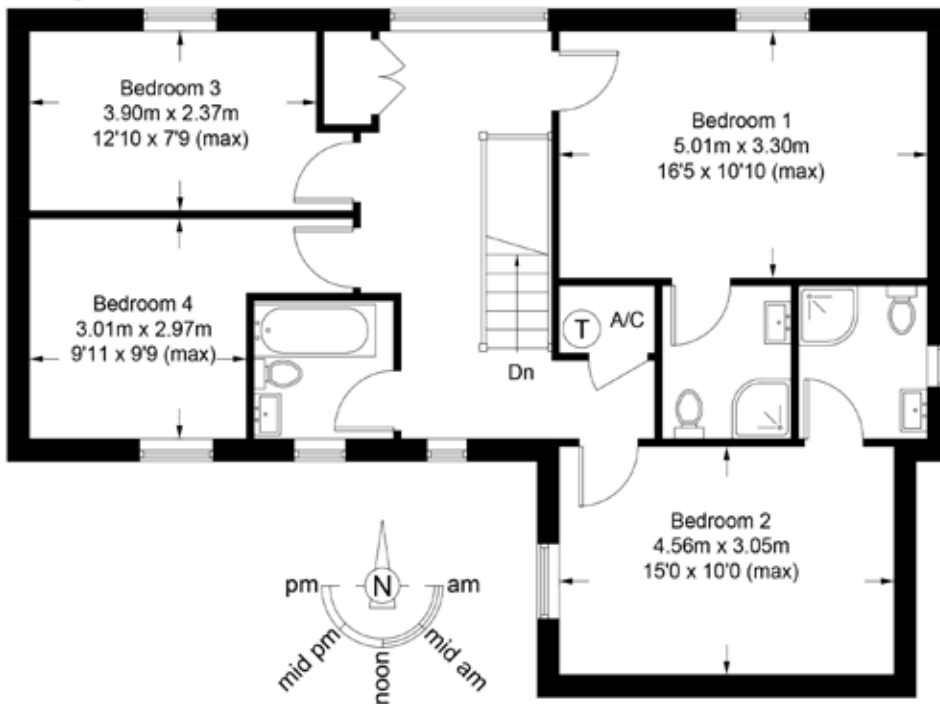
- 4 Bedroom Detached Home
- Open Plan Kitchen/ Family Room with additional Lounge and Dining Room
- Double Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Two Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Rear Garden with Countryside Views

# Floorplan

## Ground Floor



## First Floor





## Plot 16 | £650,000

### Room Sizes

M

F

#### Ground Floor

Dining Room	3.20 x 2.94	10'5" x 9'7"
WC	1.10 x 2.16	3'7" x 7'1"
Kitchen	9.29 x 3.66	36'0" x 12'0"
Utility	3.30 x 1.51	10'9" x 4'11"
Lounge	5.52 x 3.99	18'1" x 13'1"
Integral Garage	5.45 x 3.30	17'11" x 10'10"

#### First Floor

Bedroom 1	4.26 x 3.97	13'1" x 13'0"
Ensuite	2.35 x 2.16	7'8" x 7'1"
Bedroom 2	4.91 x 3.99	16'1" x 13'1"
Ensuite	2.43 x 1.43	7'11" x 4'9"
Bedroom 3	4.01 x 3.30	13'2" x 10'10"
Ensuite	1.89 x 3.30	6'2" x 10'9"
Bedroom 4	3.18 x 2.92	10'5" x 9'6"
Bathroom	2.45 x 2.92	8'0" x 9'7"

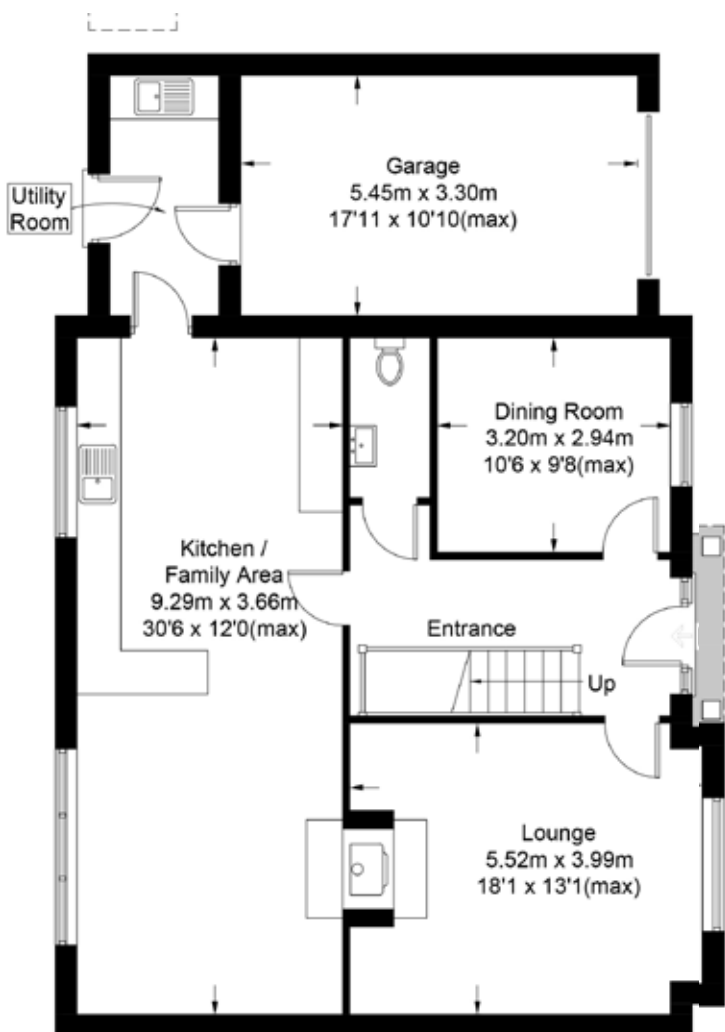
#### Second Floor

Bedroom 5	5.51 x 2.92	18'0" x 9'6"
Bathroom	2.33 x 2.62	7'7" x 8'7"
Bedroom 6	3.97 x 3.06	13'0" x 10'0"

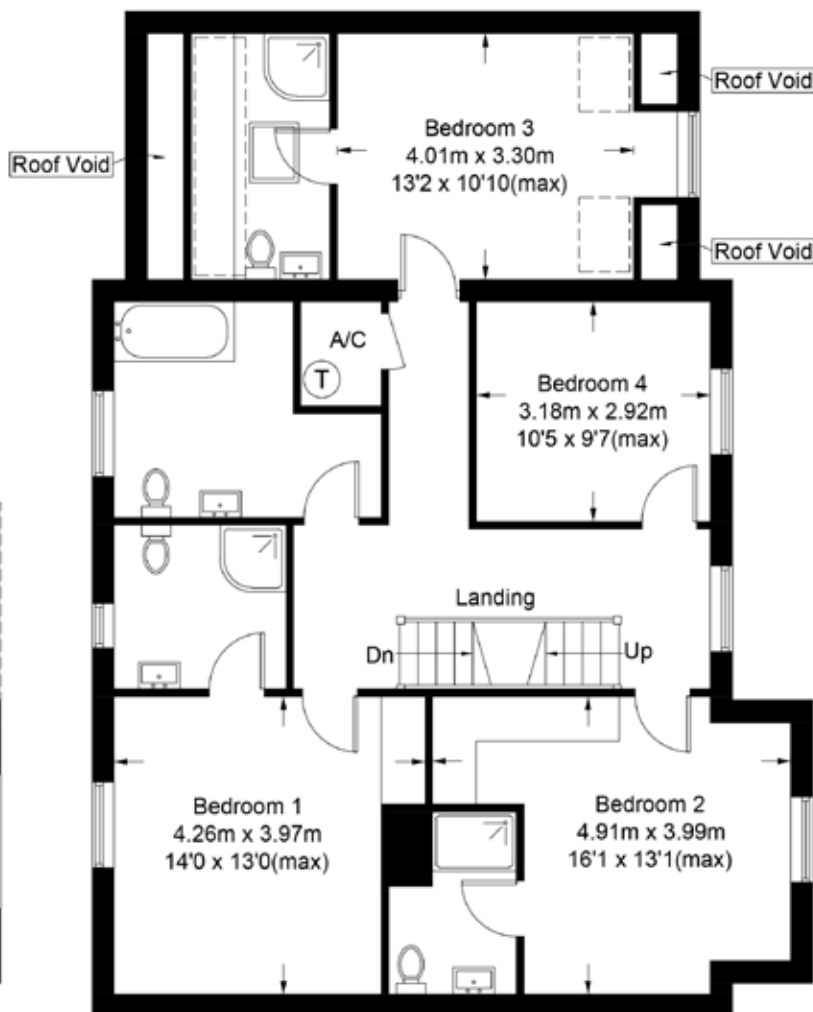
- 6 Bedroom Detached Home
- Open Plan Kitchen/ Family Room with additional Lounge and Dining Room
- Integrated Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Three Ensuites and Two Bathrooms Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- South Facing Garden with Countryside Views

# Floorplan

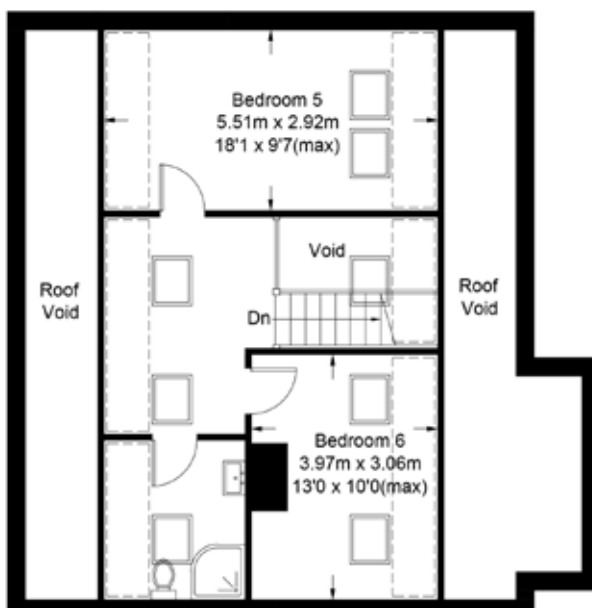
## Ground Floor



## First Floor



## Second Floor





## Plot 17 | £650,000

### Room Sizes

M

F

#### Ground Floor

Dining Room	3.20 x 2.94	10'5" x 9'7"
WC	1.10 x 2.16	3'7" x 7'1"
Kitchen	9.29 x 3.66	36'0" x 12'0"
Utility	3.30 x 1.51	10'9" x 4'11"
Lounge	5.52 x 3.99	18'1" x 13'1"
Integral Garage	5.45 x 3.30	17'11" x 10'10"

#### First Floor

Bedroom 1	4.26 x 3.97	13'1" x 13'0"
Ensuite	2.35 x 2.16	7'8" x 7'1"
Bedroom 2	4.91 x 3.99	16'1" x 13'1"
Ensuite	2.43 x 1.43	7'11" x 4'9"
Bedroom 3	4.01 x 3.30	13'2" x 10'10"
Ensuite	1.89 x 3.30	6'2" x 10'9"
Bedroom 4	3.18 x 2.92	10'5" x 9'6"
Bathroom	2.45 x 2.92	8'0" x 9'7"

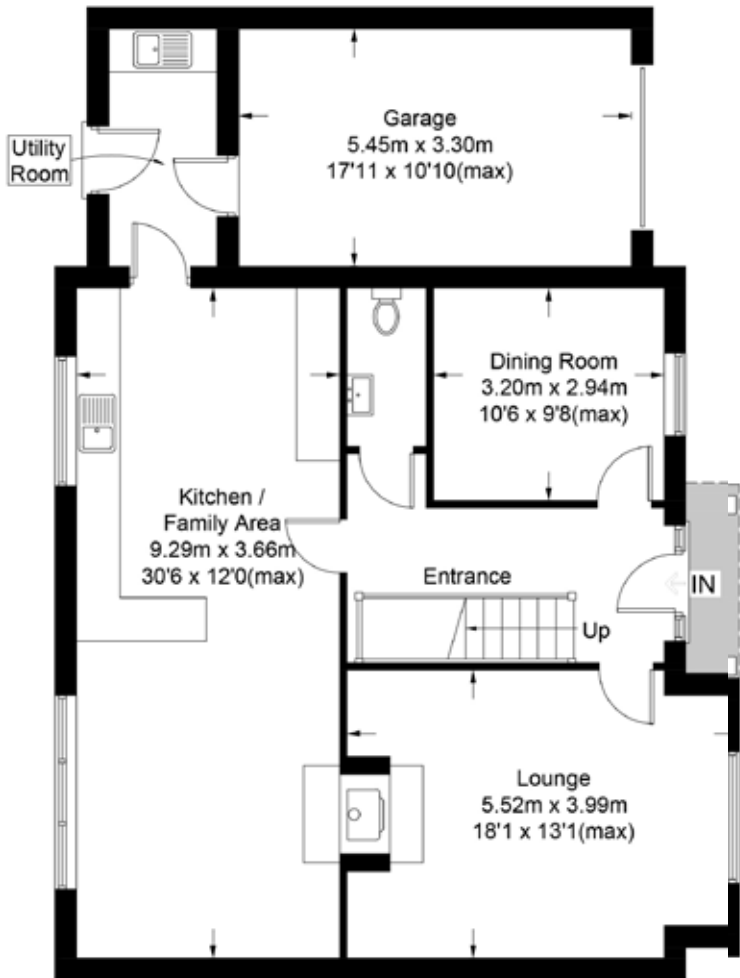
#### Second Floor

Bedroom 5	5.51 x 2.92	18'0" x 9'6"
Bathroom	2.33 x 2.62	7'7" x 8'7"
Bedroom 6	3.97 x 3.06	13'0" x 10'0"

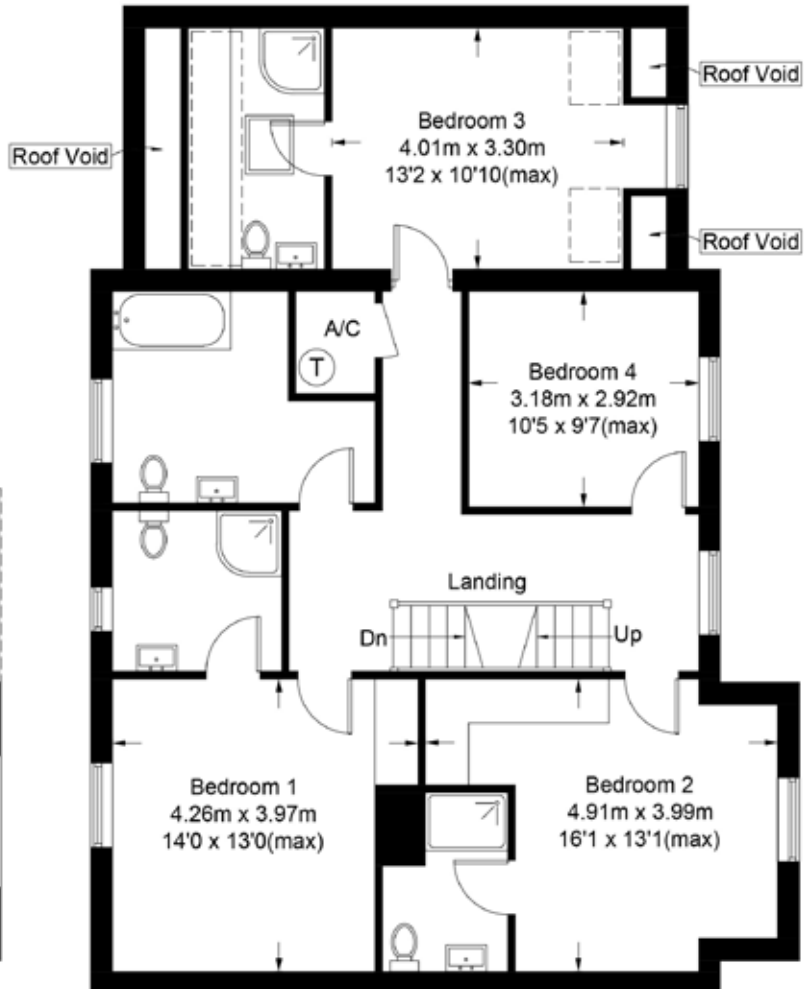
- 6 Bedroom Detached Home
- Open Plan Kitchen/ Family Room with additional Lounge and Dining Room
- Integrated Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Three Ensuites and Two Bathrooms Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- West Facing Rear Garden

# Floorplan

## Ground Floor



## First Floor



## Second Floor







## Plot 18 | £625,000

### Room Sizes

M

F

#### Ground Floor

Dining Room	3.05 x 2.95	10'0" x 9'8"
WC	1.65 x 1.20	5'4" x 3'11"
Kitchen	6.36 x 6.01	20'10" x 19'9"
Utility	3.31 x 3.05	10'10" x 10'0"
Lounge	5.66 x 5.01	18'7" x 16'5"

#### First Floor

Bedroom 1	5.00 x 3.25	16'5" x 10'8"
Ensuite	1.83 x 1.77	6'0" x 5'9"
Bedroom 2	4.12 x 3.35	13'6" x 10'11"
Ensuite	1.83 x 1.77	6'0" x 5'9"
Bedroom 3	4.12 x 2.90	5'9" x 5'6"
Ensuite	1.77 x 1.68	6'2" x 10'9"
Bedroom 4	4.25 x 3.03	13'11" x 9'11"
Ensuite	2.13 x 2.01	6'11" x 6'7"

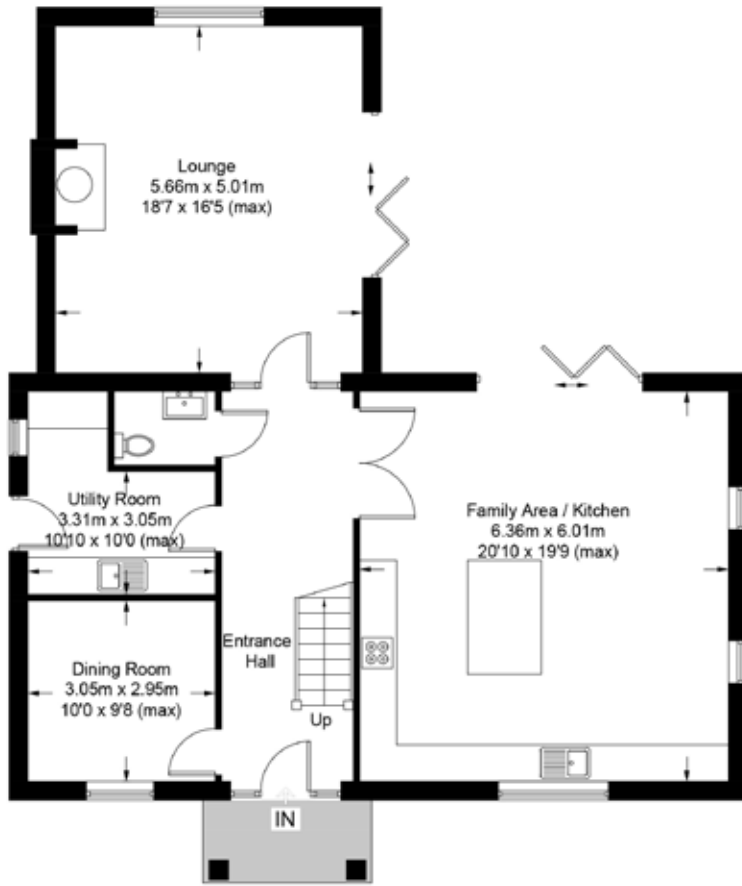
#### Second Floor

Bedroom 5	2.13 x 2.01	15'3" x 13'6"
Bathroom	1.77 x 2.382	5'9" x 7'9"
Bedroom 6	4.65 x 2.97	15'3" x 9'9"

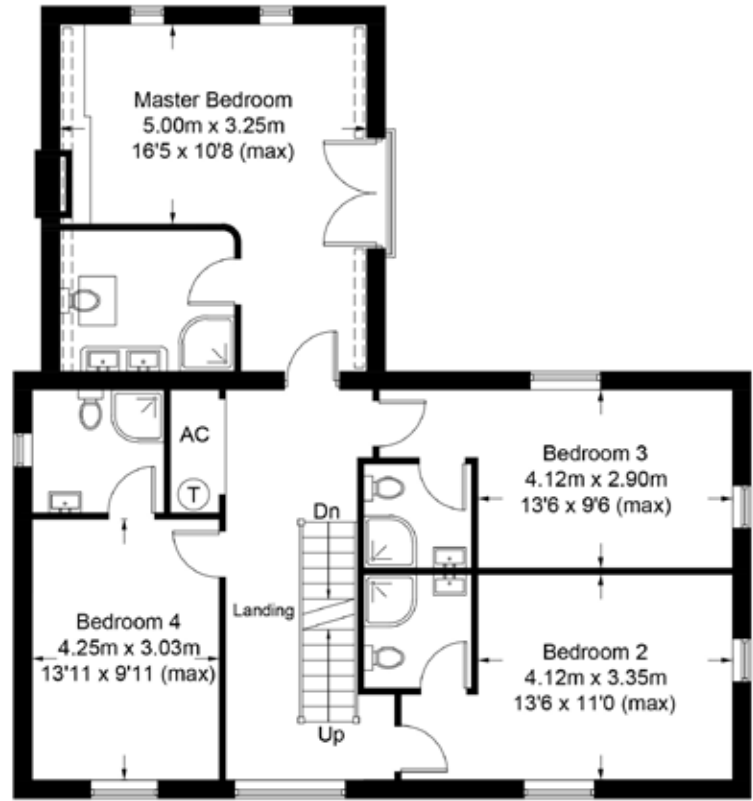
- 6 Bedroom Detached Home
- Open Plan Kitchen/ Family Room with additional Lounge and Dining Room
- Double Garage and additional parking
- Choice Between Contemporary Gloss or Shaker Style Kitchen
- Kitchen budget to allow for £35,000 retail value (optional upgrades unlikely to be required but can be made available)
- Four Ensuites and Family Bathroom Fitted with Modern Sanitary Ware
- Turfed Rear Garden with External Bifold Doors
- West Facing Rear Garden

# Floorplan

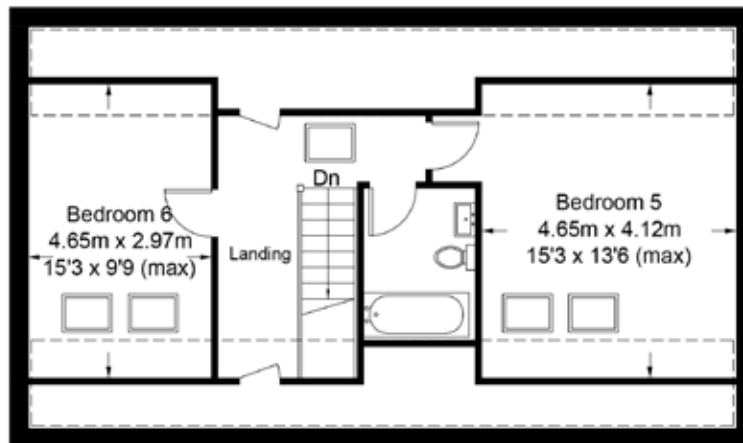
## Ground Floor



## First Floor



## Second Floor



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