



Luxury Four Bedroom Barn with Beautiful Views...

We are proud to present the Grasby

A unique new build barn offering the best of both worlds, character and well designed living space.

On the ground floor you'll find a spacious drawing room and luxurious dining hall coupled with the practical nature of a study, utility and wc. Take a walk into the garden room and you'll enjoy an Easterly aspect and stunning views across the rolling landscape.

This layout is completed by the flowing space that encompasses the large kitchen and family room enjoying un-obscured views of the beautiful Lincolnshire countryside, courtesy of the sliding glass doors and windows above.

The first floor offers four generous bedrooms (with two being served by luxuriously equipped en-suites) and a stunning family bathroom.

Finally, a galleried landing offers views to the front of the property where you'll find a generous driveway leading to a double garage.

This home has been designed for those with discerning tastes and an eye for detail.

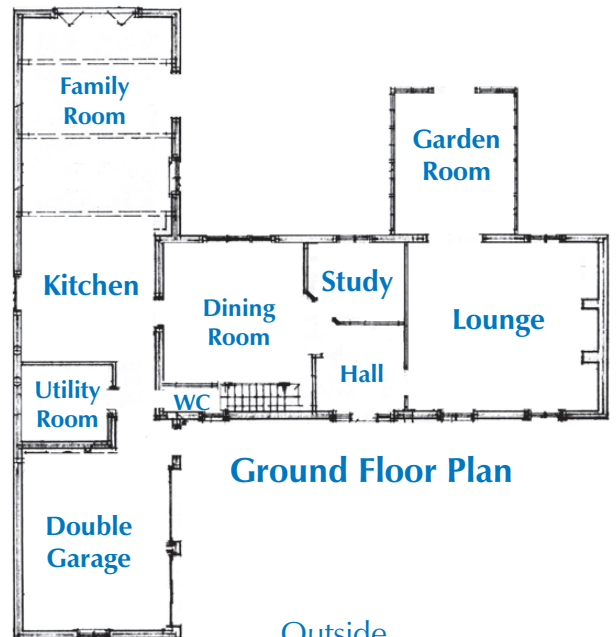
Our amazing specification includes all the items you would expect, however Advocate Homes have gone that little bit further to ensure the finish is of premium quality. Take a look at our typical specification overleaf, which is surprisingly included in the price of your new home.



Attention to Detail

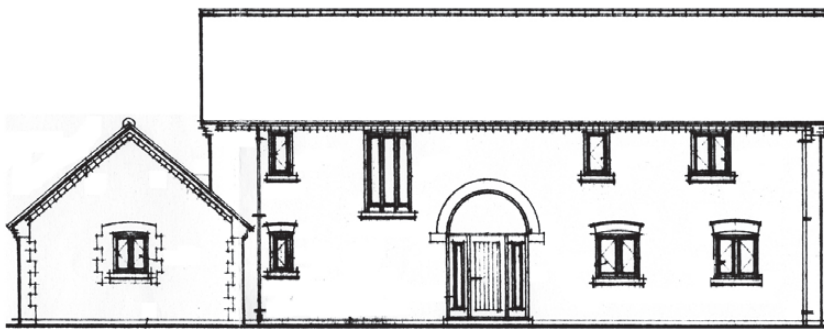
General

- Oak doors with stylish furniture
- BT connections to living room, master bedroom and study (where appropriate)
- Stylish lighting throughout, oak staircases or a more contemporary alternative
- Double glazing with timber frames supplied from sustainable sources
- Cavity wall insulation, burglar alarm system, smoke detectors
- Reclaimed oak and brickwork used wherever possible
- Ten year build guarantee



Outside

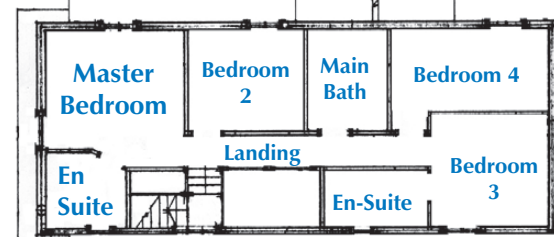
- Brick built garages with electric doors
- Cast iron effect gutters, landscaped gardens, external water and power supply



Front View

Downstairs

- Under floor heating
- Oak skirting and architraves
- Oak floors in living rooms
- High quality carpets to other rooms
- Multi-fuel stoved living room
- Handmade oak kitchen with granite surfaces, range cooker, integral dish-washer and American style fridge freezer
- Natural travertine tiles laid to entrance halls, kitchens and garden rooms where indicated

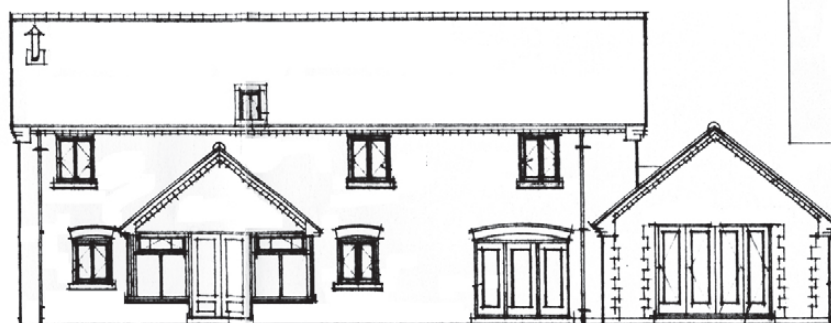


First Floor Plan



Upstairs

- Luxury bath & shower rooms in stylish designs
- Ariel points to all bedrooms
- Carpeted bedrooms • Cast iron radiators



Rear View

slight variations may apply to some illustrations