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### Luxury living is about having it all

*If you dream of living in a beautiful home, with a high-quality interior in a sought-after location, it can all be yours at Lambcote Meadows.*

From young professionals to growing families to those wishing to downsize but still need a spacious, well-appointed home with cutting-edge fittings and stellar specifications, this gorgeous development offers a range of 4 and 5-bedroom detached houses to suit anyone with a taste for the best.

The light and spacious interiors provide plenty of space to work, play, and relax in luxury, and the range of external finishes gives each home character and identity, catering to all. Lambcote Meadows' traditional homes are created with modern living and sumptuous comfort in mind.

The sought-after area of Maltby is approximately 10 miles northwest of the historic town of Worksop. Lambcote Meadows is well connected to a number of locations thanks to its convenient access to major road networks.

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### Perfecting every last detail

*Each and every Jones home is expertly designed and specified throughout.*

A modern kitchen with integrated appliances, as well as bathrooms with walk-in waterfall showers, low-profile shower trays, and a variety of exquisite wall and floor tiles, are available at Lambcote Meadows.

Many high-quality fixtures and fittings come as standard throughout each home. We value every single detail, from the polished chrome door handles to the LED downlights.

We are committed to getting more than just your new home's interior absolutely perfect for you. To help protect and enhance the natural environment, we have given Lambcote Meadows' landscaping the same level of care and consideration.

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### The ideal location

The perfect place to call home. Lambcote Meadows is ideal for those looking for the best of both worlds. This stunning development benefits from a picturesque location whilst offering easy access to an extensive range of local amenities in the neighbouring Maltby and Rotherham.

Built with you in mind.

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### A place to suit every lifestyle

*The South Yorkshire town of Maltby is home to Grade I listed Sandbeck Park and Roche Abbey along with a beautiful 5000-acre expanse of parkland, offering many leisure activities for the whole family.*

Whether you love hiking or cycling, Maltby is full of hidden gems waiting to be explored and visited. Lying a couple of miles south-east, Sandbeck Park is a Neo-Palladian country estate dating back to the 17<sup>th</sup> century and is the seat of the Earl of Scarbrough since the 18th century.

Sandbeck Park lies near the now ruined Roche Abbey, founded in 1147 by Cistercian monks. The grounds contain a large wood once known as Roche Wood that is now called King's Wood. Sandbeck Park and Roche Abbey have gardens, pleasure grounds, orchards and a landscape park with two lakes to enjoy all year round.

Maltby has excellent access to several key locations. With a variety of shops, eateries, cafés, and bars, the nearby Rotherham (6 miles) and Sheffield (10 miles) provide all you need for contemporary living. Additionally, there are a number of primary and secondary schools close by for families.

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### **Homes built with pride**

*With over 60 years' experience building individual houses in locations as desirable as Lamcote, you can trust Jones Homes to create your perfect new home.*

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the best it can be.

It is just one of the reasons we are consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.

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### **Time to take a closer look at Lamcote Meadows**

*Just call 01274 852700 to book an appointment to view or visit [jones-homes.co.uk/lamcote-meadows](http://jones-homes.co.uk/lamcote-meadows) for more information.*

Once you have decided which house is perfect for you, you are ready to buy your new home.

### **Reserve your new home**

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

### **Apply for a mortgage**

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

### **Appoint a solicitor**

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.

#### **Personalise your new home**

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

#### **Exchange and complete**

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we are all legally bound to complete the sale. Following build completion, you will be required, before legal completion of the transaction, to transfer the balance of the monies to us.

#### **Move-in**

Following legal completion, you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.