



ANWICK MANOR





Anwick Manor built by HPC homes comprises of 14 properties made up of 12 new dwellings and 2 refurbished properties, ranging from 3 bedroomed town houses to executive homes, built to a high specification and situated in a pleasant cul de sac.

HPC Homes were founded in 1999 and have created many quality new homes, they have a reputation for client satisfaction and high-quality workmanship which ensures they receive a great deal of work through client recommendations.



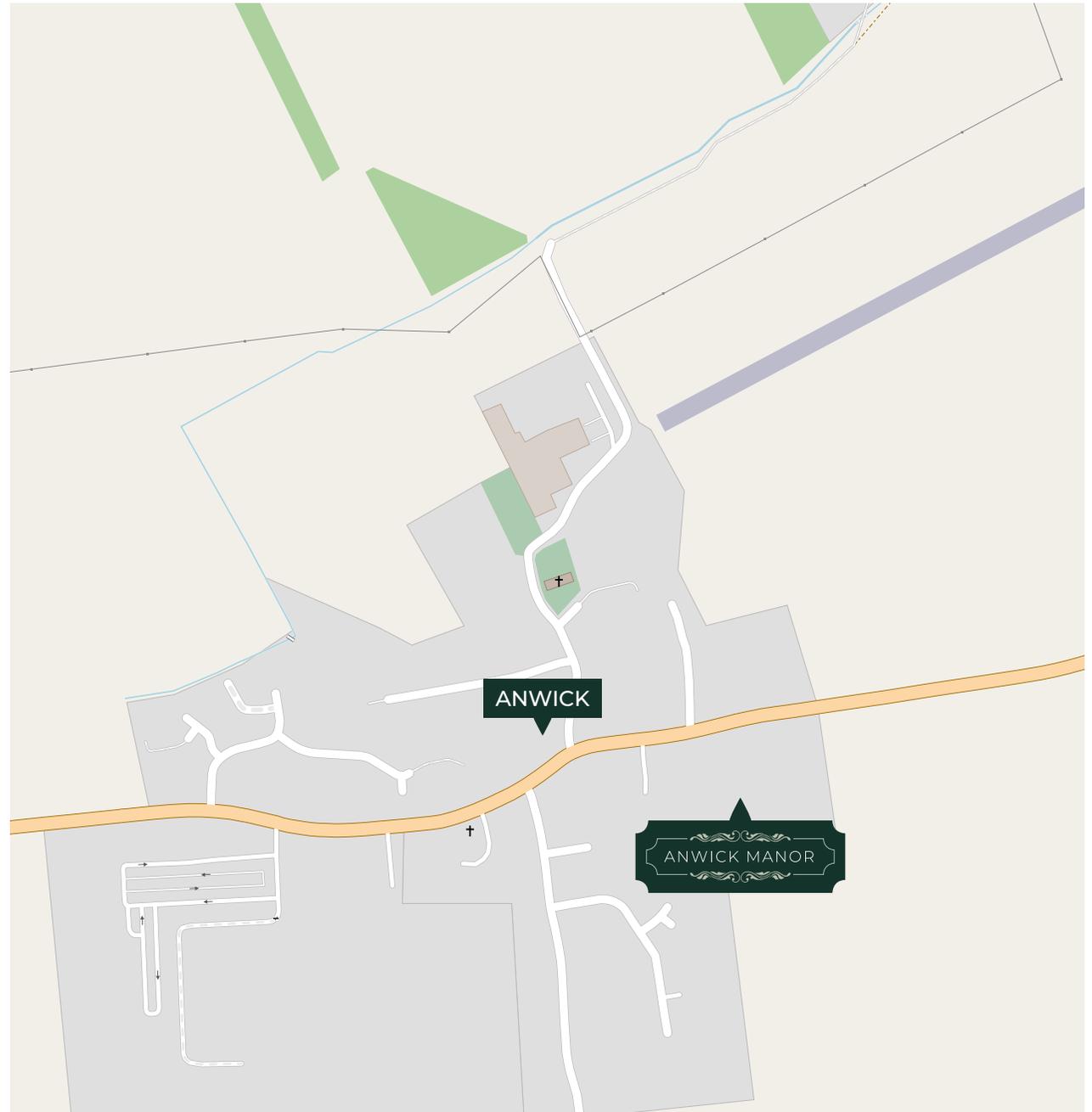
ANWICK

LOCATION

Anwick is a small village in the North Kesteven district of Lincolnshire on the A153 between Sleaford and Billinghay.

Anwick has village store, a garden centre, a car sales garage, café, community centre and playing field. The Anglican Church of St Edith in the village is a Grade I listed early English church dating to the late 13th or early 14th Centuries.

The village is in a prime location with the historic Cathedral City of Lincoln just 21 miles away and the market town of Grantham is 20 miles away. Grantham has excellent transport links with direct access to the A1 and regular Intercity Rail services via the East Coast main line. Anwick is ideally located for commuting to Sleaford or Lincoln for work, education, shopping, sports and many other facilities. It is also within reasonable travelling distance of key RAF bases at Coningsby, Digby, Waddington and Cranwell.





ANWICK MANOR

SITE PLAN

Plot Number	House Style
● 1	4 Bedroom Detached
● 2	4 Bedroom Detached
● 3	4 Bedroom Detached
● 4	4 Bedroom Detached
● 5	4 Bedroom Detached
● 6	4 Bedroom Detached
● 7	4 Bedroom Detached
● 8	4 Bedroom Detached
● 9	3 Bedroom Terrace (Reserved)
● 10	3 Bedroom Terrace
● 11	3 Bedroom Terrace
● 12	3 Bedroom Detached
● 13	4 Bedroom Bungalow (Refurb)
● 14	4 Bedroom Barn (Refurb)



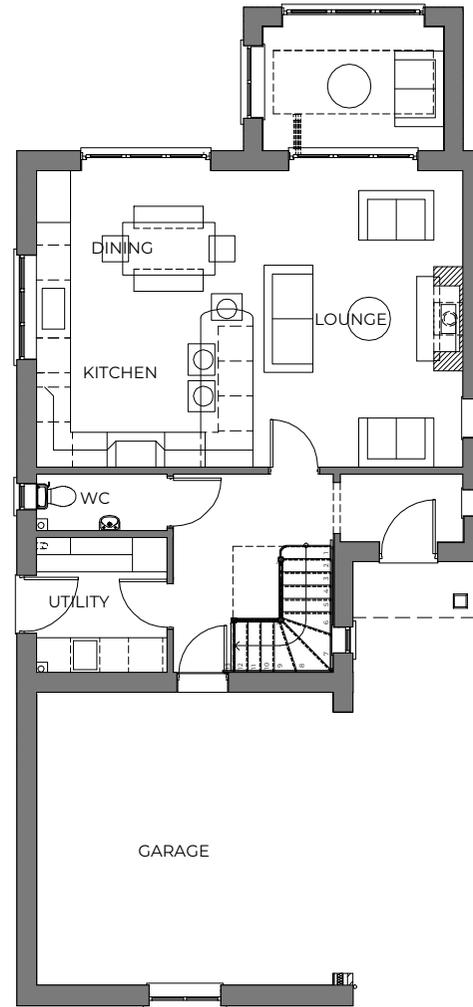


PLOT 1

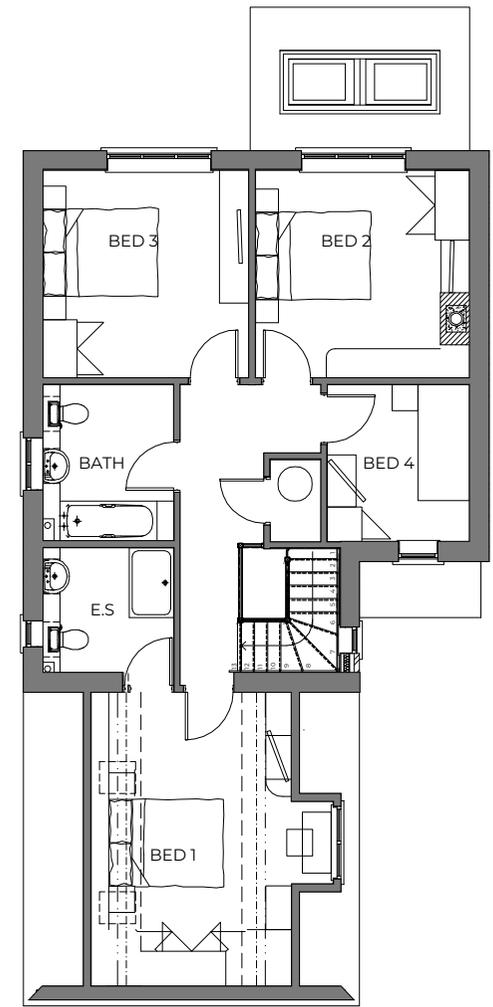
4 BEDROOM DETACHED

Ground Floor	Dimensions
Open Plan Lounge / Kitchen / Dining	7.44m x 5.13m
Conservatory	2.26m x 2.46m
WC	1.0m x 2.4m
Utility Room	2.36m x 2.3m

First Floor	Dimensions
Bed 1	5.4m x 3.56m
En-Suite	2.3m x 2.3m
Bed 2	3.6m x 3.76m
Bed 3	3.6m x 3.6m
Bed 4	2.5m x 2.74m
Family Bathroom	2.3m x 2.6m



Ground Floor



First Floor



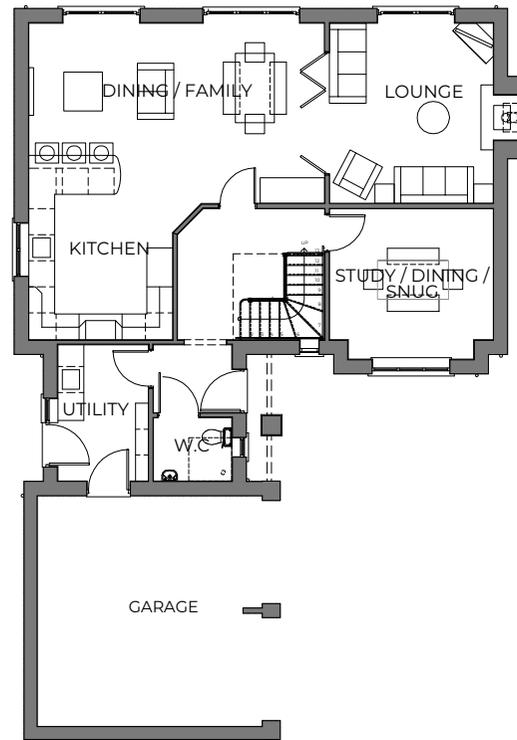
BD13 PPR

PLOT 2

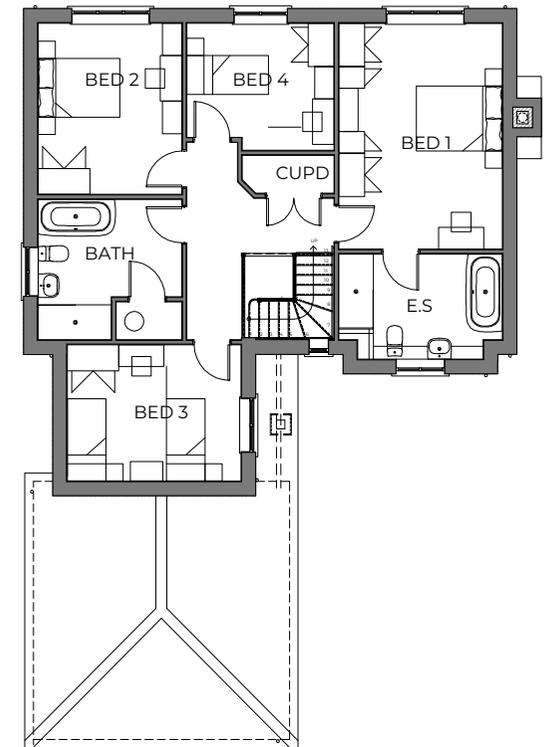
4 BEDROOM DETACHED

Ground Floor	Dimensions
Open Plan Kitchen/Dining/Family Area	6.90m x 7.33m
Lounge	3.84m x 4.2m
Study / Dining / Snug	3.84m x 3.5m
WC	1.85m x 1.5m
Utility Room	2.13m x 3.18m

First Floor	Dimensions
Bed 1	3.84m x 5.49m
En-Suite Bathroom	3.84m x 1.75m
Bed 2	3.35m x 4m
Bed 3	4.06m x 3.18m
Bed 4	3.45m x 2.97m
Family Bathroom	3.35m x 3.25m



Ground Floor



First Floor

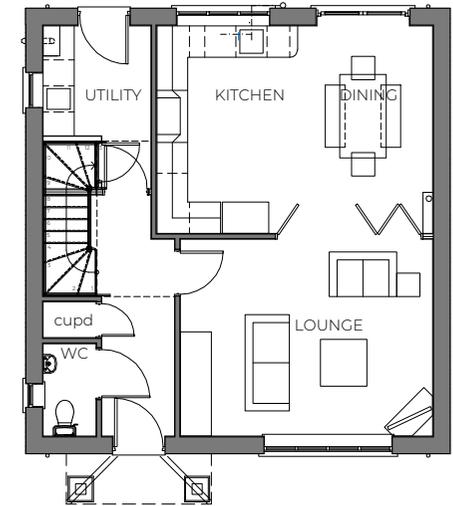


PLOT 3

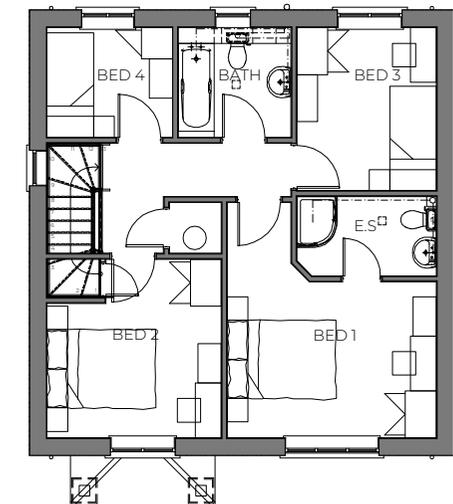
4 BEDROOM DETACHED

Ground Floor	Dimensions
Lounge	4.9m x 3.8m
Open Plan Kitchen / Dining	5.36m x 4m
WC	1.04m x 1.5m
Utility Room	2.1m x 2.13m

First Floor	Dimensions
Bed 1	4.06m x 4.52m
En-Suite	2.72m x 1.24m
Bed 2	3.38m x 2.6m
Bed 3	2.72m x 3.15m
Bed 4	2.13m x 2.44m
Family Bathroom	2.13m x 2.2m



Ground Floor



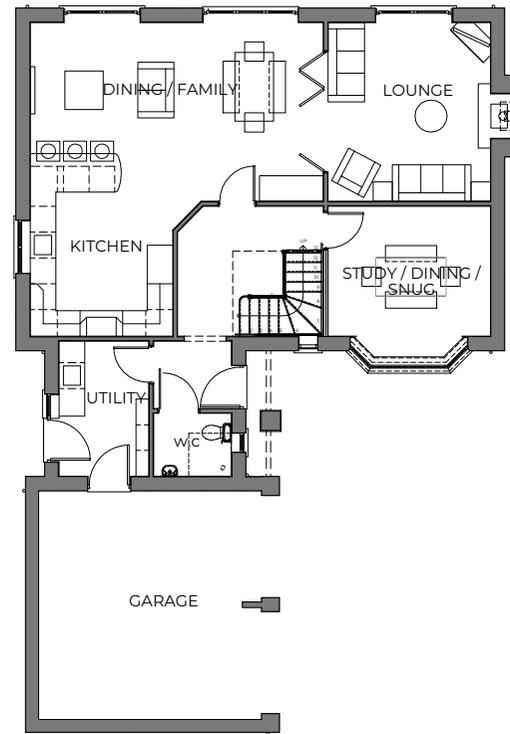
First Floor



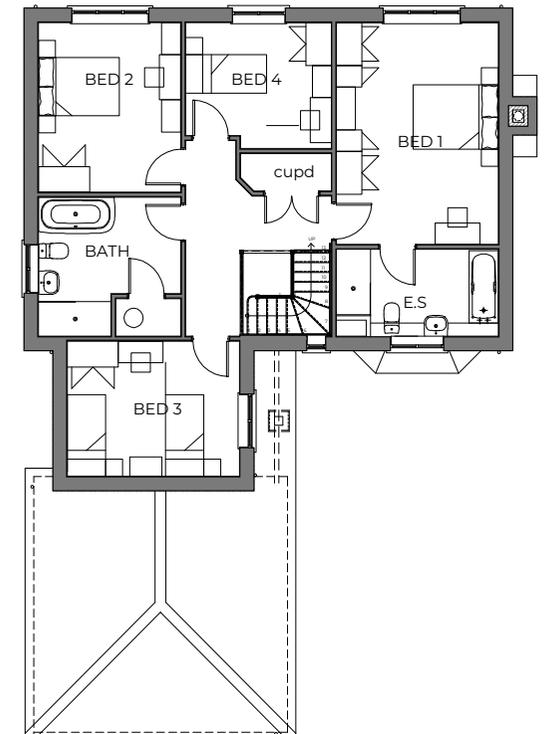
PLOT 4

4 BEDROOM DETACHED

Ground Floor	Dimensions
Open Plan Kitchen/Dining/Family Area	6.90m x 7.33m
Lounge	3.84m x 4.2m
Study / Dining / Snug	3.84m x 3.05m
WC	1.85m x 1.5m
Utility Room	2.13m x 3.73m
First Floor	Dimensions
Bed 1	3.84m x 5.49m
En-Suite Bathroom	3.84m x 1.75m
Bed 2	3.35m x 4m
Bed 3	4.06m x 3.18m
Bed 4	3.45m x 2.97m
Family Bathroom	3.35m x 3.25m



Ground Floor



First Floor

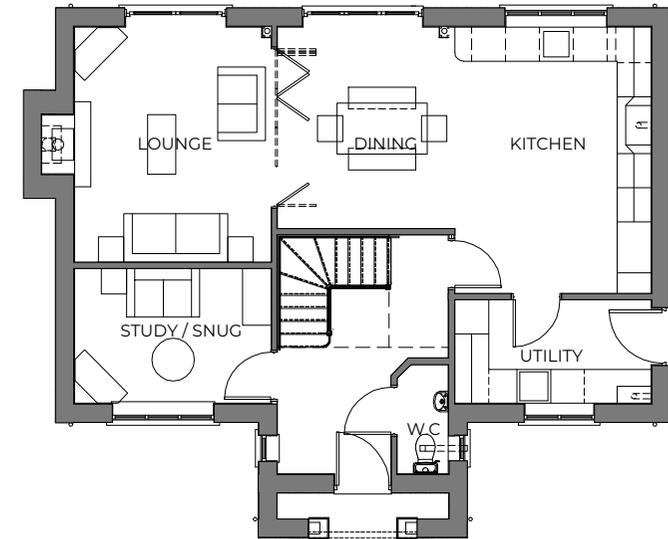


PLOT 5

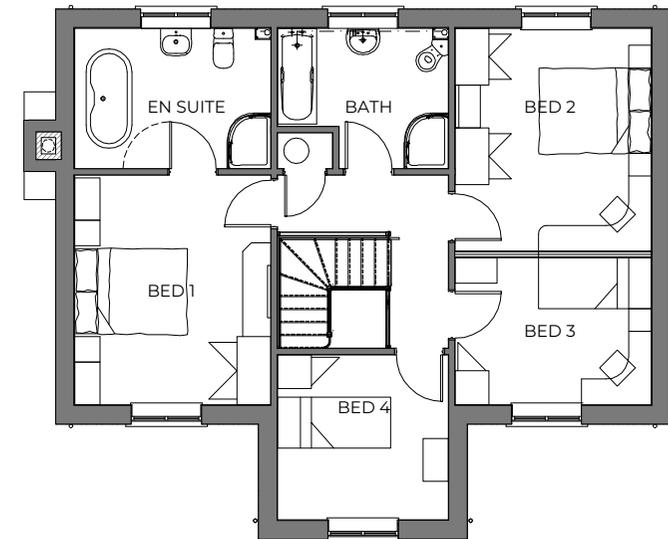
4 BEDROOM DETACHED

Ground Floor	Dimensions
Study / Snug	3.5m x 2.4m
Open Plan Kitchen / Dining Area	6.05m x 4.71m
Lounge	3.5m x 4.17m
Utility Room	3.6m x 1.85m
WC	-

First Floor	Dimensions
Bed 1	3.5m x 4.83m
En-Suite Bathroom	3.02m x 1.73m
Bed 2	3.5m x 3.96m
Bed 3	3.5m x 2.62m
Bed 4	3.05m x 2.92m
Family Bathroom	3.05m x 2.5m



Ground Floor



First Floor

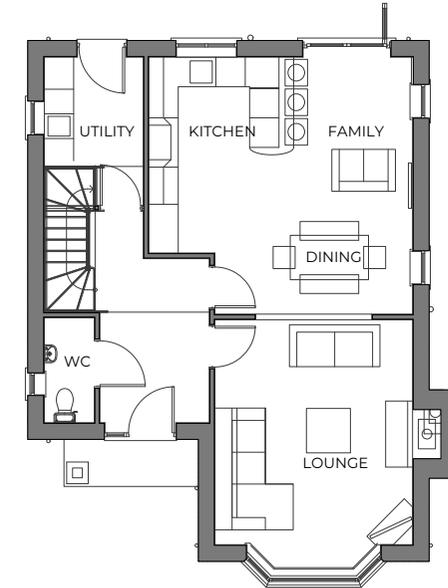


PLOT 6

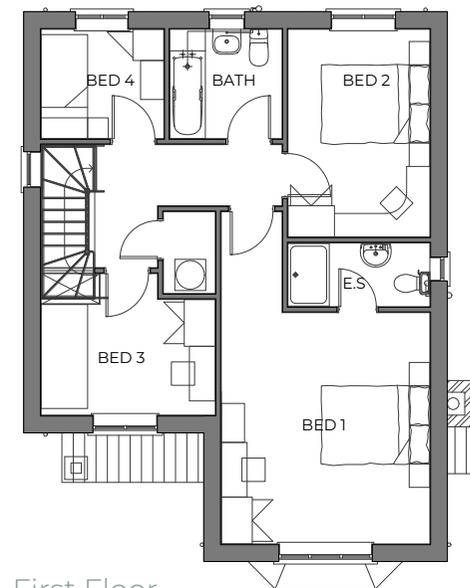
4 BEDROOM DETACHED

Ground Floor	Dimensions
WC	1.04m x 2.46m
Lounge	4.06m x 4.6m
Open Plan Kitchen/Dining/Family Area	5.4m x 5.23m
Utility Room	2.06m x 2.13m

First Floor	Dimensions
Bed 1	4.06m x 4.47m
En-Suite	2.77m x 1.24m
Bed 2	2.77m x 4.01m
Bed 3	3.38m x 2.26m
Bed 4	2.4m x 2.13m
Bathroom	2.2m x 2.13m



Ground Floor



First Floor

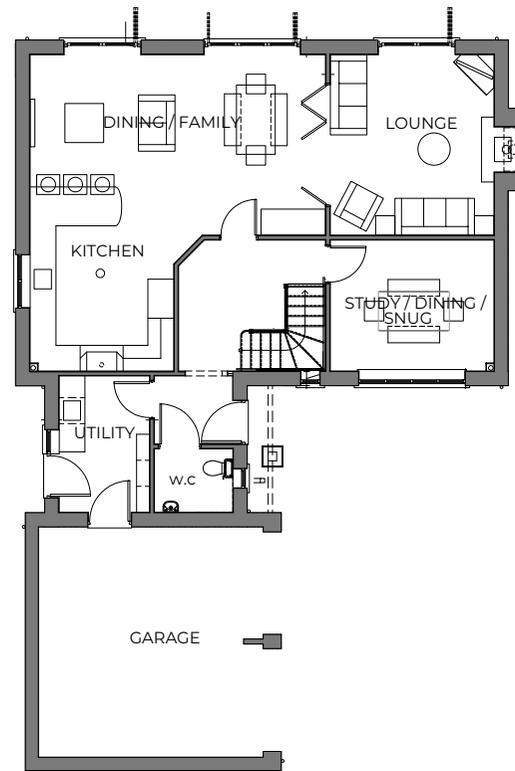


PLOT 7

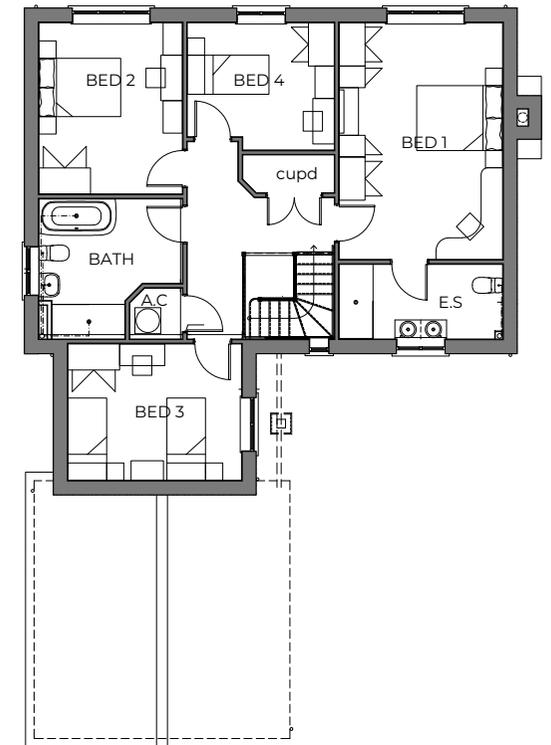
4 BEDROOM DETACHED

Ground Floor	Dimensions
Open Plan Kitchen/Dining/Family Area	6.90m x 7.33m
Lounge	3.84m x 4.2m
Study / Dining / Snug	3.84m x 3.5m
WC	1.85m x 1.5m
Utility Room	2.13m x 3.18m

First Floor	Dimensions
Bed 1	3.84m x 5.49m
En-Suite Bathroom	3.84m x 1.75m
Bed 2	3.35m x 4m
Bed 3	4.06m x 3.18m
Bed 4	3.45m x 2.97m
Family Bathroom	3.35m x 3.25m



Ground Floor



First Floor

PLOT 12

PLOT 11

PLOT 10

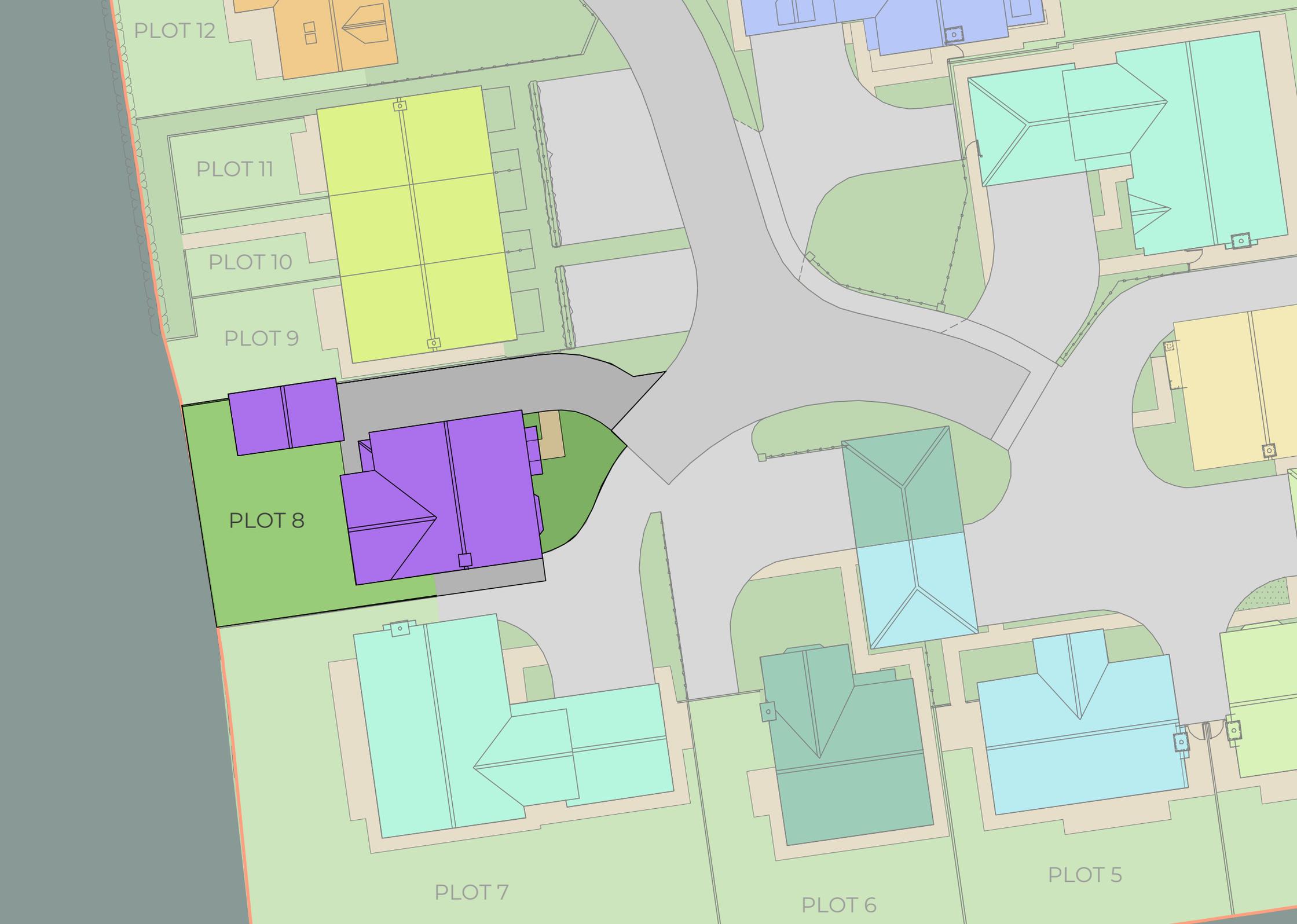
PLOT 9

PLOT 8

PLOT 7

PLOT 6

PLOT 5

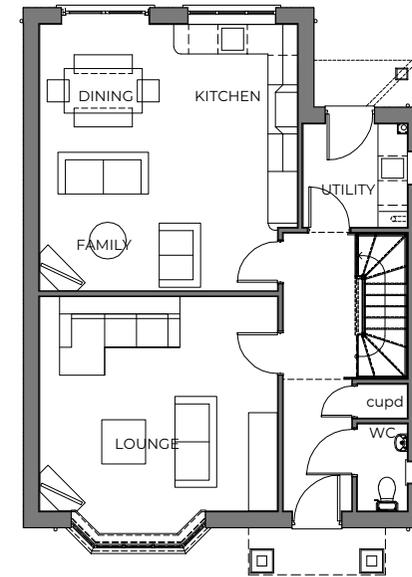


PLOT 8

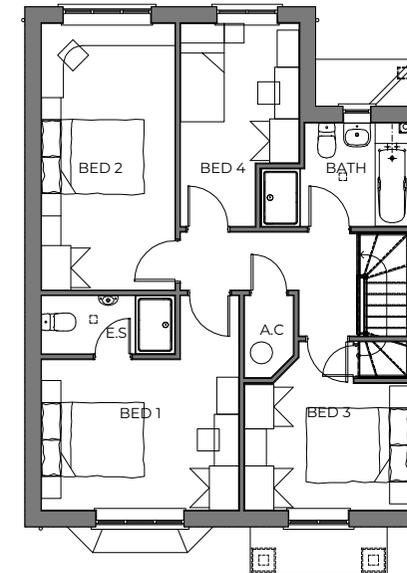
4 BEDROOM DETACHED

Ground Floor	Dimensions
WC	1.65m x 1.8m
Lounge	4.9m x 4.37m
Open Plan Kitchen/Dining/Family Area	5.3m x 5.44m
Utility Room	2.16m x 2.13m

First Floor	Dimensions
Bed 1	4.06m x 3.07m
En-Suite	2.77m x 1.22m
Bed 2	2.74m x 5.44m
Bed 3	3.38m x 2.6m
Bed 4	2.44m x 2.84m
Bathroom	3.05m x 2.13m



Ground Floor



First Floor

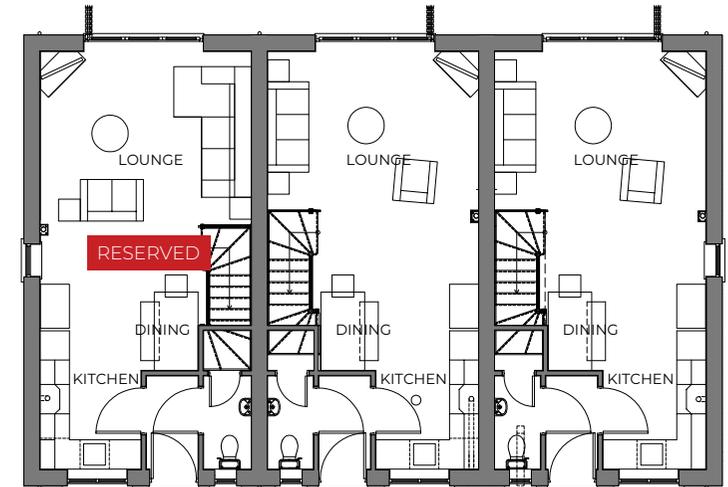


PLOT 9, 10 & 11 (PLOT 9 RESERVED)

3 BEDROOM TERRACE

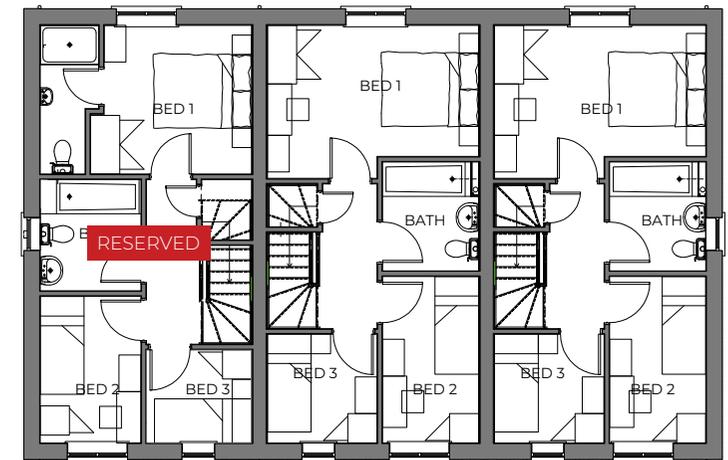
Ground Floor	Dimensions
WC	1m x 2.34m
Open Plan Kitchen/Dining/Lounge	2.15m x 2.34m plus 4.12m x 6.29m

First Floor	Dimensions
Bed 1	4.42m x 3.15m
En Suite (Plot 9 Only)	1.23m x 3.15m
Bed 2	2.03m x 3.43m
Bed 3	2.3m x 2.26m
Bathroom	2.72m x 2.26m



Plot 9 Plot 10 Plot 11

Ground Floor



Plot 9 Plot 10 Plot 11

First Floor

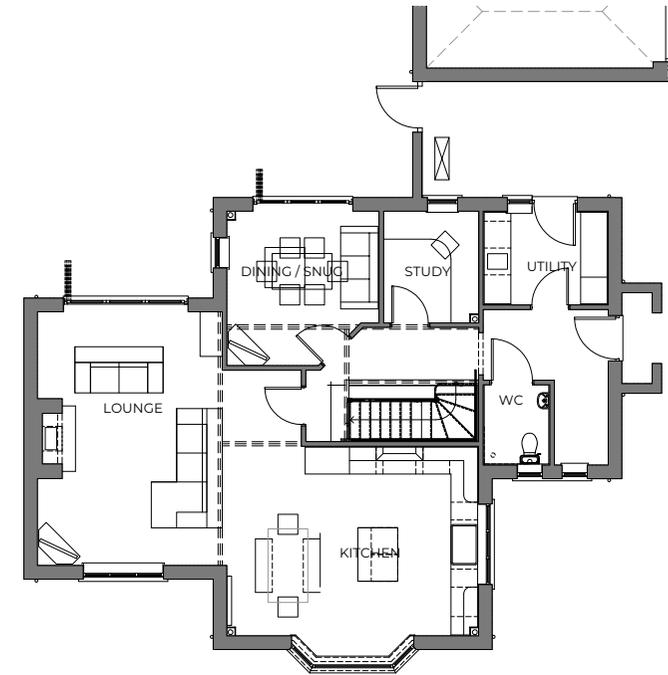


PLOT 12

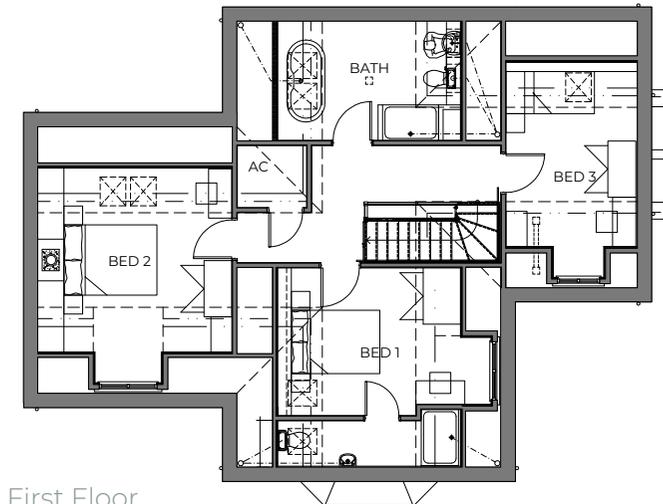
3 BEDROOM DETACHED

Ground Floor	Dimensions
Kitchen	5.68m x 4.25m
Lounge	4.17m x 5.68m
Dining	3.45m x 3.43m
Study	2.15m x 2.50m
Utility	2.82m x 2.10m
WC	1.50m x 1.79m

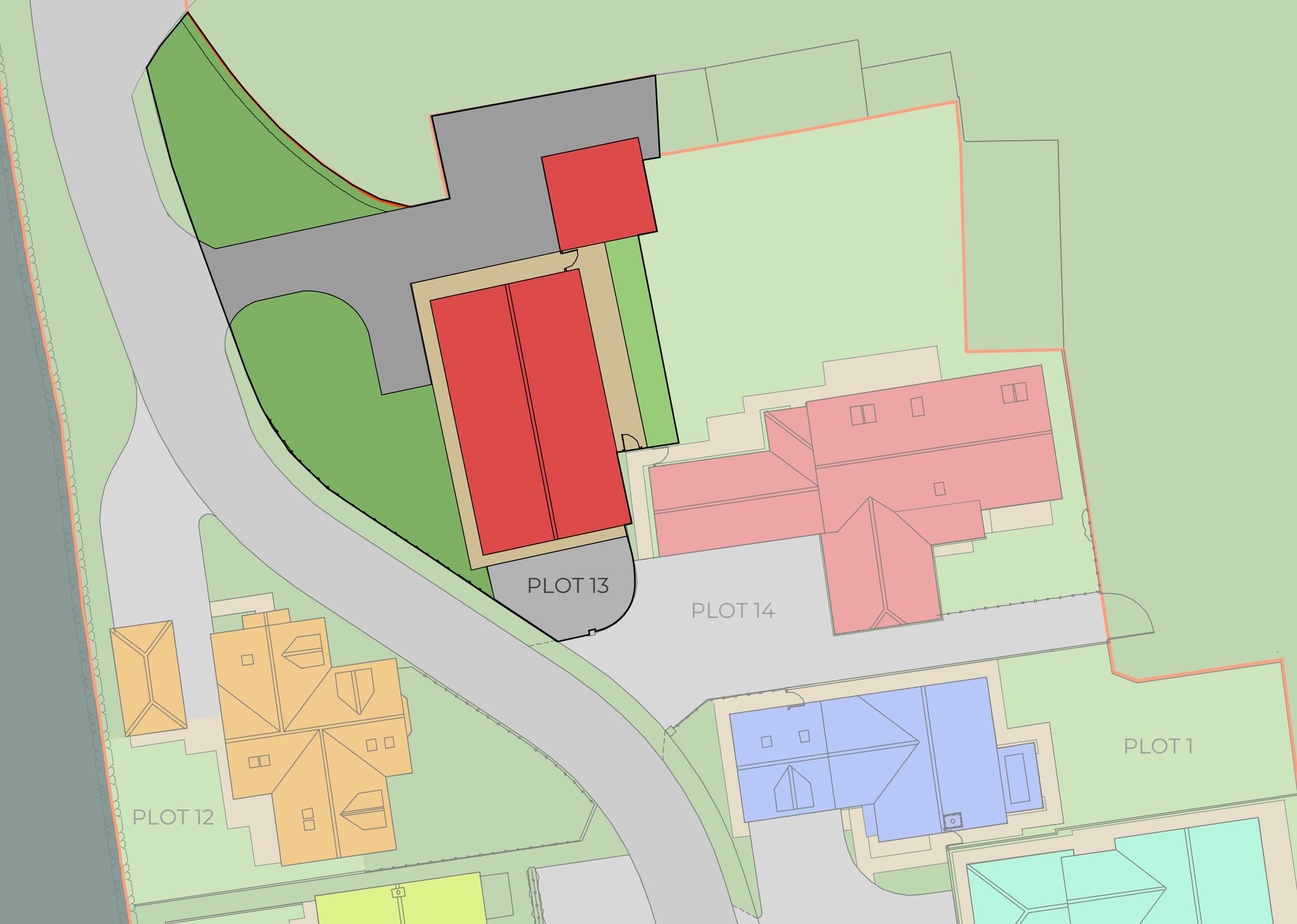
First Floor	Dimensions
Bed 1	3.85m x 4.00m
Bed 2	3.85m x 3.00m
Bed 3	2.75m x 3.85m
Bathroom	3.85m x 2.50m



Ground Floor



First Floor



PLOT 13

PLOT 14

PLOT 12

PLOT 1

PLOT 13

4 BEDROOM BUNGALOW

Ground Floor	Dimensions
Kitchen / Dining	5.51m x 3.16m
Lounge	3.56m x 5.11m
Bathroom	2.60m x 3.17m
WC	1.17m x 3.17m
Bed 1	3.41m x 3.73m
En Suite	1.11m x 3.11m
Bed 2	3.24m x 3.73m
Bed 3	2.83m x 3.73m
Bed 4	2.90m x 2.35m
Utility	1.98 x 3.19m



Ground Floor



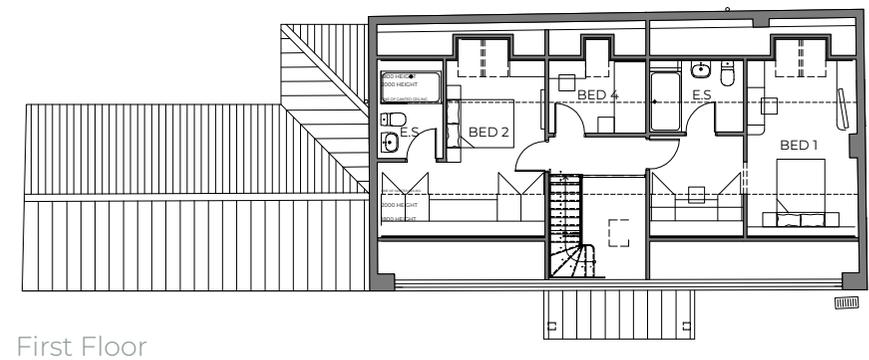
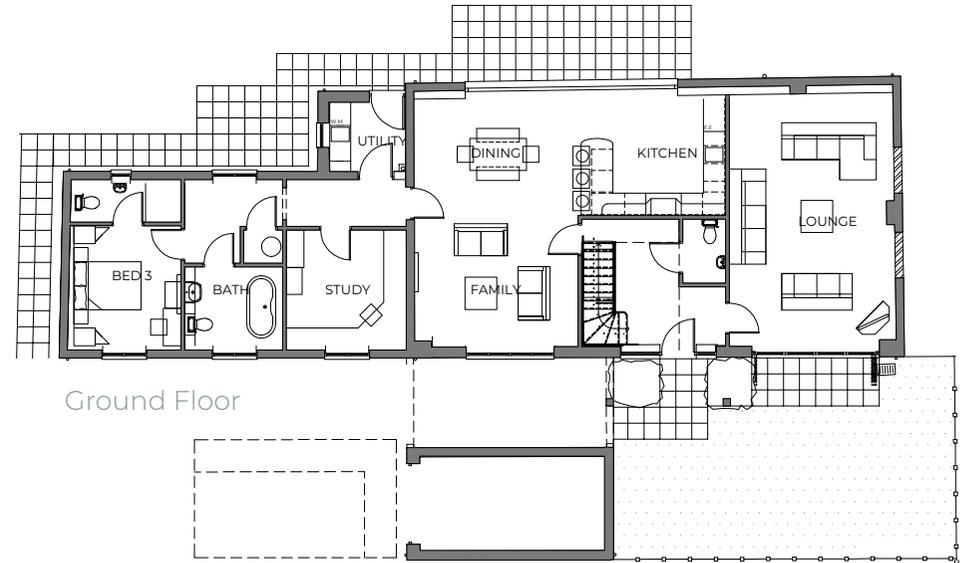
BH67 TLL

PLOT 14

4 BEDROOM BARN

Ground Floor	Dimensions
Kitchen / Dining / Family	8.70m x 6.85m
Lounge	4.70m x 6.90m
Study	3.40m x 3.20m
Bathroom	2.70m x 2.30m
Bed 3	3.15m x 3.40m
Utility	2.10m x 1.90m

First Floor	Dimensions
Bed 1	3.10m x 4.90m
En Suite	2.10m x 1.95m
Bed 2	4.60m x 4.90m
Bed 4	2.20m x 2.00m



Floorplans and measurements are taken from architectural drawings and are for guidance purposes only so may be subject to change and accuracy cannot be guaranteed.

Computer generated images are not to scale.

Finishes and materials may vary and landscaping is illustrative only.

If you'd like to find out more about the homes at Anwick Manor, please contact us and we would be delighted to tell you more.

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