



**Fenwood**  
ESTATES



**Knights  
Gate**

# Welcome to **Knights Gate**

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

Fenwood Estates brings 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 bespoke four bedroom 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.

No responsibility is accepted by the developer for any errors or omissions and the above information and marketing material does not constitute or form part of any contract, or warranty. Kitchen designs are indicative and made subject to change. The dimensions given on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**Home is family. Home is friends. Home is togetherness. Home is Fenwood.**

**Knights Gate:** Knights Walk, Off Town Street, Sutton-cum-Lound, Retford, DN22 8FT  
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# Site Plan



**The Heath**  
3 Bedroom  
Semi-Detached House  
Plots 1, 2, 6 and 7

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

**The Meadows**  
4 Bedroom  
Detached House  
Plots: 13, 14, 17, 18, 19, 20, 21,  
22, 23, 32, 33

**The Woodland**  
3 Bedroom  
Semi-Detached House  
Plots: 26, 27, 30, 31

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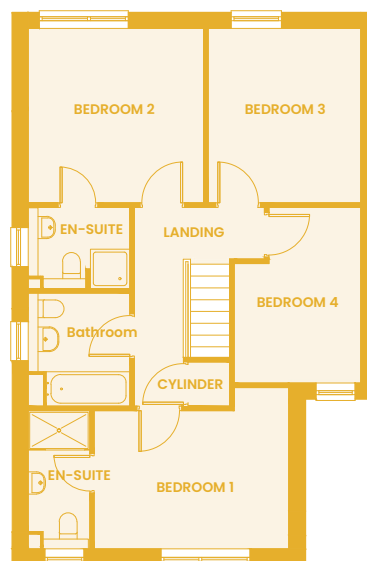
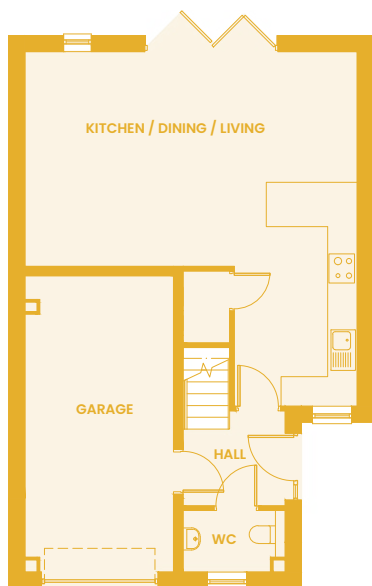
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The Pastures



<b>Kitchen / Living</b>	7.20m x 6.80m (36.6 m <sup>2</sup> )	<b>Bedroom 3</b>	3.60m x 2.06m (8.4 m <sup>2</sup> )
<b>Bedroom 1</b>	3.30m x 3.90m (11.6 m <sup>2</sup> )	<b>Bedroom 4</b>	3.60m x 2.06m (8.4 m <sup>2</sup> )
<b>Bedroom 1 Ensuite</b>	1.25m x 2.80m	<b>Bathroom</b>	2.30m x 2.06m
<b>Bedroom 2</b>	3.50m x 3.60m (12.6 m <sup>2</sup> )	<b>Garage</b>	6.02m x 3.02m (18.0 m <sup>2</sup> )
<b>Bedroom 2 Ensuite</b>	2.00m x 1.65m		

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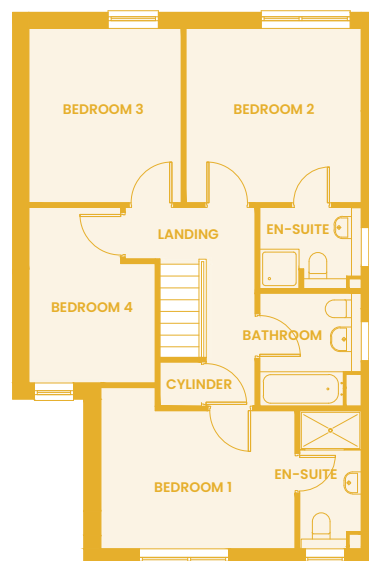
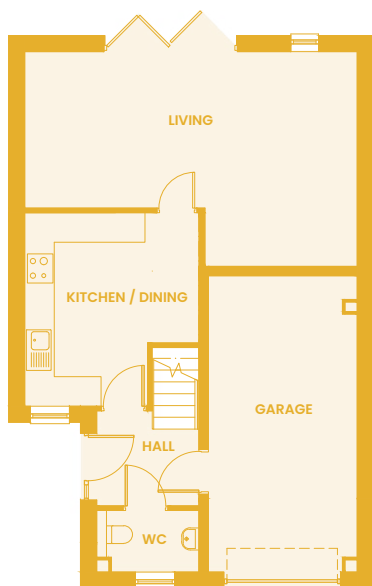
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The Pastures



<b>Kitchen / Dining</b>	3.90m x 3.50m (12.6 m <sup>2</sup> )	<b>Bedroom 2 Ensuite</b>	2.00m x 1.65m
<b>Living</b>	4.40m x 6.80m (25.2 m <sup>2</sup> )	<b>Bedroom 3</b>	3.50m x 3.10m (11.0 m <sup>2</sup> )
<b>Bedroom 1</b>	3.30m x 3.90m (11.6 m <sup>2</sup> )	<b>Bedroom 4</b>	3.60m x 2.60m (8.4 m <sup>2</sup> )
<b>Bedroom 1 Ensuite</b>	1.25m x 2.80m	<b>Bathroom</b>	2.30m x 2.06m
<b>Bedroom 2</b>	3.50m x 3.60m (12.6 m <sup>2</sup> )	<b>Garage</b>	6.02m x 3.02m (18.0 m <sup>2</sup> )

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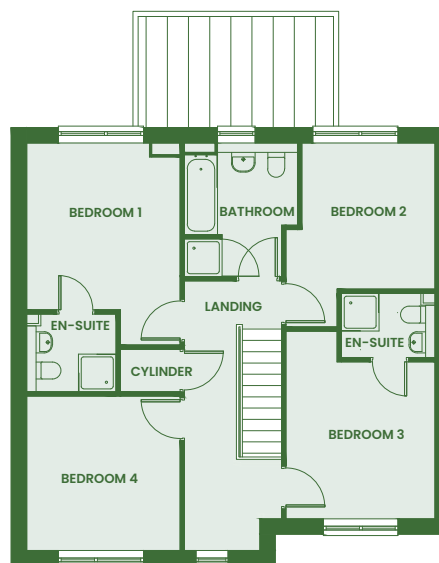
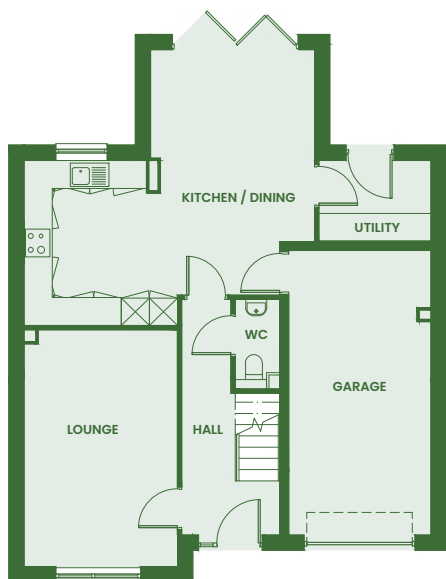
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The Meadows



<b>Kitchen</b>	3.50m x 3.30m	<b>Bedroom 2</b>	3.10m x 2.80m (10.2 m <sup>2</sup> )
<b>Dining</b>	4.09m x 3.50m	<b>Bedroom 3</b>	3.80m x 3.20m (11.3 m <sup>2</sup> )
<b>Lounge</b>	5.05m x 3.30m (16.4m <sup>2</sup> )	<b>Bedroom 3 Ensuite</b>	1.99m x 1.35m
<b>Bedroom 1</b>	3.55m x 3.30m (12.3 m <sup>2</sup> )	<b>Bedroom 4</b>	2.80m x 2.40m
<b>Bedroom 1 Ensuite</b>	1.65m x 1.90m	<b>Garage</b>	6.07m x 3.03m (18.3 m <sup>2</sup> )

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## Features



# Knights Gate

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Kitchen	The Pastures	The Meadows	The Heath	The Woodlands
Fully fitted kitchen in a range of styles to suit your personal taste	•	•	•	•
Soft close doors and drawers on all units	•	•	•	•
Choice of laminate worktops and matching splash back / backboard	•	•	•	•
Integrated, high quality stainless steel fan oven	•	•	•	•
State of the art electric hob	•	•	•	•
Modern extractor fan	•	•	•	•
Integrated dishwasher	•	•	•	•
Full size integrated fridge / freezer	•	•	•	•
1.5 bowl stainless steel sink and drainer	•	•	•	•
Stylish chrome mixer tap	•	•	•	•
Low voltage down lighters to ceiling	•	•	•	•
Under lit wall units	•	•	•	•
Choice of floor coverings	•	•	•	•

Bathroom	The Pastures	The Meadows	The Heath	The Woodlands
Range of contemporary wall tiling in a selection of colours including feature tile and chrome trim	•	•	•	•
Choice of floor tiling in a range of colours / styles	•	•	•	•
White modern sanitary ware including wall hung vanity unit in white / graphite	•	•	•	•
Stylish chrome mixer tap	•	•	•	•
Graphite heated towel rail	•	•	•	•
Low voltage downlighters	•	•	•	•
Shower over bath	•	•	•	•
Modern glass bath screen	•	•	•	•

En-suite	The Pastures	The Meadows	The Heath	The Woodlands
Range of contemporary wall tiling in a selection of colours including feature tile and chrome trim	•	•	•	•
Choice of floor tiling in a range of colours / styles	•	•	•	•
White modern sanitary ware including wall hung vanity unit in white / graphite	•	•	•	•
Stylish chrome mixer tap	•	•	•	•
Shower enclosure with chrome features and white tray	•	•	•	•
Contemporary chrome shower with large feature head plus small handheld at lower level	•	•	•	•
Graphite heated towel rail	•	•	•	•
Shaver socket	•	•	•	•
Low voltage downlighters	•	•	•	•

Internal	The Pastures	The Meadows	The Heath	The Woodlands
Gas central heating with radiators throughout	•	•	•	•
Heat / smoke detectors throughout	•	•	•	•
Light grey emulsion to walls, white emulsion to ceilings	•	•	•	•
White gloss internal joinery	•	•	•	•
Modern pre finished doors with Anthracite / chrome door furniture	•	•	•	•
Choice of carpets / tiles / laminate throughout	•	•	•	•
EV charging point to garage	•	•	•	•
Security alarm	•	•	•	•

External	The Pastures	The Meadows	The Heath	The Woodlands
Outside tap to each property	•	•	•	
Front and rear external lighting	•	•	•	•
Turf to rear gardens	•	•	•	
Planting to front / sides of property where applicable	•	•	•	•
Paving to paths / patio areas	•	•	•	•

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