

From Nuneaton town Centre

Take the B4114 signposted Atherstone, and continue for two miles. Turn left onto Spruce Road, and after 0.3 miles take the first exit at the roundabout onto Cedar Road. Continue ahead onto Sycamore Road, then take the first right onto Copper Beech Road. Eaton View is situated on your left.

From the North/A5

Exit the A5 at the Mancetter Roundabout onto the B411 (signposted Hartshill, Mancetter). Continue for three miles, following signs for Nuneaton, then upon reaching the junction turn left onto Tuttle Hill. Take the second right onto Spruce Road, and after 0.3 miles take the first exit at the roundabout onto Cedar Road. Continue ahead onto Sycamore Road, then take the first right onto Copper Beech Road. Eaton View is situated on your left.

Eaton View

Nuneaton



Eaton View

Copper Beech Road, Nuneaton CV10 9FB T: 02476 481 649

@lovell_uk /lovellhomes

lovellnewhomes.co.uk

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HOMES**

A MORGAN SINDALL GROUP COMPANY

**LOVELL
HOMES**



Ropewalk Shopping Centre

Nuneaton Museum & Art Gallery

The Dandelion Fountain

Riversley Park

Introduction

Conveniently placed to the North West of Nuneaton, here you'll be very 'well connected'.

Perfectly positioned for commuters, Eaton View is only two miles from Nuneaton's main line station, offering easy access to both Coventry and Birmingham. If you need to travel a little further, Birmingham International Airport is within 12 miles.

For young families you've two infant/primary schools a half mile away, and there are three more primary schools and Hartshill and Manor Park Community

secondary schools within a mile. There's also a choice of three day nurseries within two and a half miles.

But when school's out, you'll be spoilt for choice with attractions like the Lakeside Superbowl only two and a half miles away. Camp Hill woodland area is part of a regeneration zone that offers space for walking and play and Stubbs Pool is a peaceful spot for walkers and anglers. On a grander scale, Kingsbury Water Park is less than ten miles away, offering a choice of 15 lakes set in 600 acres of country park. And it's open 364 days of the year!

If you're after retail therapy, Nuneaton town centre is home to a variety of shops, restaurants and bars, along with a host of familiar high-street names in the Ropewalk shopping centre.

Eaton View – a new outlook
With everything close to hand, a convenient way of life can be found at Eaton View with a choice of new two- or three-bedroom Lovell homes.



Renaissance, Monkwood showhome interior

welcome

For further information on catchments, please contact the relevant school directly.

Lovell Life

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround

yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Eden Valley showhome interior



Monarch Park showhome interior



Eden Valley showhome interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

home sweet home



Eden Valley showhome interior

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S Inspiring style

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q Unrivalled quality

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V Exceptional value

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



Monarch Park showhome interior



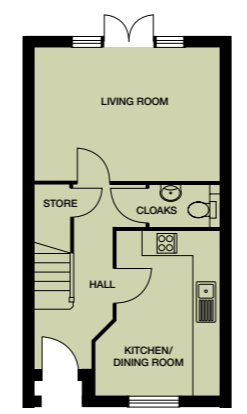
It's what makes our homes unique

Development layout

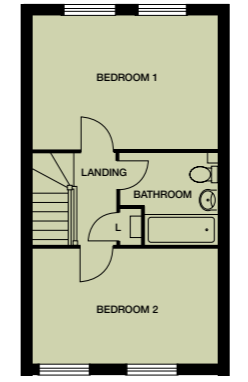


This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

- Featherston**
2 bedroom home
- Daneton**
2 bedroom home
- Brookwood**
3 bedroom home
- Kellaton**
2 bedroom home
- Garthwood**
3 bedroom home
- Northwood**
3 bedroom home
- Farewood**
3 bedroom home



Ground floor



First floor

2 bedroom home - 779 sq ft
Plots 135, 136, 144, 162, 163, 164, 171, 172, 173, 174, 175 & 176

Ground floor

- Living Room**
4325mm x 3140mm 14'2" x 10'3"
- Kitchen/Dining Room**
3920mm x 2865mm (max) 12'10" x 9'4" (max)
- Cloaks**
1640mm x 980mm (max) 5'4" x 3'2" (max)

First floor

- Bedroom 1**
4325mm x 3140mm 14'2" x 10'3"
- Bedroom 2**
4325mm x 2715mm 14'2" x 8'10"
- Bathroom**
2295mm x 2185mm (max) 7'6" x 7'2" (max)

Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

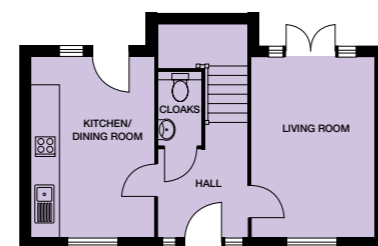


CGI shows plots 135 and 136. CGIs are indicative, external finishes and features may vary.

Featherston



CGI shows plot 149.
CGIs are indicative, external finishes and features may vary.

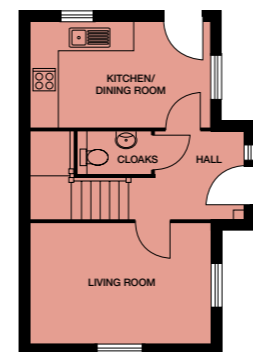


Ground floor

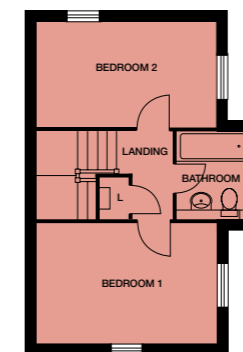


First floor

2 bedroom home - 795 sq ft
Plots 145, 148, 149, 160 & 183



Ground floor



First floor

2 bedroom home - 743 sq ft
Plots 134 & 161



CGI shows plot 134.
CGIs are indicative, external finishes and features may vary.

Kellaton

Daneton

Ground floor

- Living Room**
4215mm x 2925mm (max) 13'9" x 9'7" (max)
- Kitchen/Dining Room**
4215mm x 2925mm (max) 13'9" x 9'7" (max)
- Cloaks**
1750mm x 980mm (max) 5'8" x 3'2" (max)

First floor

- Bedroom 1**
4215mm x 2925mm 13'9" x 9'7"
- Bedroom 2**
4215mm x 2925mm 13'9" x 9'7"
- Bathroom**
2075mm x 1680mm (max) 6'9" x 5'6" (max)

Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

Ground floor

- Living Room**
4215mm x 2810mm (max) 13'9" x 9'2" (max)
- Kitchen/Dining Room**
4215mm x 2475mm (max) 13'9" x 8'1" (max)
- Cloaks**
1750mm x 970mm (max) 5'8" x 3'2" (max)

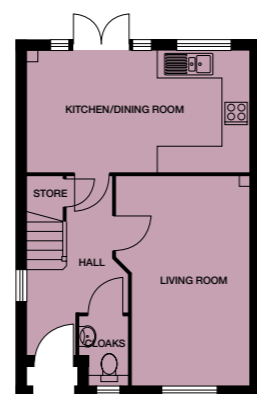
First floor

- Bedroom 1**
4215mm x 2810mm 13'9" x 9'2"
- Bedroom 2**
4215mm x 2475mm 13'9" x 8'1"
- Bathroom**
2075mm x 1680mm (max) 6'9" x 5'6" (max)

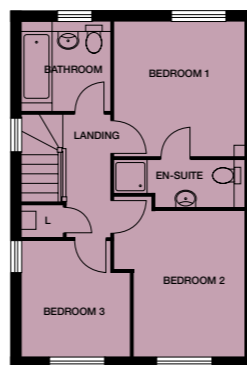
Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.



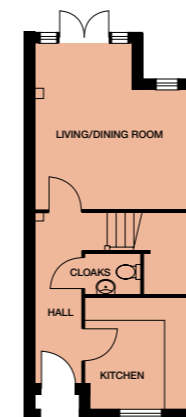
CGI shows plots 188 and 189.
CGIs are indicative, external finishes and features may vary.



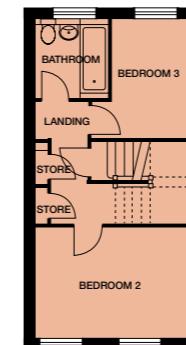
Ground floor



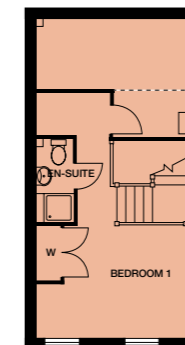
First floor



Ground floor



First floor



Second floor



CGI shows plots 197 and 198.
CGIs are indicative, external finishes and features may vary.

Garthwood

3 bedroom home - 902 sq ft
Plots 137, 138, 139, 140, 141, 142, 143, 165, 166,
167, 168, 179, 180, 181, 185, 186, 187, 188 & 189

Ground floor

- Living Room**
4975mm x 3140mm (max) 16'3" x 10'3" (max)
- Kitchen/Dining Room**
5225mm x 2840mm (max) 17'1" x 9'3" (max)
- Cloaks**
1590mm x 1170mm (max) 5'2" x 3'10" (max)

First floor

- Bedroom 1**
3165mm x 3075mm (max) 10'4" x 10'1" (max)
- En-suite**
3075mm x 1095mm (max) 10'1" x 3'7" (max)
- Bedroom 2**
3440mm x 2600mm 11'3" x 8'6"
- Bedroom 3**
2715mm x 2515mm (max) 8'10" x 8'3" (max)
- Bathroom**
2080mm x 2040mm (max) 6'9" x 6'8" (max)

Please note:
Side elevation windows to plots 168, 179 & 181 only.

Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

3 bedroom home - 1022 sq ft
Plots 197 & 198

Ground floor

- Living/Dining Room**
4410mm x 4040mm (max) 14'5" x 13'3" (max)
- Kitchen**
2940mm x 2735mm (max) 9'7" x 8'11" (max)
- Cloaks**
1655mm x 1010mm (max) 5'5" x 3'3" (max)

First floor

- Bedroom 2**
4040mm x 2940mm 13'3" x 9'7"
- Bedroom 3**
3175mm x 2035mm 10'5" x 6'8"
- Bathroom**
2040mm x 1890mm (max) 6'8" x 6'2" (max)

Second floor

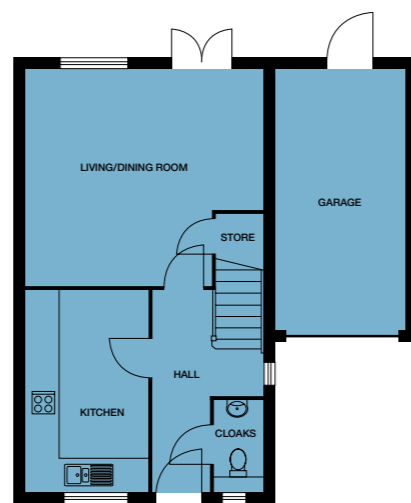
- Bedroom 1**
4040mm x 2870mm 13'3" x 9'5"
- En-suite**
2175mm x 940mm (max) 7'1" x 3'1" (max)

Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

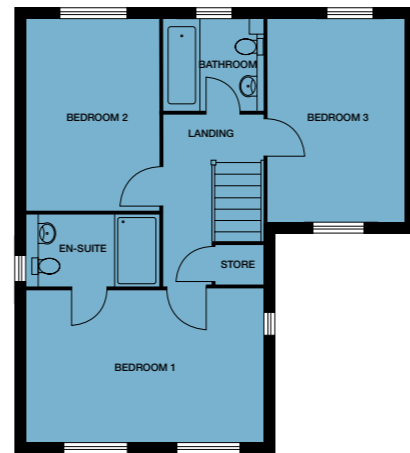
Brookwood



CGI shows plots 153 and 152.
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor



Ground floor

First floor



CGI shows plot 177.
CGIs are indicative, external finishes and features may vary.

Northwood

3 bedroom home - 935 sq ft
Plots 150, 151, 152, 153, 154, 155, 156, 157, 158 & 159

Ground floor

Living/Dining Room
4550mm x 4175mm (max) 14'11" x 13'8" (max)
Kitchen
3865mm x 2350mm (max) 12'8" x 7'8" (max)
Cloaks
1690mm x 915mm (max) 5'6" x 3'0" (max)

First floor

Bedroom 1
4550mm x 2865mm 14'11" x 9'4"
En-suite
2525mm x 1380mm (max) 8'3" x 4'6" (max)
Bedroom 2
3765mm x 2640mm 12'4" x 8'7"
Bedroom 3
3680mm x 2525mm 12'0" x 8'3"
Bathroom
1970mm x 1680mm (max) 6'5" x 5'6" (max)

Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

3 bedroom home - 995 sq ft
Plots 146, 147, 169, 170, 177, 178, 182, 184 & 190

Ground floor

Living Room
4775mm x 3665mm (max) 15'8" x 12'0" (max)
Kitchen/Dining Room
4775mm x 4670mm (max) 15'8" x 15'3" (max)
Cloaks
2550mm x 1625mm (max) 8'4" x 5'4" (max)

First floor

Bedroom 1
3685mm x 3290mm (max) 12'1" x 10'9" (max)
En-suite
2565mm x 980mm (max) 8'5" x 3'2" (max)
Bedroom 2
3665mm x 2675mm 12'0" x 8'9"
Bedroom 3
3780mm x 2675mm (max) 12'4" x 8'9" (max)
Bathroom
2640mm x 1990mm (max) 8'7" x 6'6" (max)

Dimensions are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

Farewood



Housetypes also include:

Kitchen

- Astracast single bowl sink
- Astracast bowl and half sink
- Bosch gas 4 ring hob
- Bosch brushed steel single electric oven
- Brushed steel chimney cooker hood
- Space for fridge freezer
- Bosch integrated fridge freezer



Bathroom

- Kohler single panel curved glass shower screen
- Mira React shower
- Full wall tiling around bath and half-height to sanitary walls*



En-suite

- Mira shower tray and enclosure
- Mira Agile SS EV-Eco thermostatic mixer shower
- Fully tiled shower cubicle



We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

Featherston
Kellaton
Daneton
Garthwood
Brookwood
Northwood
Farewood

Featherston
Kellaton
Daneton
Garthwood
Brookwood
Northwood
Farewood

* Choice of Porcelanosa tiles. □ Available as part of our Inspirations Range. Please ask for details and prices. Choices are available subject to stage of build.

Specification

All housetypes include:

- 10 year NHBC Warranty • Gas central heating with combi-boiler • White Kohler sanitaryware • Single course tiling splashback above Cloakroom wash hand basin* • Worktop and upstands
- IG high performance low maintenance GRP front door • PVC-u double glazed windows and french doors (where applicable) • Vinyl flooring to Kitchen, Bathroom, Cloakroom and En-suite
- 2 panel white internal doors • Chrome internal ironmongery • Magnolia emulsion walls (white to Kitchen, Bathroom, Cloakroom and En-suite) • Front and rear external lights
- Mains operated smoke detectors to all floors • White electric sockets and switches • Chrome door bell • Turfed front gardens • External tap • Grey paving slabs to patio area

a quality finish



Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!

Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Advisor their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Advisor will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase.

Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Advisors are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Advisor will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way.

Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Advisor will hand you the keys to your new home as soon as financial completion takes

place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such

as kitchen and bathroom layouts, doors and windows may vary. Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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how to purchase