



A collection of two, three and
four-bedroom homes just two miles
from Blackpool town centre

WELCOME TO THE SANDPIPERS

The Sandpipers is an exclusive new development of two, three and four bedroom homes in a highly sought-after area just two miles from the popular seaside resort of Blackpool.

Each of the 53 stunning homes in The Sandpipers collection have been designed and built to the highest specification, and is the perfect place to relax and unwind.

CONTEMPORARY FAMILY HOMES

Set in a family-friendly environment close to all the amenities that Blackpool has to offer, The Sandpipers is perfect for first-time buyers or families looking for their forever homes.

Close to beautiful coastal landscapes, The Sandpipers has everything you could ever need right on your doorstep. In addition, the homes

on offer at The Sandpipers are second-to-none, built with all the care and attention to detail you'd expect from a Lancet Home.

Integral features like spacious layouts, light and airy bedrooms and integrated garage make The Sandpipers the perfect place to call home.



THE SANDPIPERS SITE PLAN



HOUSETYPE KEY

- The Kempton
- The Worcester
- The Ripon
- The Sandown
- The Epsom
- The Newbury
- The Ayr
- The Windsor
- The Chester
- The Stratford

YOUR SPECIFICATION



KITCHEN

- Choice of contemporary and traditional kitchen units with a soft close drawer feature
- Choice of modern worktops with matching upstands
- Stainless steel sink with chrome mixer tap
- Stainless steel single electric oven
- Stainless steel four-ring gas hob
- Chimney style extractor hood
- Splashback
- Plumbing for washing machine and dishwasher
- Recessed downlighters

CLOAKROOMS, BATHROOMS AND EN SUITES

- Modern white contemporary sanitary ware
- High quality taps
- Choice of British ceramic tiles (see sales consultant for details)
- Aqualisa shower to en suite (where applicable)
- Recessed downlighters to main bathroom
- Chrome towel rails to main bathroom

DOORS AND WINDOWS

- Low maintenance white PVCu double glazed windows
- White PVCu French doors (where applicable)
- Black painted cottage style front door with chrome ironmongery, multi point security locking system and security chain
- Modern white internal doors with chrome ironmongery

EXTERNAL FINISHES

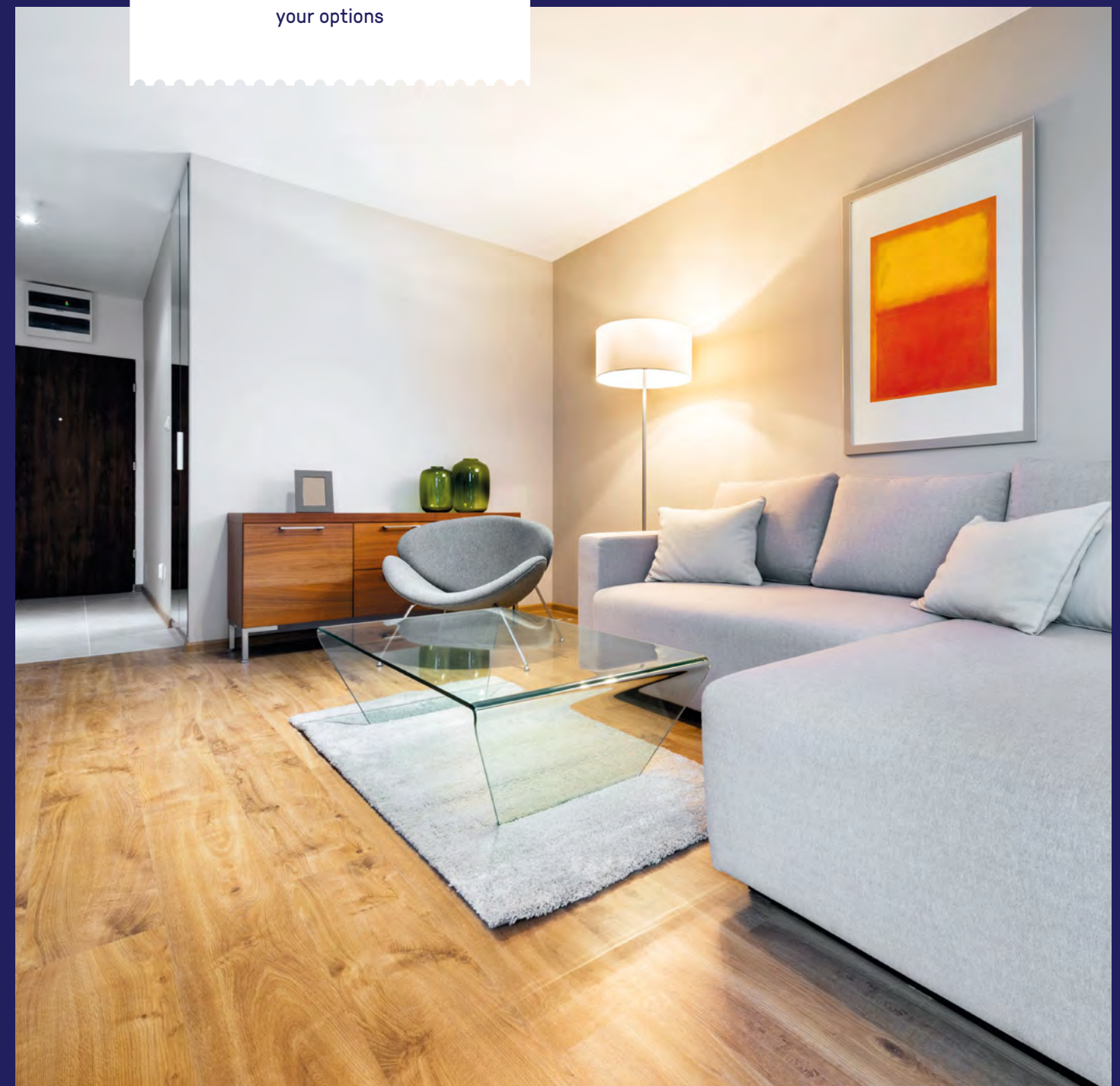
- Open plan front garden
- Rear garden to be graded and top soiled
- 1.8m closeboard fencing to boundaries
- Post and rail divisional fencing

GENERAL

- A rated gas central heating with combination boiler, programme selector and room thermostat
- Individual radiator thermostats
- Loft insulation in line with current building regulations
- Mains wired smoke detectors
- Soft white painted walls
- Smooth white ceilings
- White gloss paint to woodwork
- Media plate and BT point to lounge
- TV and BT point to bedroom one
- LABC warranty



Ask a sales consultant about your options





SEASIDE CHARM

Your new home is perfectly placed in the seaside town of Blackpool, allowing you the opportunity to discover all that this thriving town offers to its residents. From the doorstep of The Sandpipers, you're just a stone's throw away from scenic parks, convenient shops and amenities, as well as trendy bars and restaurants.

If you wanted to take in the sights and sounds of Blackpool's coastline, you're less than 15 minutes away from the action, with attractions and amusements aplenty. If you're looking for a less action-packed day out, stroll along the resort's famous promenade and enjoy lazy summer days picnicking and building sandcastles with the children on Blackpool's beautiful sandy beach or blow out the winter cobwebs with a walk around Marton Mere local nature reserve and glacial freshwater lake—all of which are a short distance away.

Furthermore, Blackpool's busy resort centre offers a wide variety of restaurants and shops including numerous high street brands, whilst the refurbished 1920s cinema The Regent houses a gorgeous antiques, craft, vintage and retro emporium spanning three floors.

Blackpool Seafront



Little Marton Mill

ON YOUR DOOR- STEP

A great location is key to the perfect home. The Sandpipers is perfectly placed for families and first-time buyers looking to make the most of Blackpool's many tourist attractions, fantastic amenities and ample shops.

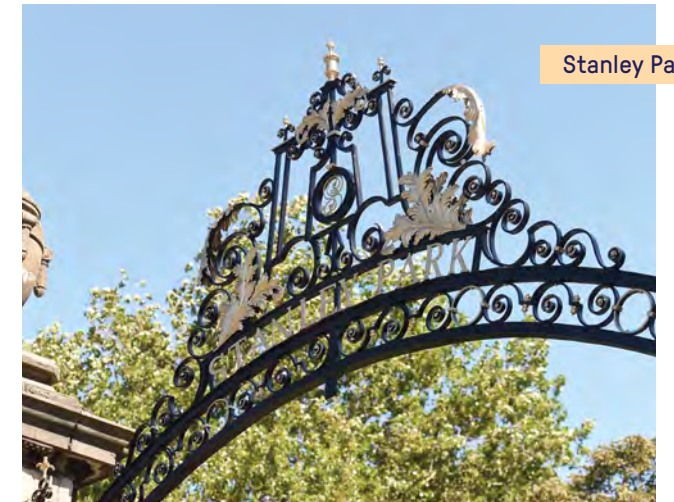
Family-friendly activities are plentiful across this picturesque seaside resort, with amusement arcades, souvenir stores and a theme park offering hours of fun for children and parents alike. It's not just families who can enjoy Blackpool's dynamic town centre—there's plenty for young people too, including a vast array of bars, restaurants, pubs and clubs, shops and even a selection of theatres and tourist attractions specifically for adults.

A little closer to home, The Sandpipers has everything you need right on your doorstep. Two well-known supermarkets are just a short drive away, and amenities like schools, medical centres and even an optician are close by.

Houndshell Shopping Centre



Stanley Park



Blackpool Tower



Lytham St Annes



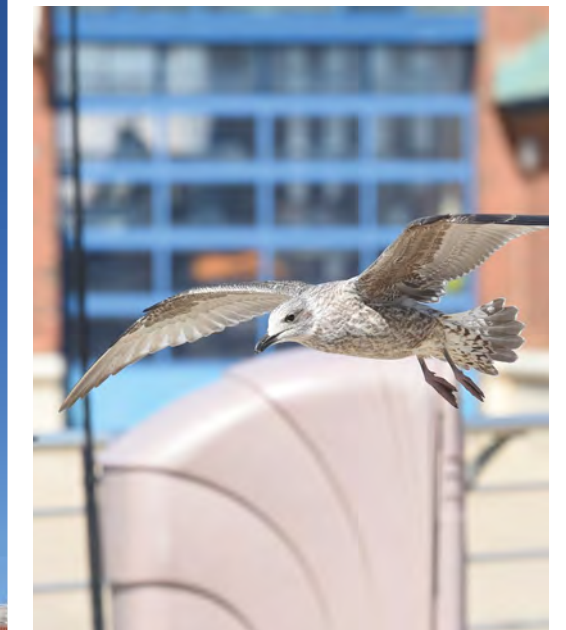
Stanley Park



Winter Gardens



Blackpool Tower



EXPLORE THE TRANSPORT CONNECTIONS

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ROAD



Blackpool Town Centre
7 minutes

Lytham St Annes Town Centre
13 minutes

Preston City Centre
24 minutes

Lancaster City Centre
37 minutes

Manchester City Centre
59 minutes

Manchester Airport
59 minutes



ABOUT LANCET HOMES

Lancet Homes is one of the leading family-run and privately owned house builders in the North West with extensive experience in the residential property sector and construction industry.

With the backing of the Brookhouse Group, whose origins can be traced back to the 1930s, Lancet Homes is able to offer customers peace of mind and reassurance that they are working with true experts in the industry.

FIND OUT MORE...

For more information about The Sandpipers, please get in touch.

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**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk

www.thesandpipersblackpool.co.uk

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The dimensions where specified are for indicative purposes only and are not intended to be relied upon for determining (without limitation) carpet sizes, appliances, spaces or items of furniture. This does not form or constitute a representation warranty or any part of a contract or sale. Images are indicative only. Lancet Homes, 2017.