



Knights Gate

Sutton-cum-Lound



**The perfect balance between
country and town living.**

Developed by



Knights Gate
Sutton-cum-Lound
Retford
Nottinghamshire
DN22 8FT



Knights Gate

Sutton cum Lound



Knights Gate



An elegant development built with love in the prestigious village of Sutton-cum-Lound.



Knights Gate
Sutton-cum-Lound

The tranquil countryside setting and array of house types makes Knights Gate the perfect place to live.

Fenwood Estates bring you Knights Gate, an elegant development of thirty-three exclusive new homes built with love in the respected village of Sutton-cum-Lound, Retford, Nottinghamshire.

The site showcases an assorted range of sleek two storey homes with four delectable house types to choose from. The bespoke four bedroom detached properties and three bedroom semi-detached properties are perfect for today's buyers, with bustling

family orientated lives at the heart of the layout designs.

Each home boasts contemporary, stylish design with the space and facilities your modern life demands. Finished to the highest quality, Fenwood Estates timeless light and airy properties are finished with a polished specification, with properties you will be proud to call your own home.

Reserve early to personalise your build with a range of style and suites to choose from.

Design the kitchen of your dreams and the perfect bathroom for you to wind down and

relax after a busy day. Further influence your interiors with a stunning choice of flooring.

The perfect finish extends to the patio area, immaculate freshly turfed lawns, breakfast terraces with front and rear external lighting.

Knights Gate is the perfect place to find your forever home.

The Area

Sutton-cum-Lound strikes the perfect balance between country and town living.



Connectivity Guide



Surrounded by vast views of open countryside and greenery, Knights Gate welcomes it's new homeowners to the idyllic village of Sutton-cum-Lound. A short drive brings you into the prestigious market towns of Bawtry and Retford, showcasing a wealth of conveniences, eateries, bars, leisure facilities, educational establishments and open air markets.

With a range of pubs, eateries and bars nearby, you are sure to enjoy leisure time.

Local highlights include

- The Gate Inn, Sutton-cum-Lound
- The Sun Inn, Everton & Retford
- Spencer's on The Square, Retford
- No5, Retford
- China Rose, Bawtry
- Ziniz, Bawtry

For therapy and retail therapy

- Ye Olde Bell Spa, Barnaby Moor
- Marshall's Yard, Gainsborough boasting a Mark's & Spencer
- Retford's Leisure Centre
- Retford Golf Club

Educational establishments

- Sutton-cum-Lound Church Of England Primary – Junior School.
- The Elizabeth Academy, Retford – Senior School
- Queen Elizabeth's High School Grammar, Gainsborough – Senior School
- Hill House School, Doncaster – Junior & Senior School

Other attractions

- Yorkshire Wildlife Park
- Sundown Adventure Land
- Hodsock Priory
- Doncaster Racecourse

Site Map

The tranquil countryside setting & array of house types makes Knights Gate the perfect place to live.



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House Type Key

- 1** **The Heath**
 Plots: 1, 2, 6 & 7

- 2** **The Pastures**
 Plots: 3, 4, 5, 8, 9, 10, 11, 12, 15, 16, 24, 25, 28, 29

- 3** **The Meadows**
 Plots: 13, 14, 17, 18, 19, 20, 21, 22, 23, 32, 33

- 4** **The Woodland**
 Plots: 26, 27, 30, 31



The Heath



Spacious open plan kitchen lounge dining space with hi-folding doors.

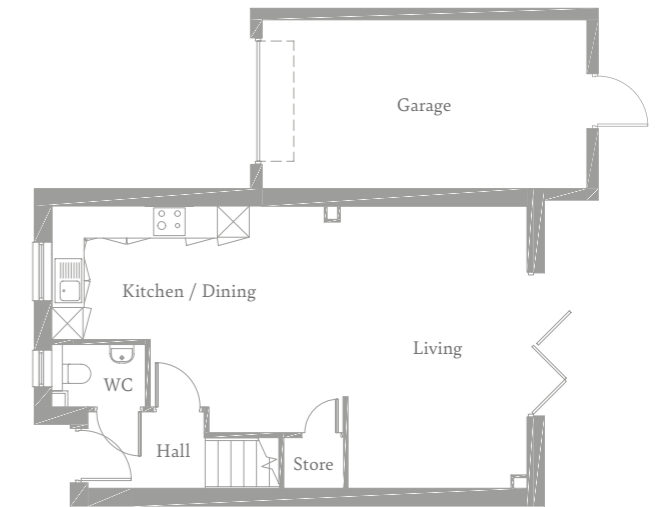


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These enjoyable semi-detached three bedroom properties boast private driveways and single attached garages.

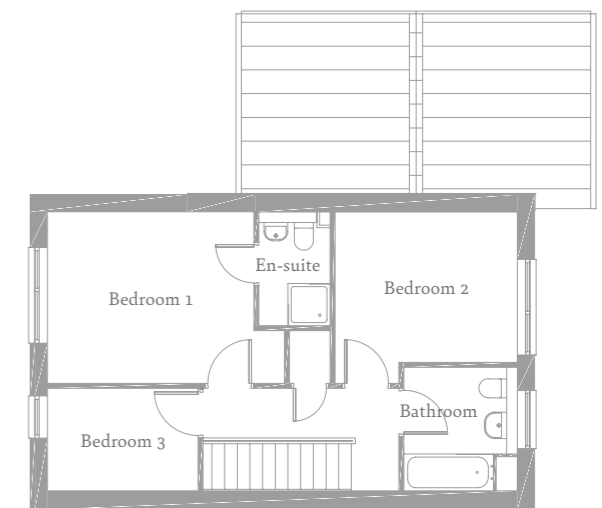
The ground floor comprises of a spacious open plan kitchen lounge dining space with bi-folding doors leading onto a patio area and handy WC.

To the first floor, two accommodating bedrooms and family bathroom accompany the master bedroom complete with master en-suite.



Ground Floor

Approx 46.0 sq. metres (495.1 sq. feet)



First Floor

Approx 46.1 sq. metres (496.2 sq. feet)

The Pastures



These generous detached house types boast ample driveways and single integral garages.

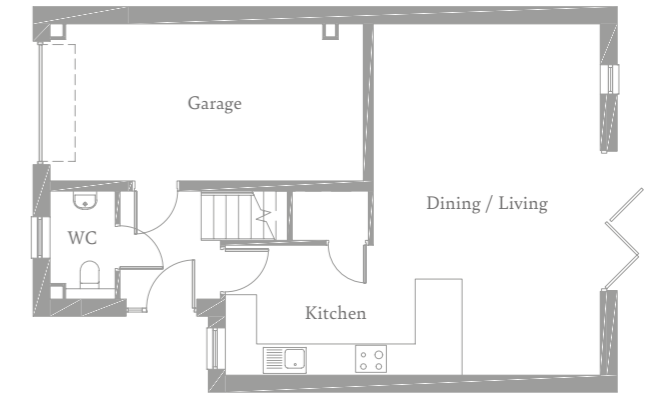


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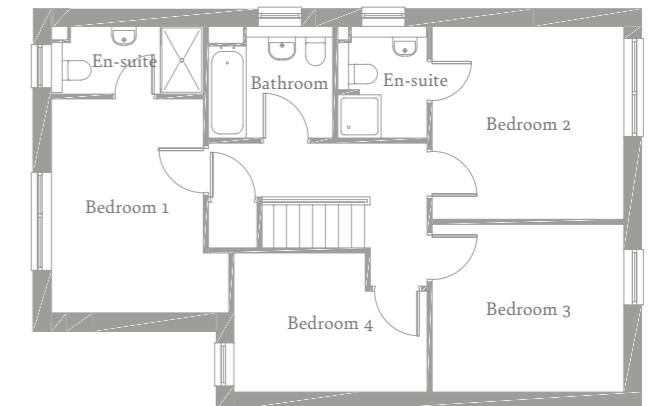
These generous luxury detached homes boast ample driveways and single integral garages.

The ground floor comprises of a family orientated open plan kitchen, lounge and dining space with bi-folding doors leading onto your patio area. There is also a well placed W.C which compliments the modern design of these gorgeous family homes. Open plan living not your cup of tea? Why not chose the alternative layout?

These luxury detached homes boast modern living, ample driveways and single integral garages.



Ground Floor
Approx 46.6 sq. metres (501.6 sq. feet)



First Floor
Approx 66.6 sq. metres (716.9 sq. feet)

The Meadows



The ground floor comprises of a light and airy open plan kitchen diner.

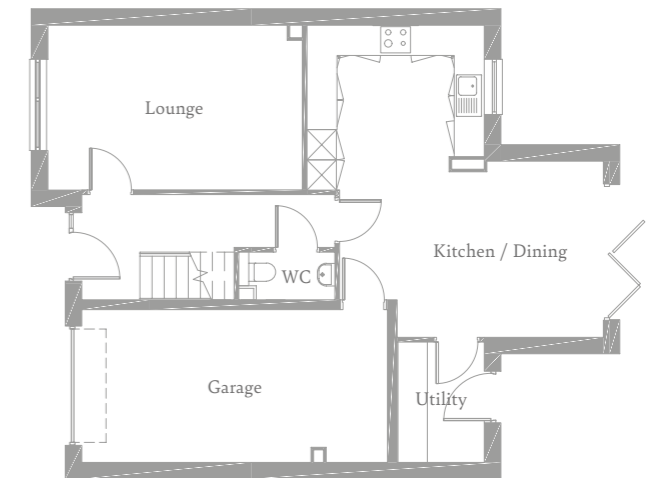


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These stunning detached four bedroom properties boast commodious driveways and single attached garages.

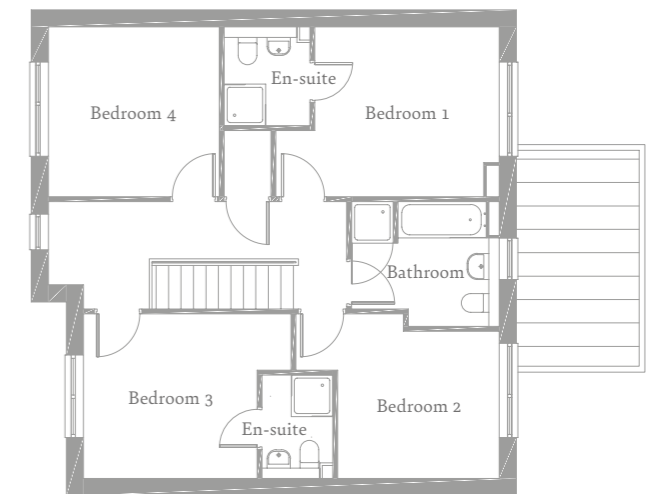
The ground floor comprises of a modern light and airy open plan kitchen diner with bi-folding doors leading onto a patio area, Extensive lounge, utility room and convenient WC.

To the first floor, four spacious bedrooms with two en-suites and a further family bathroom.



Ground Floor

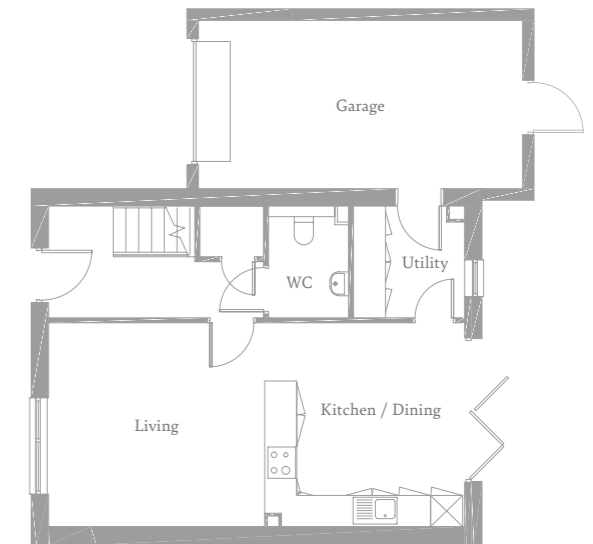
Approx 59.7 sq. metres (642.6 sq. feet)



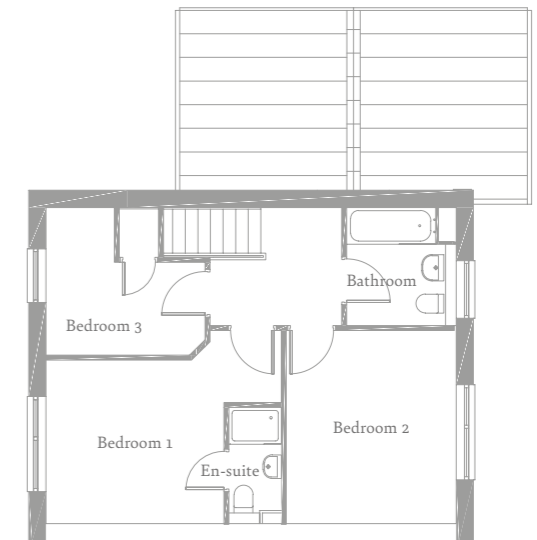
First Floor

Approx 72.8 sq. metres (783.6 sq. feet)

The Woodland



Ground Floor
Approx 46.7 sq. metres (502.7 sq. feet)



First Floor
Approx 46.7 sq. metres (502.7 sq. feet)



The ground floor features a light kitchen lounge diner with bi-folding doors.



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These delightful semi-detached three bedroom properties boast driveways with ample parking space for multiple vehicles and single attached garages.

The ground floor comprises of a beautiful bright open plan living kitchen diner and lounge with bi folding doors which open onto a patio area. There is also a well placed utility room leading through to the garage and WC.

The first floor comprises of two chic bedrooms, family bathroom and master bedroom complete with master en-suite.



**Each home
boasts
contemporary,
stylish design
with the space
and facilities
your modern
life demands.**



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Fenwood Estates Limited is a long-established, family-run business that has grown and evolved, after being founded by Graham Fennell as a sole trader in 1977. The company, based close to Doncaster Sheffield Airport, is now headed by Graham's daughter, Melissa Kroger. Melissa took the role of MD a number of years ago with a view to expanding the pipeline of Fenwood and taking the business to the next level – developing multiple sites at any one time within South Yorkshire and its neighbouring areas.

Fenwood Estates promotes the company ethos of 'quality over quantity' which is instantly recognisable during a visit to any of the firm's developments, past or present. The level of specification and attention to detail within a Fenwood home is second to none – each property boasting eco-friendly features and quality fittings throughout, along with beautiful external features, fully landscaped gardens, and communal areas.

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newhomes@morfittsmith.co.uk

0114 2321764

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