

# Lakeside Boulevard

DONCASTER, YORKSHIRE

A new collection of 3 and 4 bedroom houses  
available with Shared Ownership

*A home of your own*

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Minster Church of Saint George Doncaster  
across the River Don basin Waterfront

# Welcome to Lakeside Boulevard

Lakeside Boulevard is a unique new collection of homes situated besides a lake in one of Doncaster's most attractive locations.

Set close to the water's edge, this idyllic location offers a range of picturesque walks and local amenities on your doorstep, including Lakeside Village Outlet, ten pin bowling, and a nearby Vue multiplex cinema.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can take your first steps to home ownership with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Lakeside Boulevard



## Beautifully designed

Spacious, elegant new homes that offer everything you need for contemporary living.



## Lakeside living

Lakeside Boulevard offers true waterside living overlooking the tranquil Lakeside Lake.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## A great part of the country

With the Peak District, Lincolnshire Wolds and Yorkshire waiting to be explored.



Make yourself at home

*Calm & tranquility on  
your doorstep*

## Lakeside living with a town nearby

From great schools to imposing architecture, Doncaster is a town that offers everything. The impressive Minster is a reminder that this has long been a prosperous commercial centre and the famous market, indoors and out, continues to thrive today. Frenchgate is a modern shopping centre that you'll place high on your shopping list.

There's a popular racecourse across town and the Keepmoat Stadium, home to Doncaster Rovers, is around the lake from your new home. Doncaster offers a leisure centre with ice rink and water park, a choice of gyms, local golf and tennis. In addition to cinema there's a choice of theatres and performance venues, together with a museum.

Brodsworth Hall is well worth a visit, with its extensive gardens, and Yorkshire Wildlife Park is another great day out. You don't need to travel far to find yourself in the Peak District National Park. The Derbyshire Dales, Lincolnshire Wolds and Yorkshire Moors and coastline are also waiting to be explored. This is a part of the world where you'll never run out of things to do.





Baxter Gate in the town centre, Doncaster



Lakeside Village, Doncaster



Doncaster Racecourse

# You're connected wherever you're heading

Doncaster is the place where the Flying Scotsman and Mallard were built and its vital place in our railway history is recognised to this day. The modern station is on the East Coast Mainline with excellent connections to Leeds, Hull, Wakefield and Edinburgh. Sheffield is a quick commute and the direct trains to London King's Cross take just 1 hour 45 minutes.

There are regular local bus services and Doncaster is well served by roads, with the A1(M) and M18 nearby. The M62 links you to Manchester and Hull, where you can take the ferry to Europe's mainland.

Doncaster Sheffield airport is another handy option for European travel but maybe the best form of transport of all, living at Lakeside, is to pull on a pair of walking boots and enjoy the peace and local wildlife at the water's edge.



## By Car

- Doncaster Station  
2.3 miles
- Doncaster Sheffield Airport  
6 miles
- Sheffield  
23 miles
- Scunthorpe  
25 miles
- Leeds  
38 miles
- Lincoln  
40 miles
- Manchester  
60 miles



## By Train

From Doncaster Station

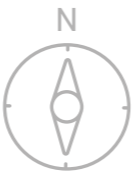
- York  
20 mins
- Sheffield  
26 mins
- Leeds  
36 mins
- Manchester Piccadilly  
1 hour 21 mins
- Newcastle  
1 hours 28 mins
- London King's Cross  
1 hour 45 mins



## By Foot

- Vue Cinema  
0.4 miles
- The Dome Leisure Centre  
0.5 miles
- Asda Superstore  
0.6 miles
- Lakeside Village  
0.7 miles
- Doncaster Racecourse  
1.1 miles
- Morrisons  
1.6 miles
- Town Moor Golf Course  
1.8 miles

# Site Plan



Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Three Bedroom Houses

Plot Nos 108\* & 109



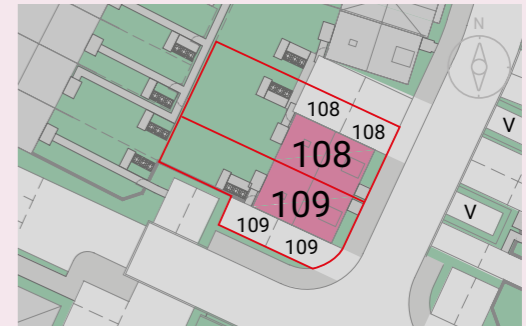
### Key

FF - SPACE FOR FRIDGE / FREEZER \* Plot 108 is handed from the plans drawn

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 98 SQ M		1,055 SQ FT	
	Length	Width	Length	Width
Living Room	4.50m	x 3.58m	14' 9"	x 11' 9"
Kitchen / Dining Room	4.10m	x 3.55m	13' 5"	x 11' 8"
Bedroom 1	5.73m	x 4.50m	18' 10"	x 14' 9"
Bedroom 2	4.50m	x 2.67m	14' 9"	x 8' 9"
Bedroom 3	2.88m	x 2.46m	9' 6"	x 8' 1"



# Four Bedroom Houses with Study

Plot Nos 152\*, 153, 154\* & 155



## Key

FF - SPACE FOR FRIDGE / FREEZER \* Plots 152 & 154 are handed from the plans drawn † Plots 153 & 154 have no side windows

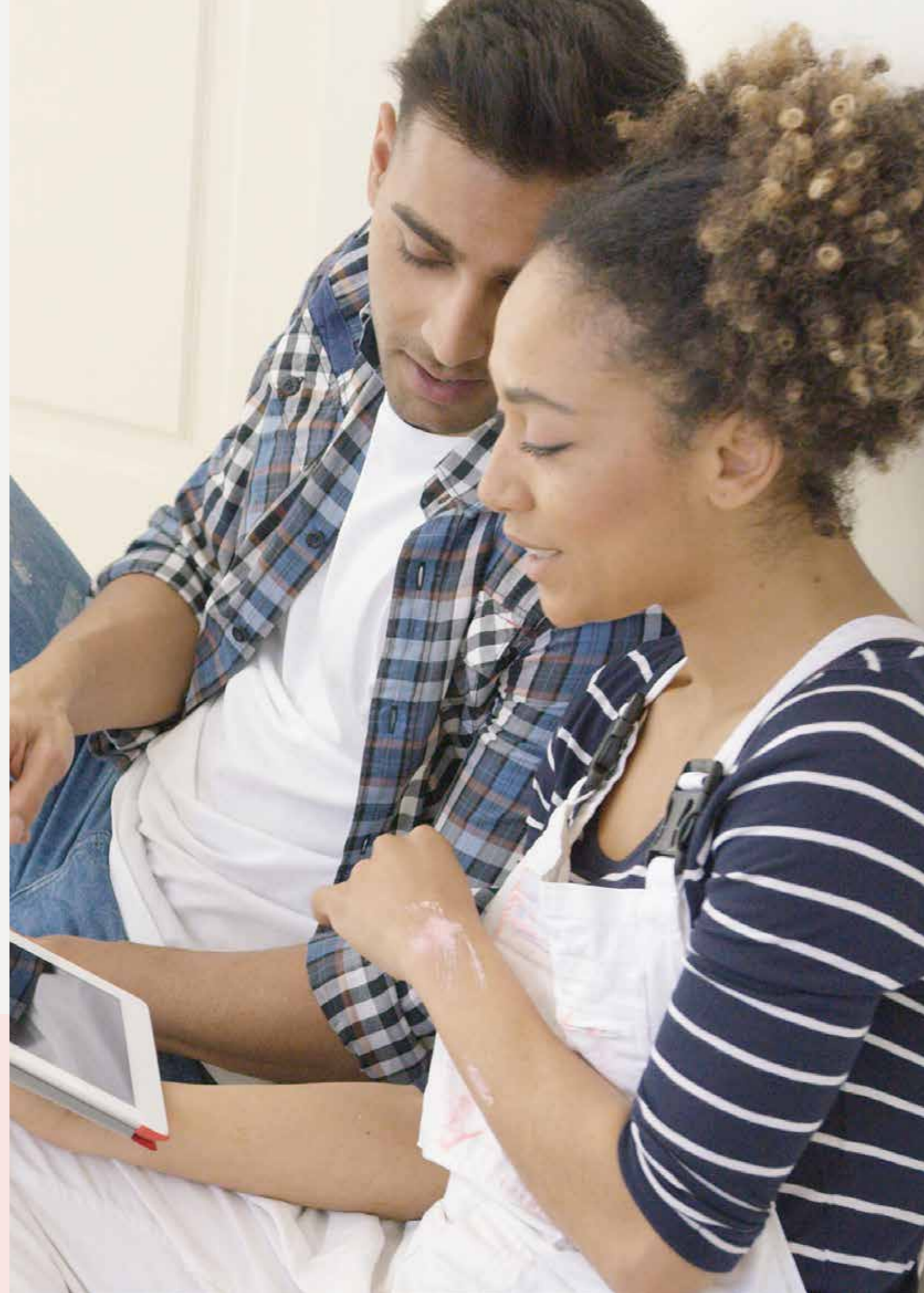
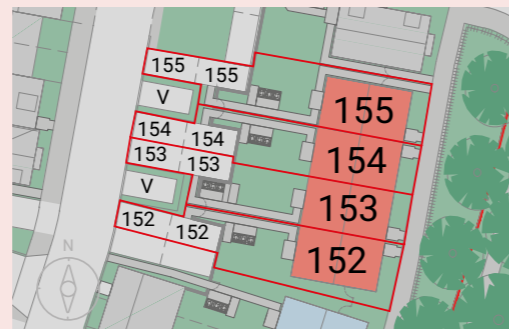
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## Dimensions

TOTAL AREA: 107 SQ M 1,151 SQ FT

	Length	Width	Length	Width
Kitchen	3.47m	x 2.88m	11' 5"	x 9' 5"
Living Room	4.50m	x 3.00m	14' 9"	x 9' 10"
Family / Dining Room	4.50m	x 3.00m	14' 9"	x 9' 10"
Study	2.30m	x 1.80m	7' 7"	x 5' 11"
Bedroom 1	4.50m	x 3.58m	14' 9"	x 11' 9"
Bedroom 2	4.50m	x 2.65m	14' 9"	x 8' 8"
Bedroom 3	3.21m	x 2.50m	10' 7"	x 8' 2"
Bedroom 4	3.00m	x 1.90m	9' 10"	x 6' 3"



# Specification

## Kitchen

- Symphony shaker style kitchen in grey with chrome handles and soft close cupboards
- Laminate worktop with matching upstand
- Glass splashback in pewter to hob
- Indesit stainless steel single oven and gas hob with integrated cooker hood
- Space for dishwasher
- Space for fridge/freezer
- Space for washing machine

## Cloakroom

- Contemporary white sanitaryware with pedestal basin and chrome mixer tap
- Splashback tiling to basin

## Bathroom/Ensuite

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Electric shower over bath with thermostatic shower to ensuite
- Chrome heated towel rail
- Porcelanosa large format grey wall tiling. Splashback tiling to basin area with feature tiling to back wall

## Flooring

- Laminate flooring to kitchen and cloakroom. On open plan layout the laminate will extend to the hall and office space
- Vinyl flooring to bathroom and ensuite.
- Carpet to living room, hall, stairs, landing and bedrooms

## General

- Grey PVCu double glazed windows
- Architraves and skirtings painted white
- Walls and ceilings painted in 'Almond White' matt emulsion
- White panel doors with chrome lever on rose ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year building warranty



Images depict a typical Legal & General Affordable Homes property

## Electrical

- Light fitting to cloakroom, bathroom and ensuite
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to living room
- Smoke detectors
- Extractor fan to cloakroom, bathroom and ensuite

## External

- Two parking bays per property
- Paved patio area
- Turfing to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Outside tap

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property



# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

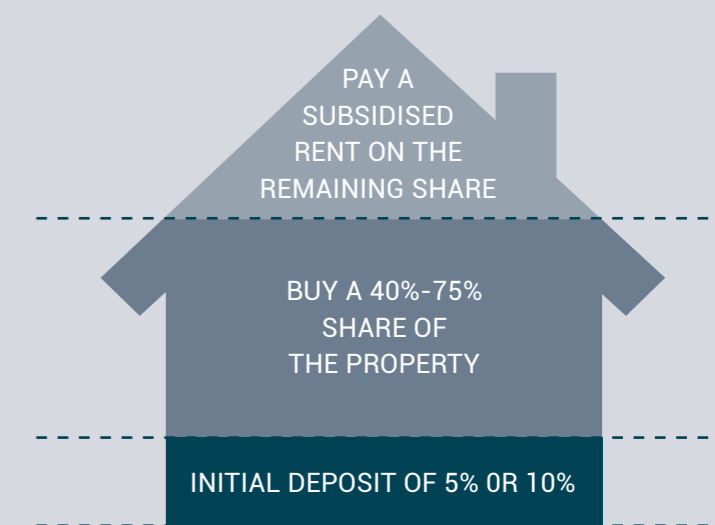
For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)



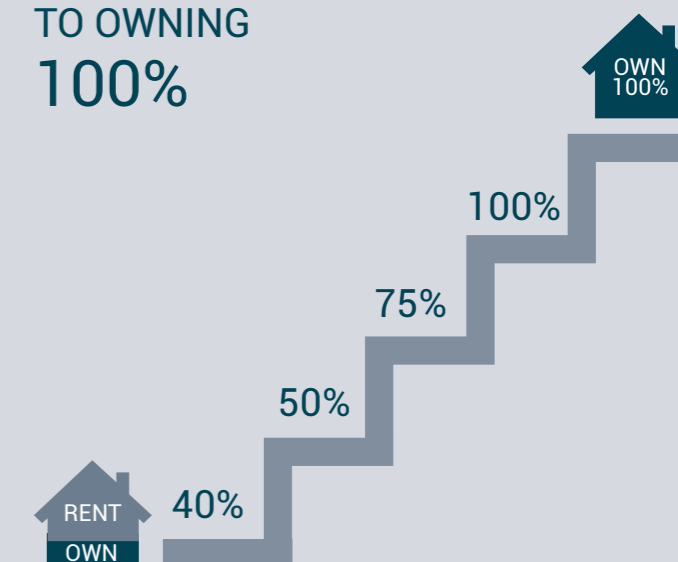
## Breakdown example of a new home at Lakeside Boulevard



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

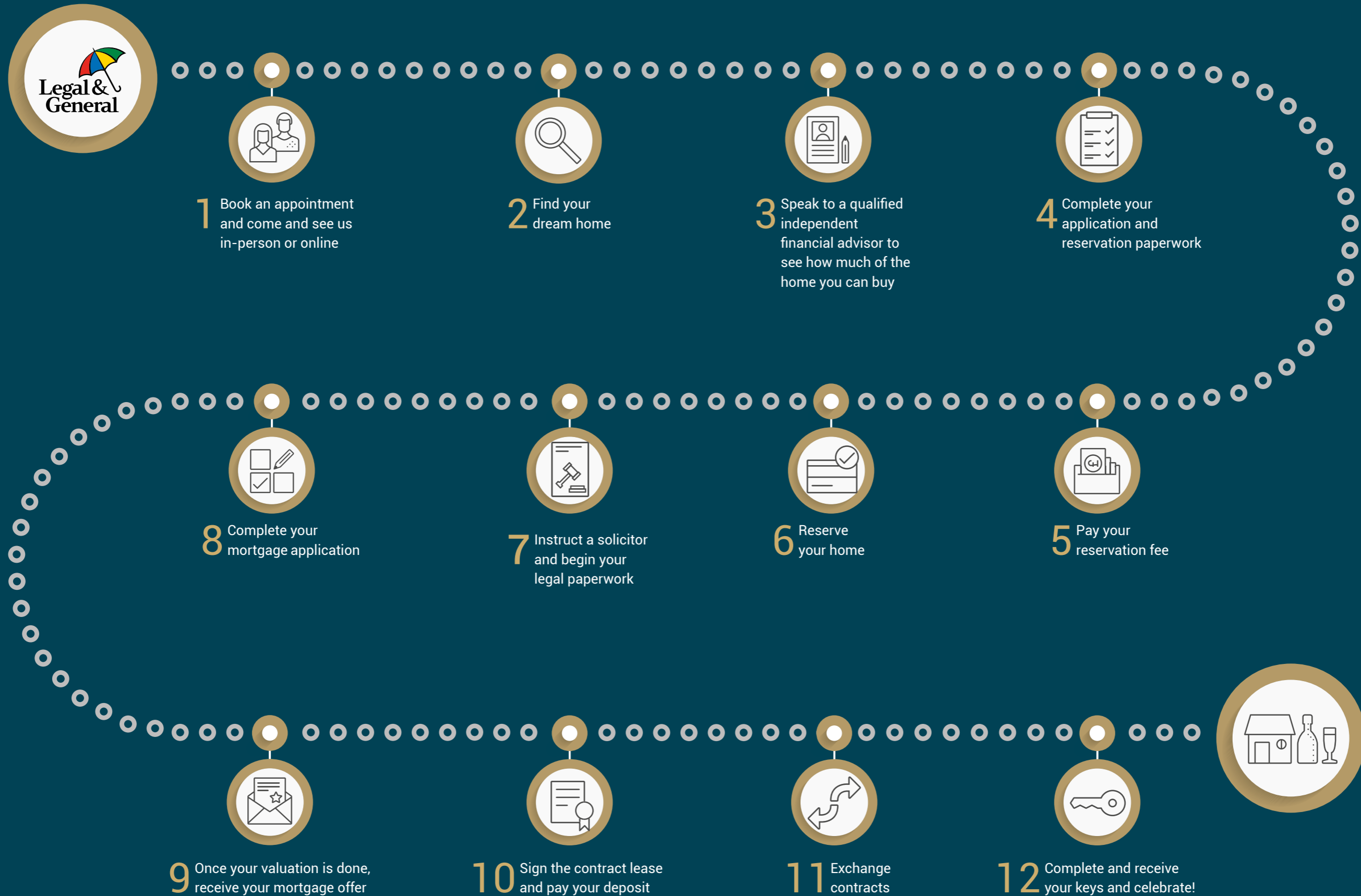
### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





Enjoy your  
new home,  
your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Lakeside Boulevard

DONCASTER DN4 5PL

Call to book an appointment

 01302 238 311

 [landgah.com/lakeside-boulevard](https://landgah.com/lakeside-boulevard)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.