



AIKEN MEADOW

An exclusive development of just
seven beautifully finished four
bedroom detached homes

SCOTFORTH

CITY, COAST & COUNTRYSIDE

Presenting an outstanding development of just seven beautifully designed detached homes set in the desirable area of Scotforth, a gateway to Lancaster.

Lancaster is an amazing city with stunning views. Most noteworthy is the medieval Lancaster Castle on the hill, the Lancaster City Museum, and the Lancaster Maritime Museum which will keep history buffs busy.

Williamson Park is also well worth a visit, with its woodland walks, butterfly house, coastal views, and the Ashton Memorial. It also hosts a renowned music festival.

There are lots of independent cafes and restaurants which are dotted throughout the city providing the perfect opportunity to sit and relax.

Being close to the stunning Morecambe Bay coast, the rolling hills of the Lake District, the Forest of Bowland and Yorkshire Dales makes the area great for those who love to explore the great outdoors.

With a growing cultural scene, independent shops, galleries and an incredible history, there's no doubt you'll be spoilt for choice with places to visit.

Aiken Meadow is well provided for by the local amenities of Scotforth, including Booths supermarket. The area is well served with a fantastic choice of primary schools. The highly rated Boys and Girls Grammar Schools, and Ripley St Thomas are all within walking distance.

The area also benefits from being on the doorstep of both the Lancaster and Cumbria Universities and are within walking distance of the Royal Lancaster Infirmary.

The train station is close by and the M6 is within minutes.

WELCOME TO AIKEN MEADOW

Beautiful, well designed, traditionally constructed high specification homes.

Aiken Meadow is set back from the road with an elevated position and just a short walk from the local amenities of Scotforth, a small village on the southern outskirts of the historic and vibrant city of Lancaster situated just 1.5 miles from the city centre.

It is a unique development of just seven detached, luxury family homes all with four bedrooms, spacious living room and a large, contemporary open plan kitchen diner with bi-fold doors which lead to the garden, bringing the outside in. Upstairs, the first floor presents a generous master bedroom with en-suite and three further bedrooms.

Each home also has the advantage of its own private well-proportioned and fully landscaped garden and driveway with parking for two cars. Some plots also have garages.

In the early stages of development buyers will have the opportunity to customise the property to their own taste, whether that be a crisp modern feel or the comfort and warmth of a more traditional style by selecting from our range of high specification kitchens, bathrooms and flooring.



AIKEN MEADOW



The beautiful Lake District



Market Street in historic Lancaster city centre



Ashton Memorial

SITE PLAN

Plots 1, 2, 3, 4 & 7
4 bedroom detached with garage

Plots 5 & 6
4 bedroom detached



GROUND FLOOR

Kitchen	4.40 x 3.45m
Dining	4.10 x 3.45m
Utility	2.52 x 2.02m
Lounge	5.50 x 3.95m
Hallway	4.50 x 1.15m
WC	2.00 x 1.85m
Garage	6.00 x 3.00m

FIRST FLOOR

Master Bed	3.95 x 3.80m
En-suite	2.80 x 1.20m
Bedroom 2	4.45 x 3.30m
Bedroom 3	2.85 x 2.20m
Bedroom 4	3.75 x 2.72m
Bathroom	3.45 x 1.95m

Please note that all measurements are approximate.

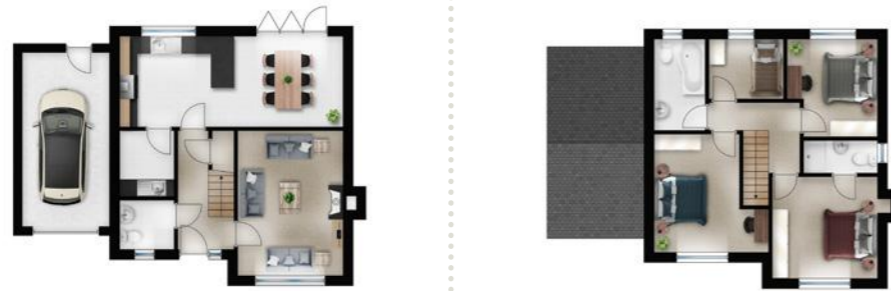
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Plots are handed.



PLOTS 1, 2 & 4

4 bedroom detached + garage



PLOT 5 & 6

4 bedroom detached



GROUND FLOOR

Kitchen	4.40 x 3.45m
Dining	4.10 x 3.45m
Utility	2.52 x 2.02m
Lounge	5.50 x 3.95m
Hallway	4.50 x 1.15m
WC	2.00 x 1.85m

FIRST FLOOR

Master Bed	3.95 x 3.80m
En-suite	2.80 x 1.20m
Bedroom 2	4.45 x 3.30m
Bedroom 3	2.85 x 2.20m
Bedroom 4	3.75 x 2.72m
Bathroom	3.45 x 1.95m

Please note that all measurements are approximate.

Computer generated image is indicative only.



GROUND FLOOR

Kitchen	4.45 x 3.35m
Dining	6.00 x 3.35m
Utility	2.40 x 1.95m
Lounge	5.25 x 3.90m
Hallway	4.60 x 2.10m
WC	1.80 x 1.10m
Garage	6.00 x 3.80m

FIRST FLOOR

Master Bed	3.90 x 2.90m
En-suite	2.80 x 1.20m
Bedroom 2	3.70 x 2.00m
Bedroom 3	3.80 x 3.20m
Bedroom 4	4.30 x 2.80m
Bathroom	2.70 x 1.80m

Please note that all measurements are approximate.

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PLOT 3

4 bedroom detached + garage



PLOT 7

4 bedroom detached + garage



GROUND FLOOR

Kitchen	3.70 x 3.00m
Dining	4.65 x 3.32m
Utility	2.05 x 1.85m
Lounge	5.15 x 4.50m
Study	3.32 x 2.25m
Hallway	2.40 x 2.25m
WC	2.05 x 1.20m
Garage	6.00 x 3.20m

FIRST FLOOR

Master Bed	4.50 x 2.95m
En-suite	2.90 x 1.20m
Bedroom 2	4.15 x 3.70m
Bedroom 3	3.20 x 2.50m
Bedroom 4	3.20 x 2.90m
Bathroom	2.75 x 1.80m

Please note that all measurements are approximate.

Computer generated image is indicative only.



SPECIFICATION

Kitchens

- Choice of modern kitchen units with soft closing doors and drawers (stage dependent) LED down lights
- Appliances including integrated fridge/freezer, dishwasher, washer/dryer, electric oven, gas hob and extractor
- Stainless steel bowl and half sink and tap

Internal joinery

- Modern style painted doors, skirting boards and architraves
- Feature staircase finished in white gloss
- Chrome door handles and hinges

Heating & Electrical

- BT point to Lounge
- LED downlights to Bathroom and Kitchen
- Low energy lighting to other rooms
- Mains powered smoke and heat detector
- Fitted intruder alarm system
- Gas thermostatically controlled central heating
- 'A' Rated kitchen appliances

Bathrooms & En-suites

- Three piece suite
- Chrome heated towel rails
- Fully tiled to bath and shower areas and part-tiled to other walls, choice of tiles (stage dependent)
- Choice of Karndean floor finish (stage dependent)

Other Items

- White UPVC double glazed windows
- Feature composite front door
- High level of insulation

External works

- Turfed Lawn to rear of properties
- 1.8m closed boarded timber fencing
- Flagged path and patio area to rear
- Block paved parking bays or driveway
- Landscaping to front gardens

Morecambe Bay



LOCATION MAP

Address: Aiken Meadow, Scotforth Road, Lancaster, LA1 4NU





AIKEN MEADOW

Aiken Meadow is brought to you by Fellside homes.

At Fellside Homes we have a passion for building aspirational homes in exclusive, smaller developments in beautiful locations across North Lancashire and Cumbria.



To arrange a viewing or for sales enquiries
please call 01524 737270 or email info@fdl.co.uk
www.fdl.co.uk



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