

# Linden Homes@Quantum Fields

Littleport



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HOMES



# Linden Homes @ Quantum Fields Littleport

A collection of 2, 3 & 4 bedroom homes in a pretty Cambridgeshire village.

These new homes are located in the beautiful village of Littleport in the Cambridgeshire fens, within easy reach of Cambridge. The surrounding countryside has a unique charm, and is ideal for walks, bike rides and relaxing days fishing on the River Great Ouse.

Neighbouring Ely is also just minutes away and has a good range of shops, pubs and restaurants, a weekly market, cinema and sports centre with swimming pool.

Parents, meanwhile, will be pleased to find Ofsted-rated and independent schools for all ages nearby.

The town is close to the A10, with links to the A11, A14 and M11, and there are regular bus services to Ely and Cambridge. Littleport train station also offers half-hourly commuter services to London King's Cross in around 75 minutes.

**Linden Homes @ Quantum Fields**

Littleport CB6 1HW | 01353 260 154

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# Quantum Fields

## Littleport

### Development layout



#### 4 bedroom homes

- The Aslin
- The Grainger
- The Knightley
- The Leverton
- The Mylne
- The Pembroke

#### 3 bedroom homes

- The Eveleigh
- The Mountford
- The Turner

#### 2 bedroom homes

- The Ashbee
- The Glaston
- The Hardwick

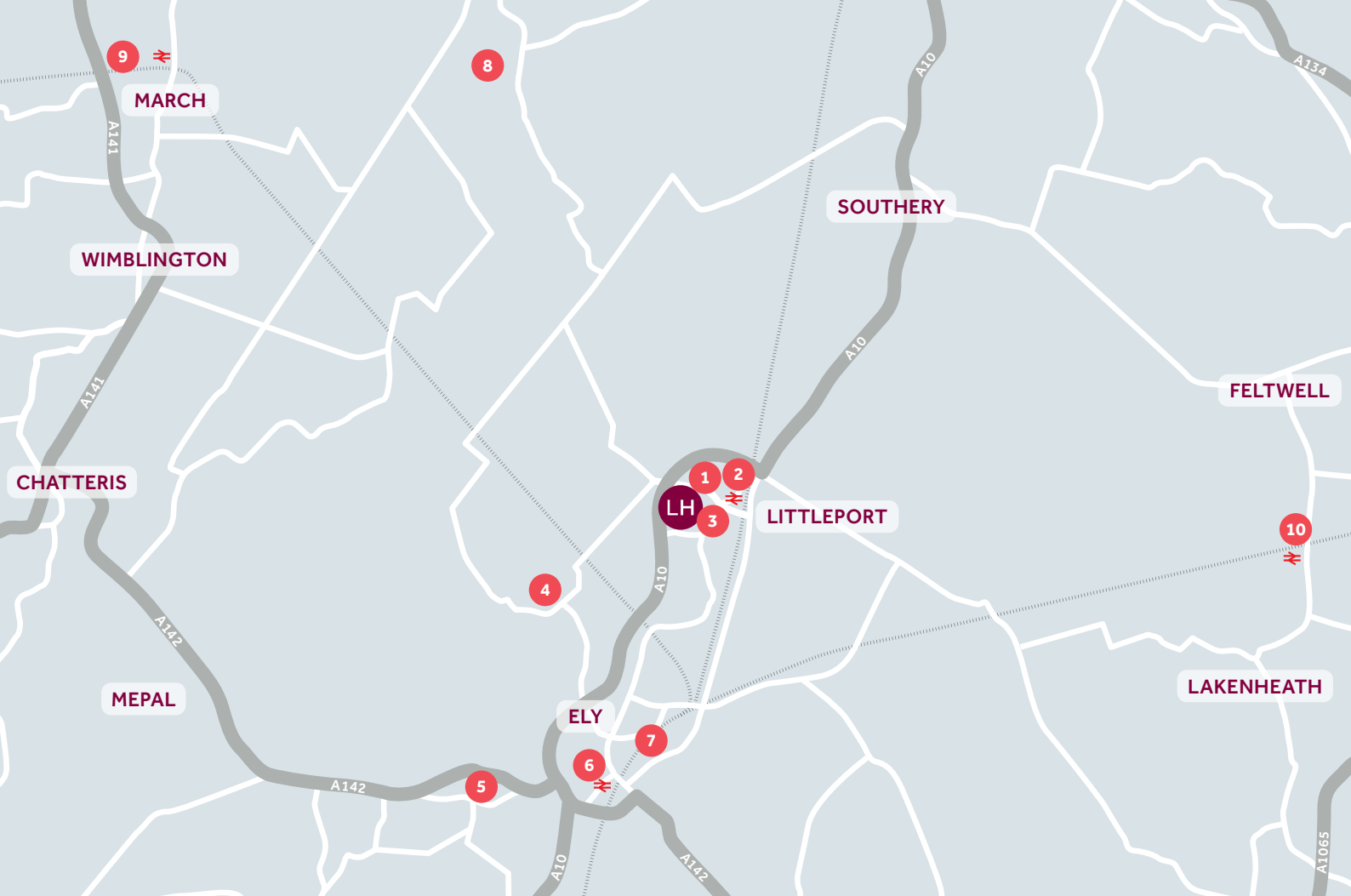
#### Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

|    |                      |    |                       |
|----|----------------------|----|-----------------------|
| bc | bin collection point | ps | pumping station       |
| •  | bollards             | v  | visitor parking space |
| ss | sub station          |    |                       |

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



## Around the local neighbourhood

1

Littleport Leisure  
CB6 1EW

2

Littleport train station  
CB6 1JL

3

Millfield Primary School  
CB6 1HW

4

Downham Feoffees  
Primary Academy  
CB6 2ST

5

Witchford Village College  
CB6 2JA

6

Ely City Golf Club  
CB7 4HX

7

Ely Country Park  
CB7 4PU

8

Croft Country Club  
PE14 9JD

9

Tesco Superstore  
PE15 0AX

10

RSPB Lakenheath Fen  
nature reserve  
IP27 9AD

Linden Homes, East Anglia region.

Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. T: 0800 975 5939

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). Produced by Oliver. When you have finished with this leaflet please recycle it. 4291558 / 04.24

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## Specification

Linden Homes @Quantum Fields

Littleport, CB6 1HW | 01353 260 154

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# Specification

Applicable to plots 21, 23, 24, 27, 28, 29, 31, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 & 3 bedroom homes

4 bedroom homes

## Kitchen

|   |   |   |
|---|---|---|
| Symphony fitted kitchen with laminate worktop and upstands                    | • | • |
| Single under-counter oven in stainless steel                                  | • |   |
| Double under-counter oven in stainless steel                                  |   | • |
| 4 burner gas hob with stainless steel splashback behind hob                   | • | • |
| Integrated extractor hood   | • |   |
| Chimney hood  |   | • |
| Integrated fridge freezer   |   | • |
| Space for dishwasher and washing machine with plumbing and electrical supply  | • | • |
| Single bowl stainless steel sink with mixer tap                               | • |   |
| 1½ bowl stainless steel sink with mixer tap                                   |   | • |
| Single bowl stainless steel sink with mixer tap to utility (where applicable) |   | • |
| Multigrid switch to kitchen appliances  | • | • |

## Bathroom, en suite and cloakroom

|  |   |   |
|--|---|---|
| Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps                     | • | • |
| Close-coupled WCs with soft close seat and cover   | • | • |
| Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures | • | • |
| Tiling to perimeter of bath (approx. 400mm above bath)   | • | • |
| Full height tiling to en suite shower area   | • | • |
| Splashback tiling to all basins  | • | • |

## Electrical

|  |   |   |
|--|---|---|
| White pendant lights throughout  | • | • |
| TV and BT points as working drawing  | • | • |
| White switchplates and sockets throughout  | • | • |
| Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector | • | • |

## Heating

|   |   |   |
|---|---|---|
| A rated energy efficient gas boiler             | • | • |
| Honeywell 7 day programmable thermostat control | • | • |
| Myson radiators with thermostatic valves        | • | • |

## Internal finishes

|  |   |   |
|--|---|---|
| White internal doors with satin chrome ironmongery | • | • |
| Timber staircase with gloss painted woodwork       | • | • |
| Internal woodwork in gloss white                   | • | • |
| Walls in white emulsion                            | • | • |
| Ceilings – flush smooth finish in white emulsion   | • | • |

## External

|   |   |   |
|---|---|---|
| GRP main entrance door with multi point locking system                    | • | • |
| GRP rear entrance door with multi point locking system (where applicable) | • | • |
| PVCu white windows and casement doors with multi point locking system     | • | • |
| Contemporary external light to front                                      | • | • |
| Mains operated doorbell   | • | • |
| Buff riven paving slabs to paths and patio                                | • | • |

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please ask your sales consultant.

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# Specification

Applicable from June 2023

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2 & 3 bedroom homes

4 bedroom homes

## Kitchen

|   |   |   |
|---|---|---|
| Symphony fitted kitchen with laminate worktop and upstands                    | • | • |
| Single under-counter oven in stainless steel                                  | • | • |
| 4 burner gas hob with stainless steel splashback behind hob                   | • | • |
| Integrated extractor hood   | • |   |
| Chimney hood  |   | • |
| Space for dishwasher and washing machine with plumbing and electrical supply  | • | • |
| Single bowl stainless steel sink with mixer tap                               | • | • |
| Single bowl stainless steel sink with mixer tap to utility (where applicable) |   | • |
| Multigrid switch to kitchen appliances  | • | • |

## Bathroom, en suite and cloakroom

|  |   |   |
|--|---|---|
| Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps                     | • | • |
| Close-coupled WCs with soft close seat and cover   | • | • |
| Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures | • | • |
| Tiling to perimeter of bath (approx. 400mm above bath)   | • | • |
| Full height tiling to en suite shower area   | • | • |
| Splashback tiling to all basins  | • | • |

## Electrical

|  |   |   |
|--|---|---|
| White pendant lights throughout  | • | • |
| TV and BT points as working drawing  | • | • |
| White switchplates and sockets throughout  | • | • |
| Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector | • | • |

## Heating

|   |   |   |
|---|---|---|
| A rated energy efficient gas boiler             | • | • |
| Honeywell 7 day programmable thermostat control | • | • |
| Myson radiators with thermostatic valves        | • | • |

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|  |   |   |
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| White internal doors with satin chrome ironmongery | • | • |
| Timber staircase with gloss painted woodwork       | • | • |
| Internal woodwork in gloss white                   | • | • |
| Walls in white emulsion                            | • | • |
| Ceilings – flush smooth finish in white emulsion   | • | • |

## External

|   |   |   |
|---|---|---|
| GRP main entrance door with multi point locking system                    | • | • |
| GRP rear entrance door with multi point locking system (where applicable) | • | • |
| PVCu white windows and casement doors with multi point locking system     | • | • |
| Contemporary external light to front                                      | • | • |
| Buff riven paving slabs to paths and patio                                | • | • |

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# The Hardwick

2 bedroom home

Quantum Fields

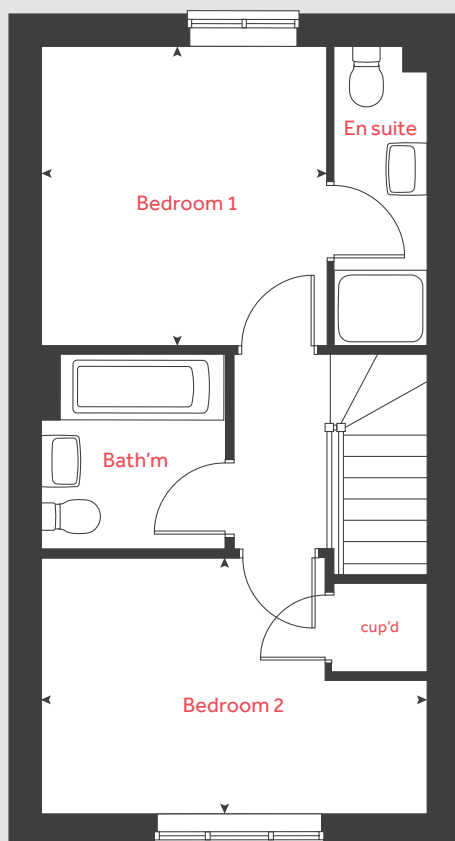
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## First floor



# The Hardwick

## 2 bedroom home

| Ground floor          | metres      | feet / inches   |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 4.08 x 3.15 | 13' 5" x 10' 4" |
| Living room           | 4.08 x 3.70 | 13' 5" x 12' 2" |

| First floor | metres      | feet / inches   |
|-------------|-------------|-----------------|
| Bedroom 1   | 3.15 x 2.99 | 10' 4" x 9' 10" |
| Bedroom 2   | 4.08 x 2.68 | 13' 5" x 8' 10" |

|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | ws    | washing machine space |
| ovn  | oven                 | cup'd | cupboard              |
| ffzs | fridge freezer space | ◀ ▶   | measuring points      |
| ds   | dishwasher space     |       |                       |

### The Hardwick | Part L Littleport |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

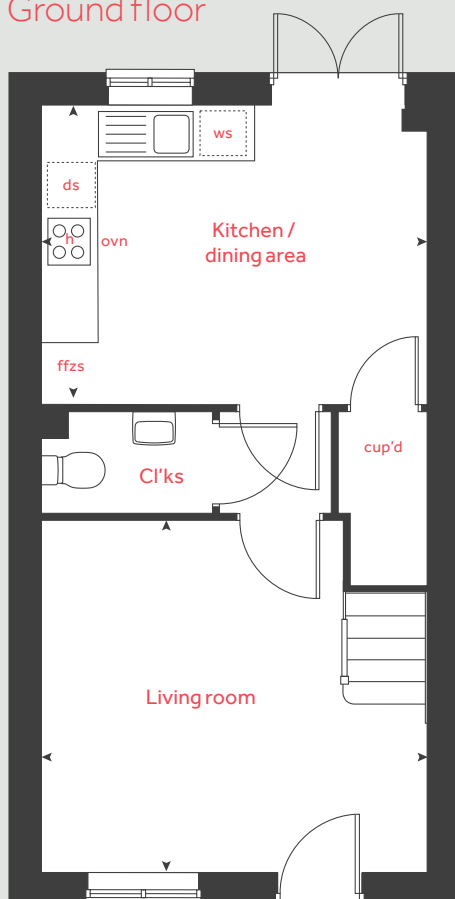
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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DS11306 / 10.24

## Ground floor



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# The Ashbee

2 bedroom home

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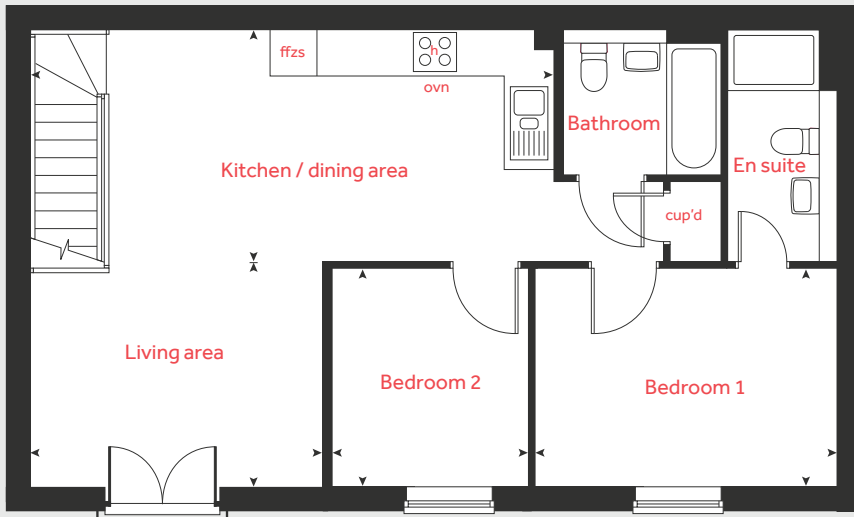
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# The Ashbee

## 2 bedroom home

### First floor



### Ground floor

#### First floor

##### Living area

3.86m x 2.97m 12'8" x 9'9"

##### Kitchen / dining area

6.93m x 3.07m 22'9" x 10'1"

##### Bedroom 1

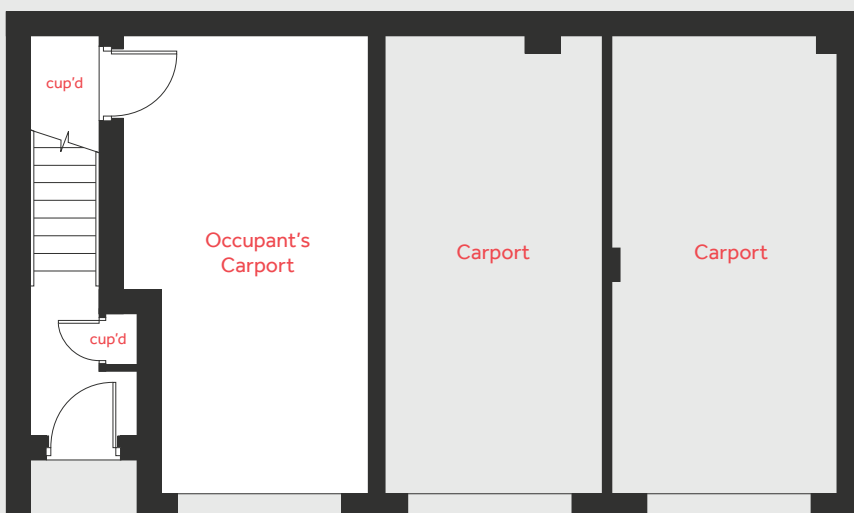
3.99m x 2.89m 13'1" x 9'6"

##### Bedroom 2

2.89m x 2.60m 9'6" x 8'6"

|       |          |      |                      |
|-------|----------|------|----------------------|
| h     | hob      | ffzs | fridge freezer space |
| ovn   | oven     | ◀ ▶  | measuring points     |
| cup'd | cupboard |      |                      |

### Ground floor



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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# The Glaston

2 bedroom home

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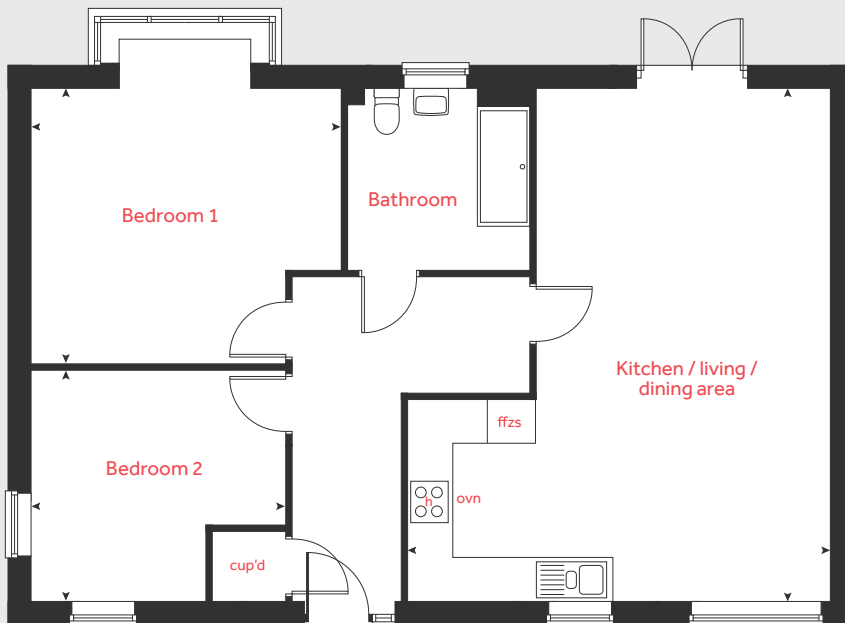
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# The Glaston

## 2 bedroom home

### Ground floor



### Ground floor

#### Kitchen / living / dining area

7.08m x 5.86m 23'3" x 19'3"

#### Bedroom 1

4.30m x 3.80m 14'1" x 12'6"

#### Bedroom 2

3.48m x 3.21m 11'5" x 10'6"

|       |          |      |                      |
|-------|----------|------|----------------------|
| h     | hob      | ffzs | fridge freezer space |
| ovn   | oven     | ◀ ▶  | measuring points     |
| cup'd | cupboard |      |                      |

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# The Eveleigh

3 bedroom home

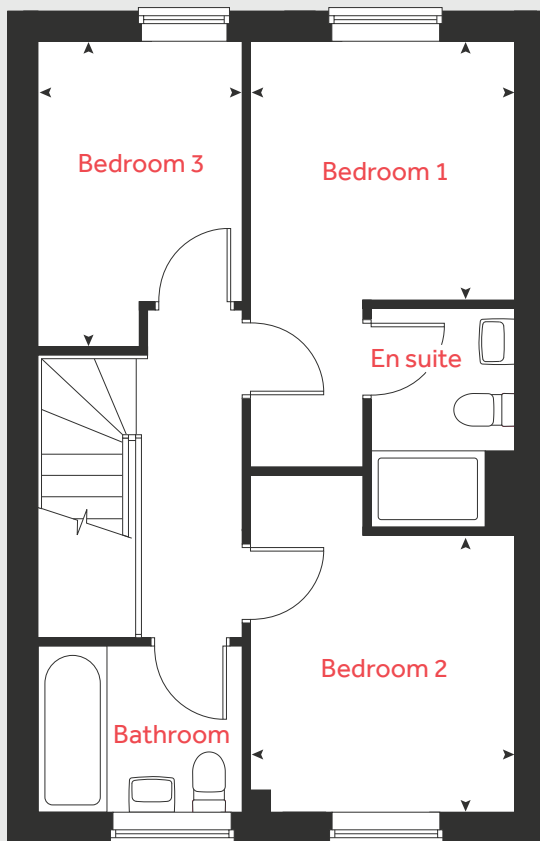
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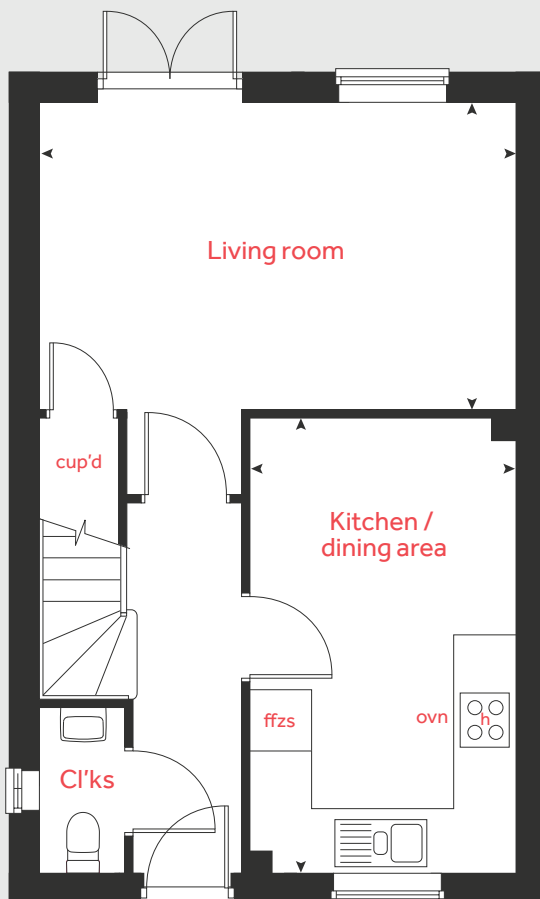
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## First floor



## Ground floor



# The Eveleigh

## 3 bedroom home

### Ground floor

#### Living room

4.98m x 3.19m

16'4" x 10'6"

#### Kitchen / dining area

4.78m x 2.80m

15'8" x 9'2"

### First floor

#### Bedroom 1

2.77m x 2.71m

9'1" x 8'11"

#### Bedroom 2

2.89m x 2.77m

9'6" x 9'1"

#### Bedroom 3

3.19m x 2.12m

10'6" x 6'11"

|       |          |      |                      |
|-------|----------|------|----------------------|
| h     | hob      | ffzs | fridge freezer space |
| ovn   | oven     | ◀ ▶  | measuring points     |
| cup'd | cupboard |      |                      |

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# The Turner

3 bedroom home

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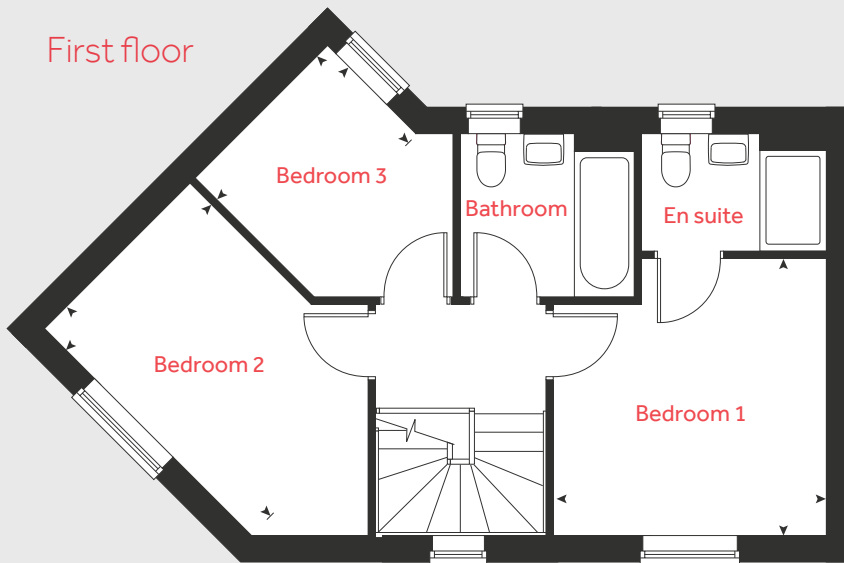
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# The Turner

## 3 bedroom home

First floor



### Ground floor

#### Living room

4.80m x 3.23m 15'9" x 10'7"

#### Kitchen / dining area

4.80m x 2.55m 15'9" x 8'4"

### First floor

#### Bedroom 1

3.32m x 3.25m 10'11" x 10'8"

#### Bedroom 2

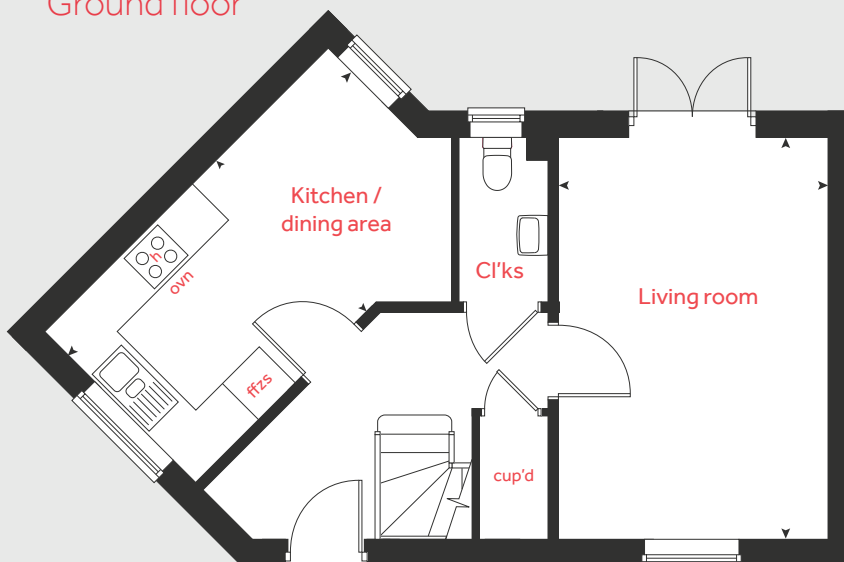
3.50m x 2.47m 11'6" x 8'1"

#### Bedroom 3

2.25m x 1.51m 7'5" x 4'11"

|       |          |      |                      |
|-------|----------|------|----------------------|
| h     | hob      | ffzs | fridge freezer space |
| ovn   | oven     | ◀ ▶  | measuring points     |
| cup'd | cupboard |      |                      |

Ground floor



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# The Mountford

3 bedroom home

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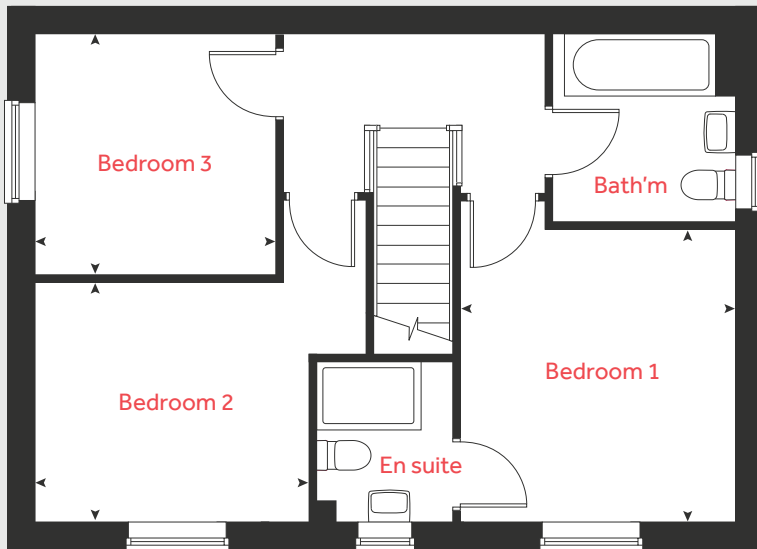
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# The Mountford

3 bedroom home

## First floor



### Ground floor

#### Living room

5.59m x 3.12m 18'4" x 10'3"

#### Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

### First floor

#### Bedroom 1

3.35m x 3.18m 11'0" x 10'5"

#### Bedroom 2

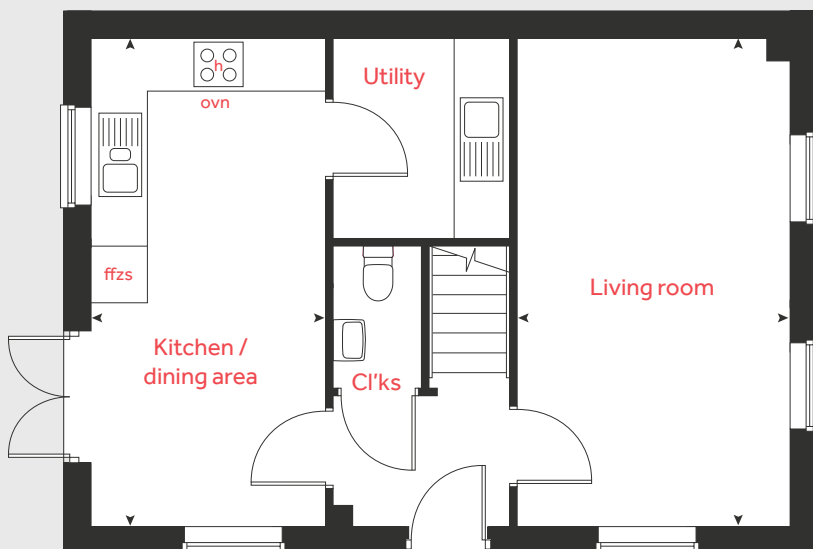
3.14m x 2.74m 10'4" x 9'0"

#### Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

h hob ffzs fridge freezer space  
ovn oven < > measuring points

## Ground floor



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# The Aslin

4 bedroom home

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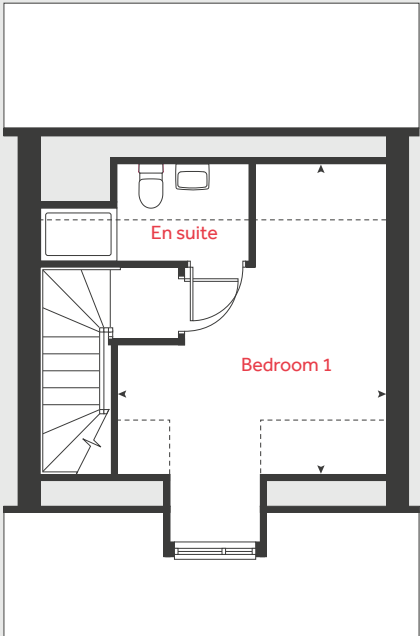
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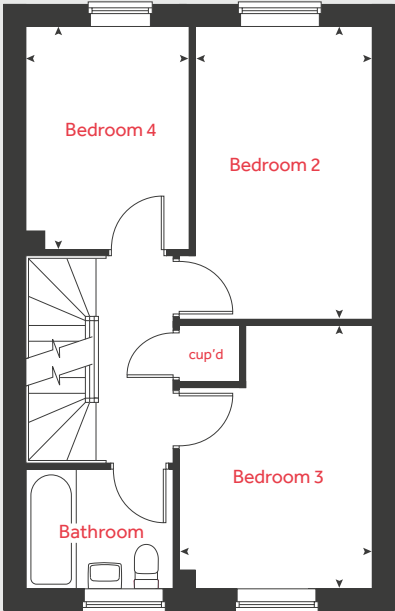
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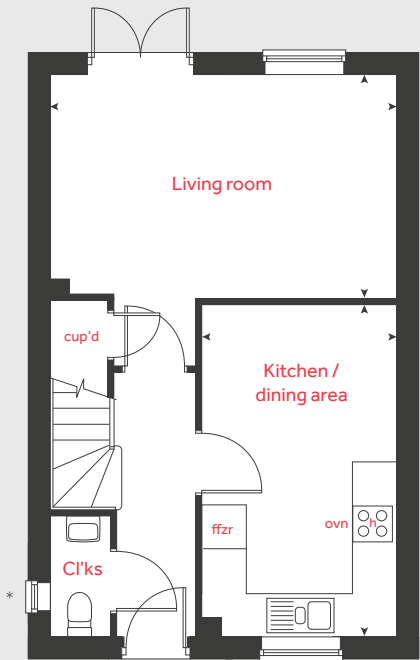
Second floor



First floor



Ground floor



# The Aslin

4 bedroom home

**Ground floor**

|                       |               |
|-----------------------|---------------|
| Living room           |               |
| 4.98m x 3.21m         | 16'2" x 10'6" |
| Kitchen / dining area |               |
| 4.77m x 2.80m         | 15'8" x 9'2"  |

**First floor**

|               |              |
|---------------|--------------|
| Bedroom 2     |              |
| 4.20m x 2.52m | 13'9" x 8'3" |
| Bedroom 3     |              |
| 3.78m x 2.77m | 12'5" x 9'1" |
| Bedroom 4     |              |
| 3.19m x 2.37m | 10'6" x 7'9" |

**Second floor**

|               |               |
|---------------|---------------|
| Bedroom 1     |               |
| 4.30m x 3.88m | 14'1" x 12'9" |

|       |          |       |                           |
|-------|----------|-------|---------------------------|
| h     | hob      | ffzr  | integrated fridge freezer |
| ovn   | oven     | ◀ ▶   | measuring points          |
| cup'd | cupboard | - - - | reduced ceiling height    |

Chimney applicable to selected plots only.  
\*Windows apply to selected plots only.  
Please see sales consultant for further details.

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# The Mylne

4 bedroom home

Quantum Fields

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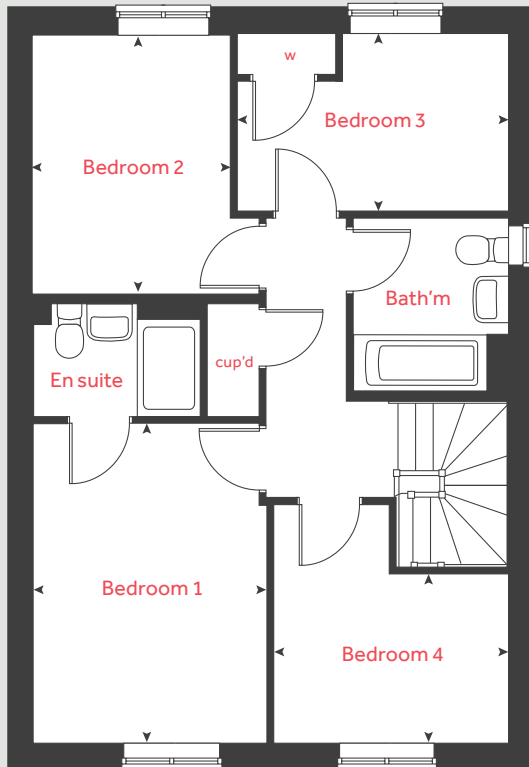
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# The Mylne

## 4 bedroom home

### First floor



| Ground floor                   | metres      | feet / inches    |
|--------------------------------|-------------|------------------|
| Kitchen / dining / family area | 6.08 x 3.80 | 19' 9" x 12' 5"  |
| Living room                    | 4.83 x 3.39 | 15' 10" x 11' 2" |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.97 x 2.98 | 13' 0" x 9' 8"  |
| Bedroom 2 | 3.20 x 2.56 | 10' 6" x 8' 2"  |
| Bedroom 3 | 3.38 x 2.18 | 11' 3" x 7' 2"  |
| Bedroom 4 | 3.09 x 2.08 | 9' 10" x 6' 10" |

|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | ws    | washing machine space |
| ovn  | oven                 | cup'd | cupboard              |
| ffzs | fridge freezer space | w     | wardrobe              |
| ds   | dishwasher space     | < >   | measuring points      |

### The Mylne | Part L vt Littleport |

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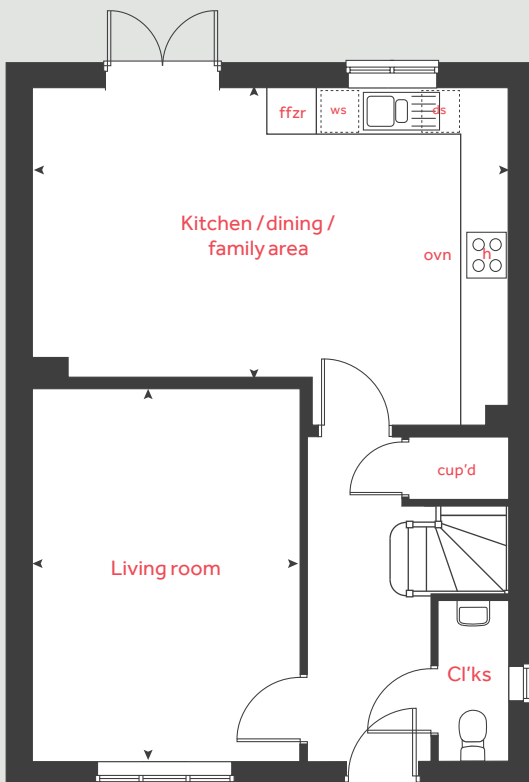
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DS11307 / 10.24

### Ground floor



# Linden

## HOMES





# The Leverton

4 bedroom home

Linden Homes @ Quantum Fields

Littleport CB6 1HW | 0800 975 5939

[lindenhomes.co.uk/quantumfields](https://lindenhomes.co.uk/quantumfields)

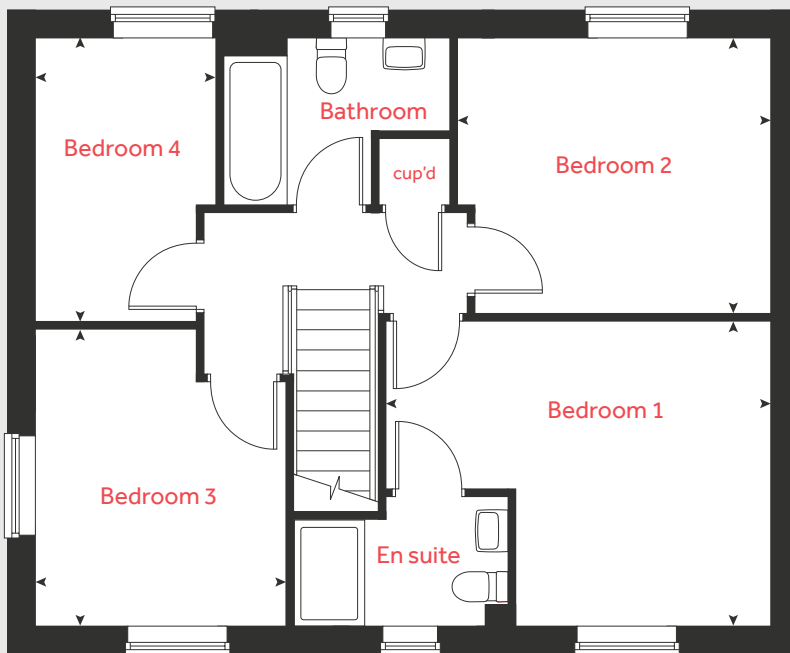
**Linden**  
HOMES



# The Leverton

4 bedroom home

## First floor



### Ground floor

|             |               |               |
|-------------|---------------|---------------|
| Living room | 4.81m x 3.40m | 15'9" x 11'2" |
| Kitchen     | 2.98m x 2.77m | 9'9" x 9'1"   |
| Dining area | 3.95m x 2.81m | 13'0" x 9'3"  |
| Study       | 3.40m x 1.82m | 11'2" x 6'0"  |

### First floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.39m x 3.48m | 14'5" x 11'5" |
| Bedroom 2 | 3.56m x 3.15m | 11'8" x 10'4" |
| Bedroom 3 | 3.37m x 2.87m | 11'1" x 9'5"  |
| Bedroom 4 | 3.26m x 2.07m | 10'8" x 6'9"  |

|       |          |      |                           |
|-------|----------|------|---------------------------|
| h     | hob      | ffzr | integrated fridge freezer |
| ovn   | oven     | ◀ ▶  | measuring points          |
| cup'd | cupboard |      |                           |

Chimney applicable to selected plots only

## Ground floor



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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2138239 / 09.22

**Linden**  
HOMES



# The Pembroke

4 bedroom home

Quantum Fields

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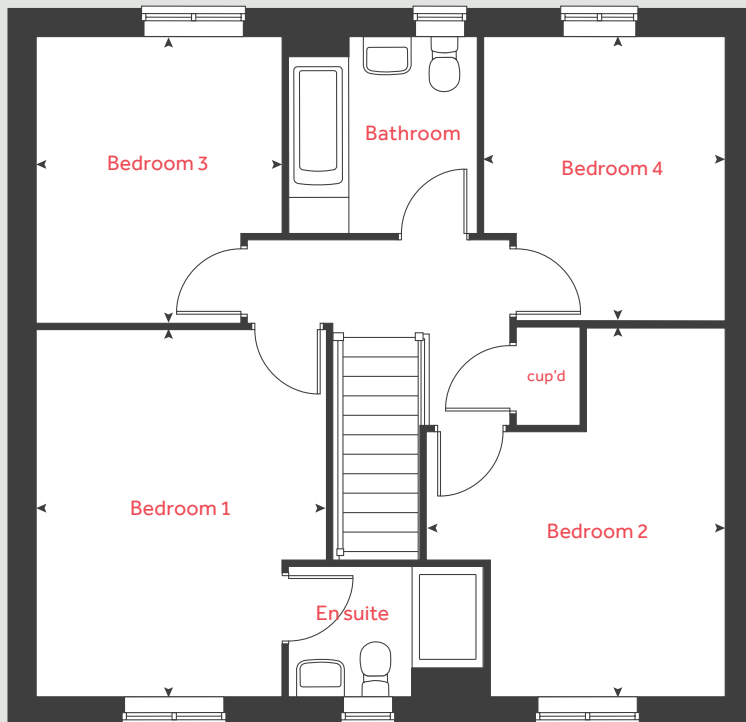
**Linden**  
HOMES

# The Pembroke

4 bedroom home

Homes 211, 222, 225, 247, 249, 250, 312, 314, & 316

## First floor



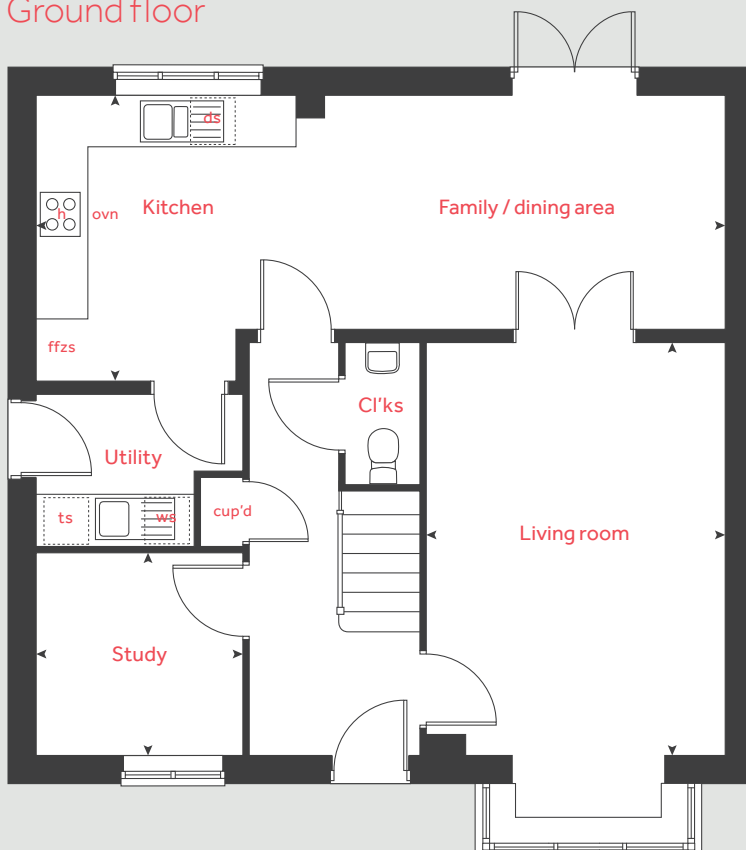
| Ground floor                   | metres      | feet / inches    |
|--------------------------------|-------------|------------------|
| Kitchen / dining / family area | 8.07 x 3.36 | 26' 6" x 11' 0"  |
| Living room                    | 4.83 x 3.48 | 15' 10" x 11' 5" |
| Study                          | 2.40 x 2.35 | 7' 11" x 7' 9"   |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.29 x 3.38 | 14' 1" x 11' 1" |
| Bedroom 2 | 4.31 x 3.47 | 14' 2" x 11' 3" |
| Bedroom 3 | 3.35 x 2.87 | 11' 0" x 9' 5"  |
| Bedroom 4 | 3.32 x 2.81 | 10' 11" x 9' 3" |

|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | ts    | tumble dryer space    |
| ovn  | oven                 | ws    | washing machine space |
| ffzs | fridge freezer space | cup'd | cupboard              |
| ds   | dishwasher space     | ◀ ▶   | measuring points      |

## Ground floor



### The Pembroke | Part L Littleport |

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DS11309 / 10.24

**Linden**  
HOMES





# The Knightley

4 bedroom home

Quantum Fields

Littleport CB6 1HW | 01353 260154

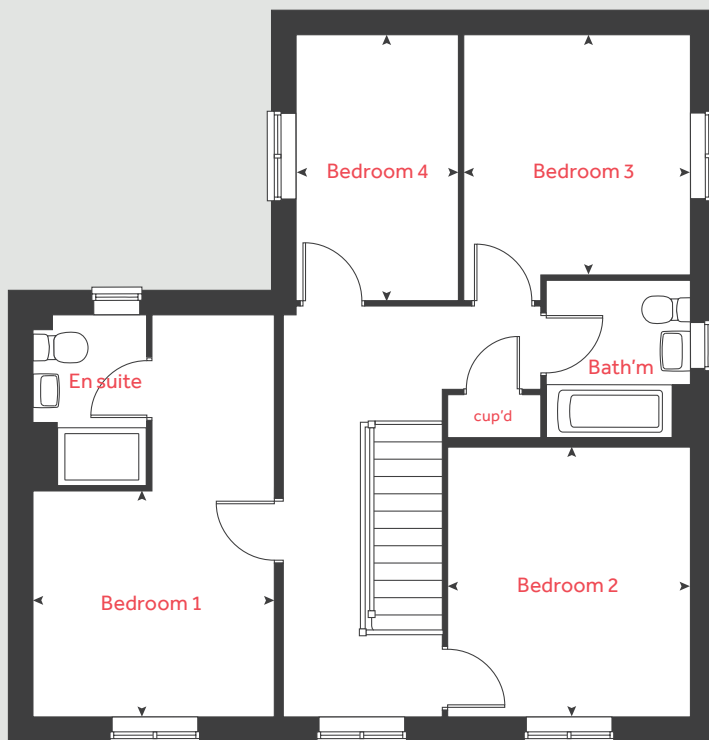
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Knightley

## 4 bedroom home

### First floor



| Ground floor | metres      | feet / inches    |
|--------------|-------------|------------------|
| Kitchen      | 3.20 x 2.85 | 10' 6" x 9' 4"   |
| Dining area  | 3.79 x 2.40 | 12' 5" x 7' 11"  |
| Living room  | 5.37 x 3.23 | 17' 7" x 10' 7"  |
| Family room  | 3.94 x 3.22 | 12' 11" x 10' 7" |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.20 x 2.99 | 10' 6" x 9' 10" |
| Bedroom 2 | 3.59 x 3.22 | 11' 9" x 10' 7" |
| Bedroom 3 | 3.18 x 3.02 | 10' 5" x 9' 11" |
| Bedroom 4 | 3.53 x 2.15 | 11' 7" x 7' 1"  |

|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | ws    | washing machine space |
| ovn  | oven                 | cup'd | cupboard              |
| ffzs | fridge freezer space | ◀ ▶   | measuring points      |
| ds   | dishwasher space     |       |                       |

### The Knightley | Littleport |

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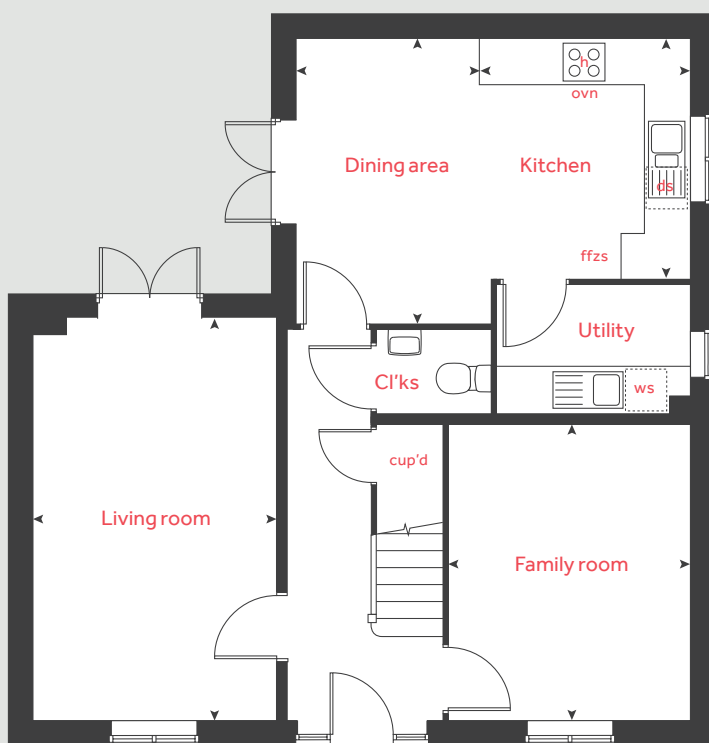
Chimney applicable to selected plots only

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DS13242 / 02.25

### Ground floor



# Linden

## HOMES





# The Grainger

4 bedroom home

Quantum Fields

Littleport CB6 1HW | 01353 260154

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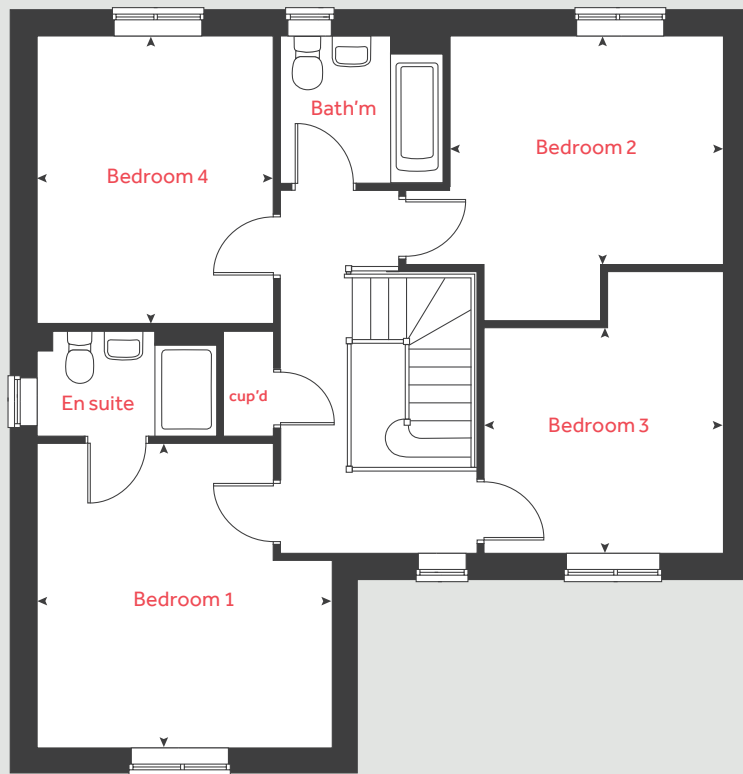
**Linden**  
HOMES



# The Grainger

## 4 bedroom home

### First floor



| Ground floor          | metres      | feet / inches    |
|-----------------------|-------------|------------------|
| Kitchen / dining room | 5.85 x 3.63 | 19' 2" x 11' 9"  |
| Living room           | 4.39 x 3.90 | 14' 5" x 12' 10" |

### First floor

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 4.01 x 3.90 | 13' 2" x 12' 10" |
| Bedroom 2 | 3.58 x 3.08 | 11' 9" x 10' 2"  |
| Bedroom 3 | 3.13 x 2.96 | 10' 3" x 9' 9"   |
| Bedroom 4 | 3.79 x 3.11 | 12' 5" x 10' 3"  |

|      |                  |       |                       |
|------|------------------|-------|-----------------------|
| h    | hob              | ws    | washing machine space |
| ovn  | oven             | cup'd | cupboard              |
| ffzr | fridge freezer   | ◀ ▶   | measuring points      |
| ds   | dishwasher space |       |                       |

### The Grainger | Part L Littleport |

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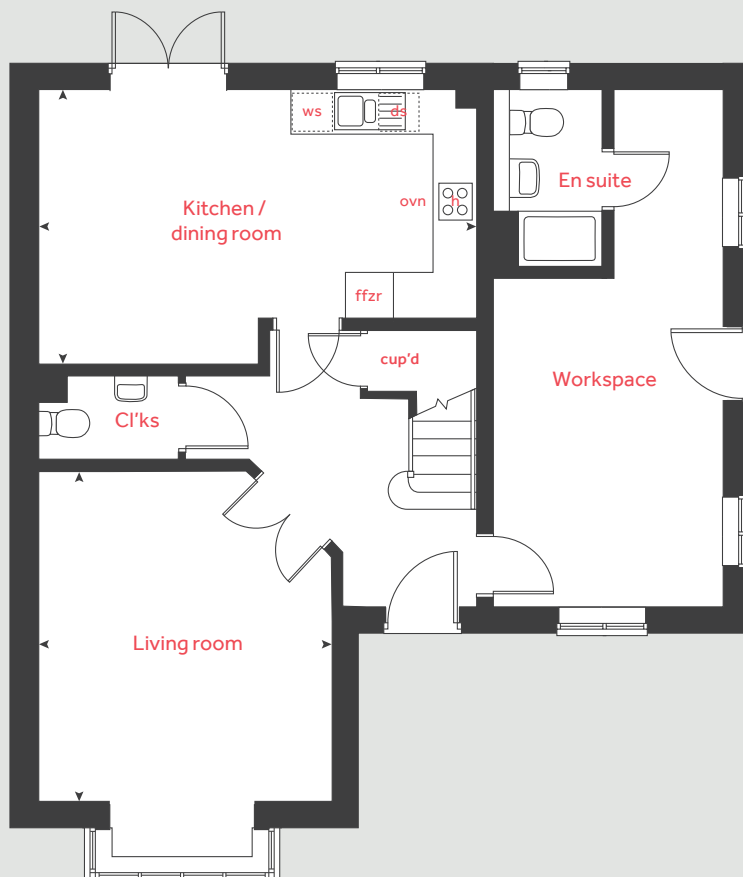
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DS11165 / 08.24

### Ground floor



# Linden

## HOMES