

# Kings Newton

Grantham



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# Kings Newton Grantham

A collection of brand new 2, 3, 4 & 5 bedroom homes in the historic market town of Grantham.

Situated on the banks of the River Witham, Grantham has a rich heritage dating back to 1086. It's full of charming shops, restaurants and cafés, and is bustling with things to do. Take a tour of Belvoir Castle, sink a hole in one at Belton Park Golf Club or speed around a go-kart track at up to 50mph.

If you feel like escaping the everyday, you don't have to go far before you're surrounded by beautiful, scenic countryside. Or you could always treat yourself to a pamper session at the Belton Woods Hotel & Country Club.

Got children? There are plenty of education options for all ages, including several primary schools, three 'outstanding' secondary schools, together with Grantham College and University Centre for the older ones.

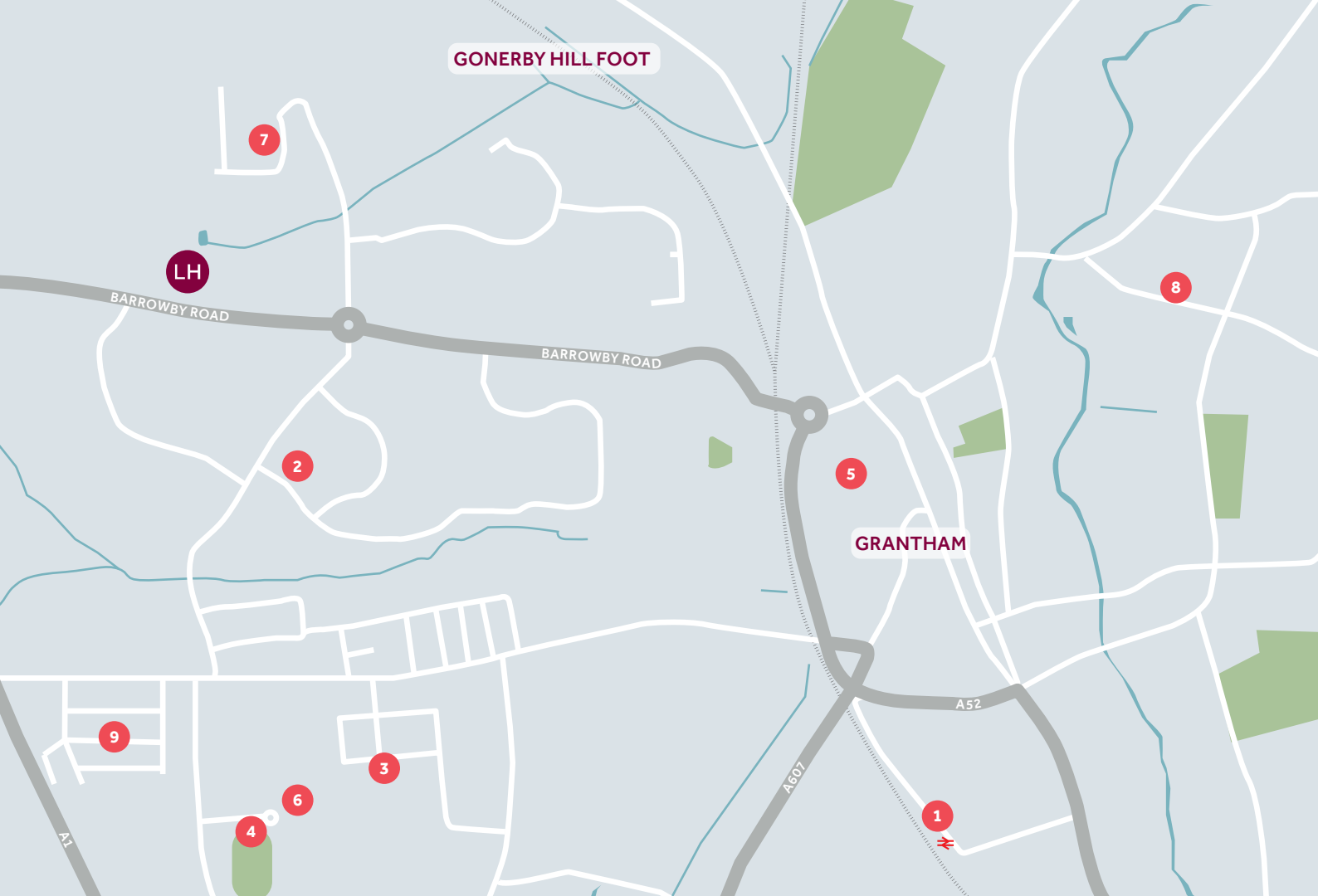
You'll find getting around, for business or pleasure, is a doddle. The A1 road is nearby, while Grantham railway station has express trains to London King's Cross, as well as trains all the way up to Edinburgh on the East Coast Main Line.

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## Around the local neighbourhood

- |  |  |   |
|--|--|---|
| <p><b>1</b> Grantham train station<br/>NG31 6BT</p>                                | <p><b>4</b> Grantham Town Football Club<br/>NG31 7XQ</p>   | <p><b>7</b> Poplar Farm Primary School<br/>NG31 8XF</p> |
| <p><b>2</b> Tesco Express<br/>NG31 8RX</p>   | <p><b>5</b> Asda Superstore<br/>NG31 6NZ</p>               | <p><b>8</b> Wyndham Park<br/>NG31 9BA</p>               |
| <p><b>3</b> The West Grantham Church of England Secondary Academy<br/>NG31 7PX</p> | <p><b>6</b> Grantham Meres Leisure Centre<br/>NG31 7XQ</p> | <p><b>9</b> Beedon Play Park<br/>NG31 7NN</p>           |

Linden Homes, East Midlands region  
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS.  
T: 01732 280400

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). 2886607 / 07.23

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# Kings Newton Grantham

## Development layout



### 5 bedroom home

- The Ripley

### 4 bedroom home

- The Aslin
- The Cottingham
- The Knightley
- The Mylne
- The Pembroke

### 3 bedroom home

- The Eveleigh
- The Mountford
- The Wyatt

### 2 bedroom home

- The Hardwick

**\*Discounted Open Market Dwellings.**  
Subject to strict eligibility criteria.  
For full details, please refer to the  
Sales Consultant.

embankment/slope v visitor car parking

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.



# Specification

We give you so much more

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# Specification

## We give you so much more

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

2 & 3 bedroom homes

4 & 5 bedroom homes

### Kitchen

Symphony Konzept range kitchen with laminate worktops	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap, also in utility area (where applicable)	■	■
Indesit gas hob (60cm) with Indesit built-in single oven, stainless steel splashback, and integrated silver hood	■	
Indesit gas hob (60 cm) with Indesit built-in single oven, stainless steel splashback, and 60cm stainless steel chimney hood (The Aslin and The Mylne only)		■
Indesit gas hob (60 cm) with built-in double oven, stainless steel splashback, and 60cm stainless steel chimney hood		■
Fridge/freezer space	■	■
Space for integrated dishwasher with plumbing and electrics	■	■
Space for washing machine	■	■

### Bathrooms and en suites(s)

Ideal Standard contemporary white sanitaryware suite	■	■
Ideal Standard close coupled WC to cloakroom	■	■
Low profile shower tray with glass enclosure in en suite	■	■
Handheld hair wash attachment in bathroom. The Hardwick only has shower over the bath	■	■
Choice of Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■
PVCu double glazing to windows and double glazed PVCu French doors	■	■
Internal doors to be ladder door style with satin finish handles	■	■
Paving outside French/bifold door (where applicable)	■	■

### Other

White painted walls and smooth white ceilings	■	■
Multi-media point in living room, TV point to lounge and family room (where applicable), master telephone socket (plus to study where shown)	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s). The Cottingham and The Ripley have Ideal system boiler and separate hot water cylinder	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■
Contemporary lantern to front door, and outdoor light wiring only to the rear door	■	■
Mains wired smoke detectors with battery back-up and battery powered carbon monoxide detector (wall mounted)	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■
Enclosed, fenced rear garden and garden gate (where applicable)	■	■
First two years' customer service support from Linden Homes	■	■

\*Not applicable to the Hardwick house type. Please speak to your Sales Consultant for more information.

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 see our sales consultant.

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# The Hardwick

2 bedroom home

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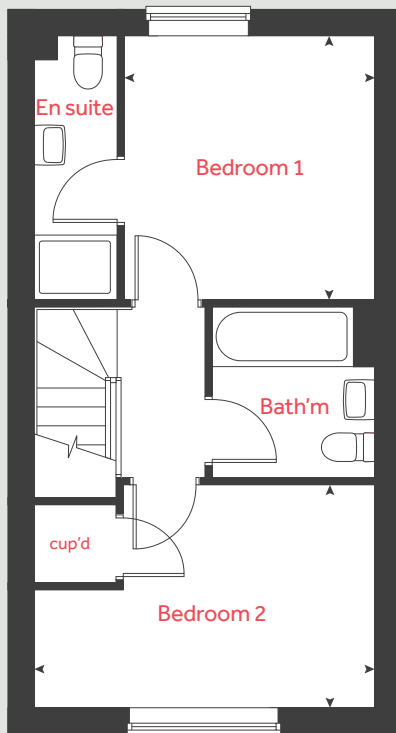
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# The Hardwick

2 bedroom home

## First floor



### Ground floor

#### Living room

4.08m x 3.70m 13'5" x 12'2"

#### Kitchen / dining area

4.08m x 3.15m 13'5" x 10'4"

### First floor

#### Bedroom 1

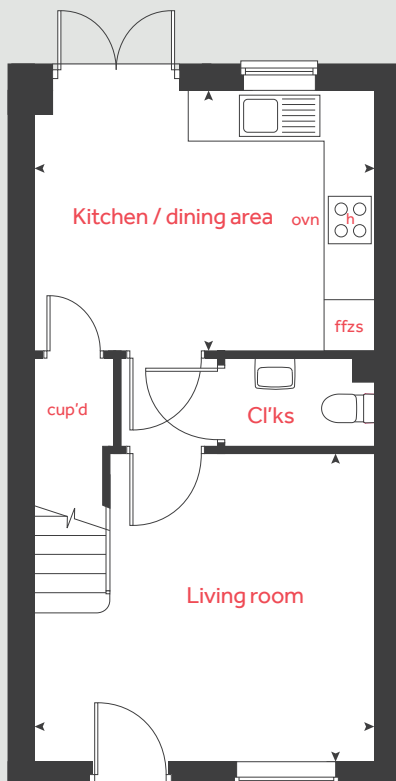
3.16m x 3.01m 10'4" x 9'11"

#### Bedroom 2

4.08m x 2.70m 13'5" x 8'10"

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

## Ground floor



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# The Wyatt

3 bedroom home

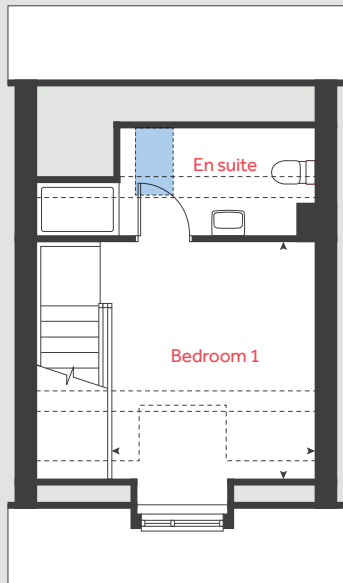
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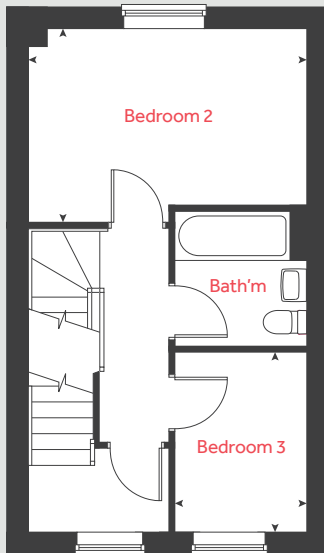
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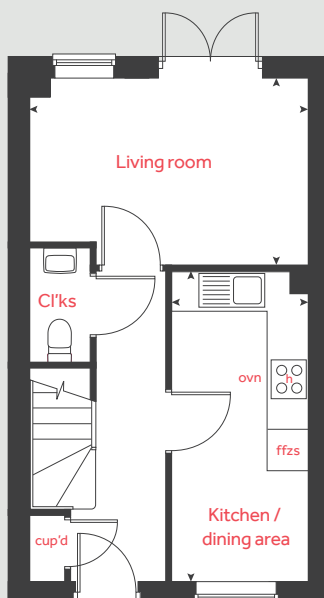
## Second floor



## First floor



## Ground floor



# The Wyatt

## 3 bedroom home

### Ground floor

#### Living room

4.08m x 2.75m 13'5" x 9'0"

#### Kitchen / dining area

4.56m x 2.01m 15'0" x 6'7"

### First floor

#### Bedroom 2

4.08m x 2.84m 13'5" x 9'4"

#### Bedroom 3

2.41m x 1.93m 7'11" x 6'4"

### Second floor

#### Bedroom 1

3.42m x 3.02m 11'3" x 9'11"

h	hob	■	velux window
ovn	oven	◀ ▶	measuring points
cup'd	cupboard	- - -	reduced ceiling height
ffzs	fridge freezer space		

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# The Eveleigh

3 bedroom home

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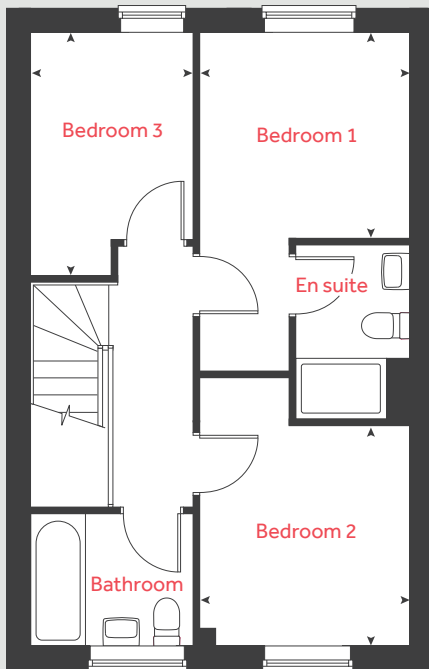
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# The Eveleigh

3 bedroom home

## First floor



### 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

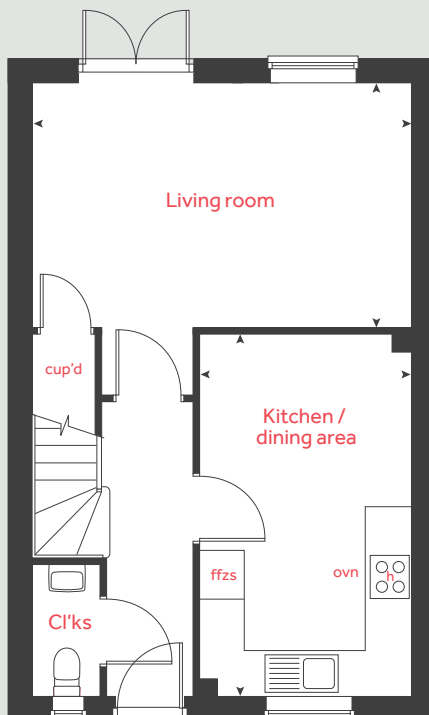
2.89m x 2.77m 9'6" x 9'1"

#### 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		

## Ground floor



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# The Mountford

3 bedroom home

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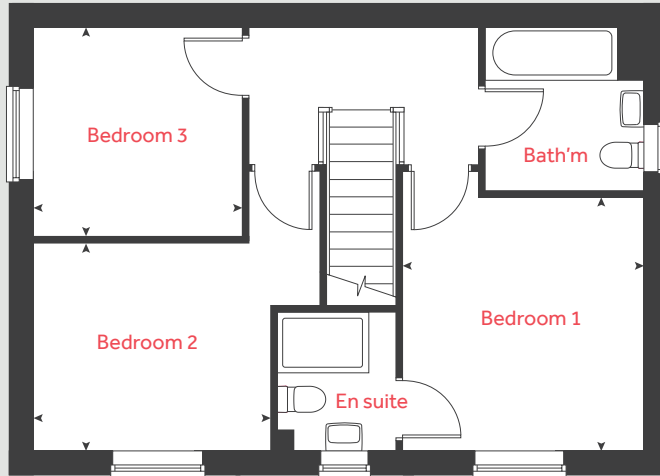
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# The Mountford

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

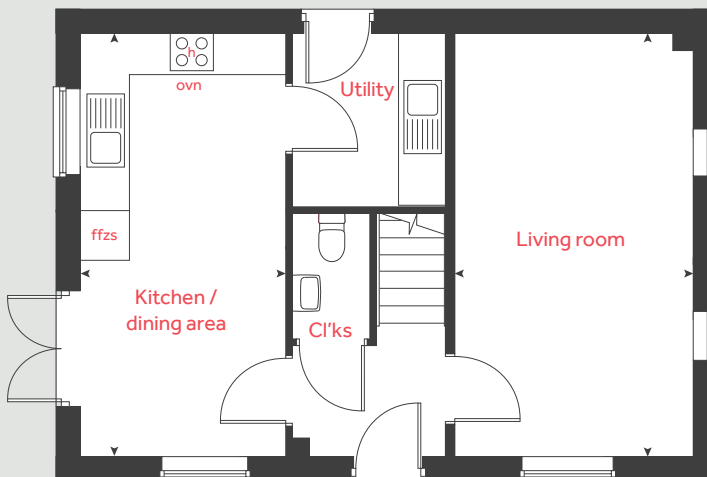
3.14m x 2.74m 10'4" x 9'0"

#### Bedroom 3

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

h hob ffzs fridge freezer space  
 ovn oven < > measuring points  
 cup'd cupboard

## Ground floor



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# The Aslin

4 bedroom home

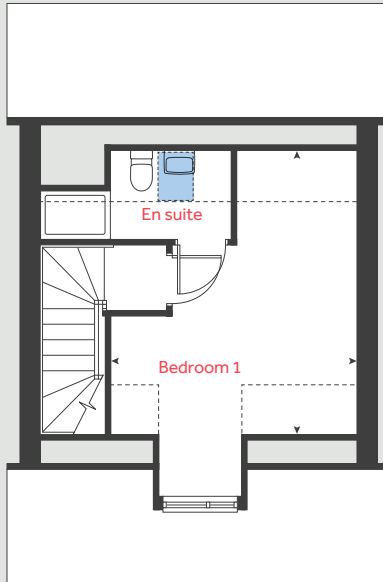
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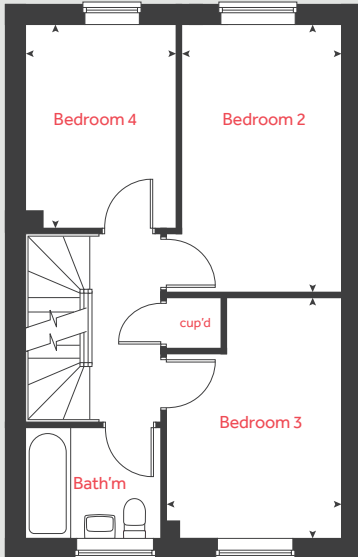
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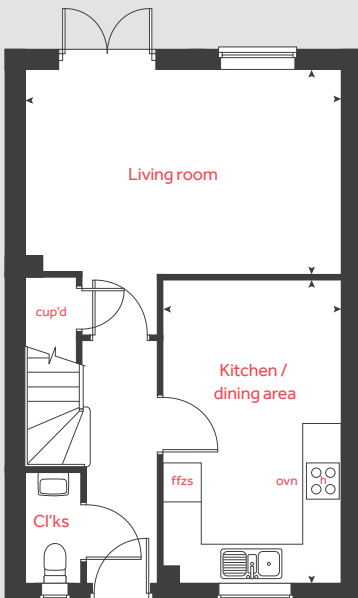
## Second floor



## First floor



## Ground floor



# The Aslin

## 4 bedroom home

### Ground floor

#### Living room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen / dining area

4.78m x 2.80m 15'8" x 9'2"

### First floor

#### Bedroom 2

4.21m x 2.80m 13'10" x 9'2"

#### Bedroom 3

3.78m x 2.80m 12'5" x 9'2"

#### Bedroom 4

3.20m x 2.10m 10'6" x 6'11"

### Second floor

#### Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

h	hob	velux window
ovn	oven	measuring points
cup'd	cupboard	reduced ceiling height
ffzs	fridge freezer space	

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# The Mylne

4 bedroom home

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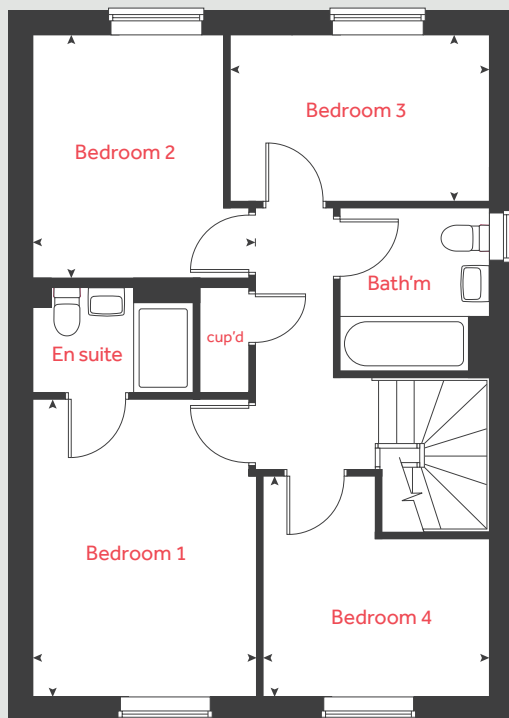
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# The Mylne

4 bedroom home

## First floor



### Ground floor

**Living room**  
4.84m x 3.40m 15'10" x 11'2"

**Kitchen**  
4.37m x 3.06m 14'4" x 10'1"

**Dining / family area**  
3.76m x 2.98m 12'4" x 9'9"

### First floor

**Bedroom 1**  
3.96m x 2.95m 12'11" x 9'8"

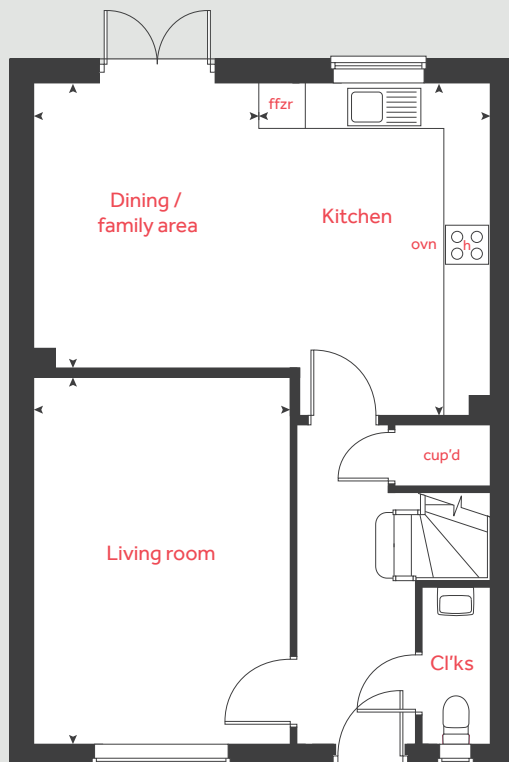
**Bedroom 2**  
3.21m x 2.52m 10'6" x 8'3"

**Bedroom 3**  
3.43m x 2.19m 11'3" x 7'2"

**Bedroom 4**  
3.00m x 2.08m 9'10" x 6'10"

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

## Ground floor



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# The Pembroke

4 bedroom home

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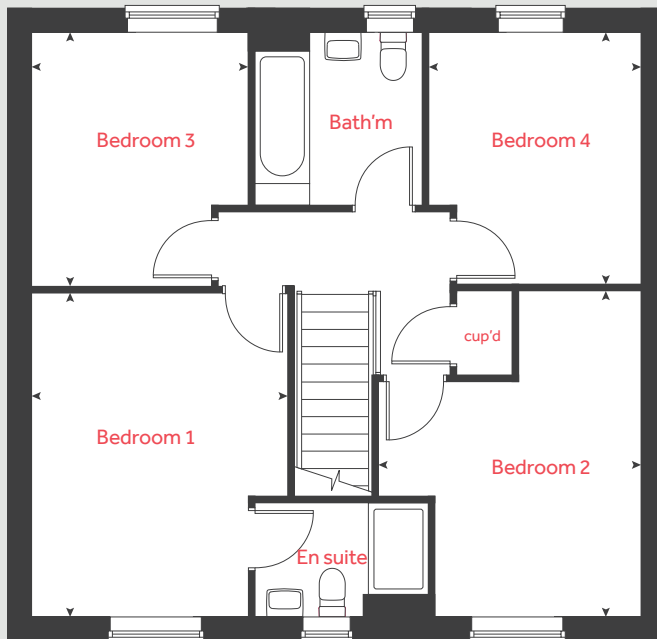
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# The Pembroke

4 bedroom home

## First floor



### Ground floor

#### Living room

4.83m x 3.49m 15'10" x 11'5"

#### Kitchen

3.35m x 3.05m 11'0" x 10'0"

#### Dining / family area

5.02m x 2.75m 16'6" x 9'0"

#### Study

2.40m x 2.36m 7'10" x 7'9"

### First floor

#### Bedroom 1

4.28m x 3.39m 14'1" x 11'1"

#### Bedroom 2

4.31m x 2.74m 14'2" x 9'0"

#### Bedroom 3

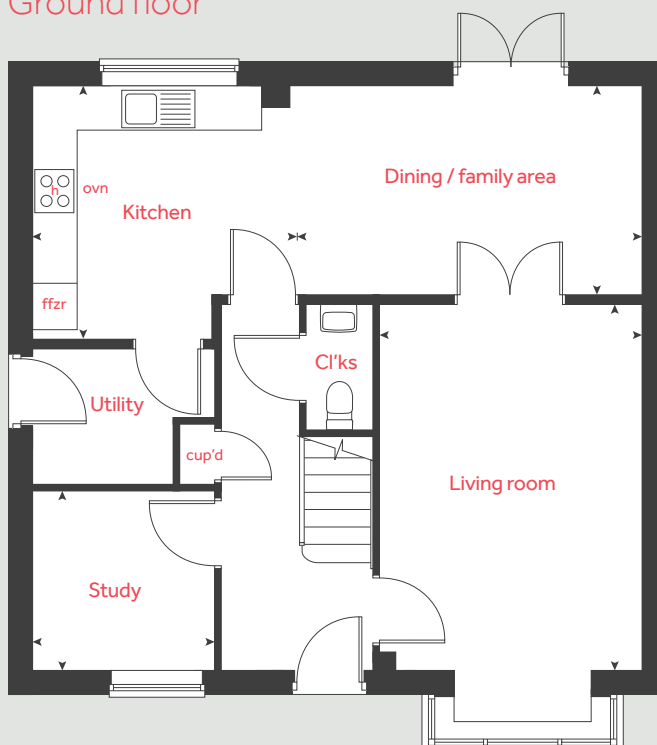
3.36m x 2.87m 11'0" x 9'5"

#### Bedroom 4

3.33m x 2.81m 10'11" x 9'3"

h hob ffzr integrated fridge freezer  
 ovn oven < > measuring points  
 cup'd cupboard

## Ground floor



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# The Knightley

4 bedroom home

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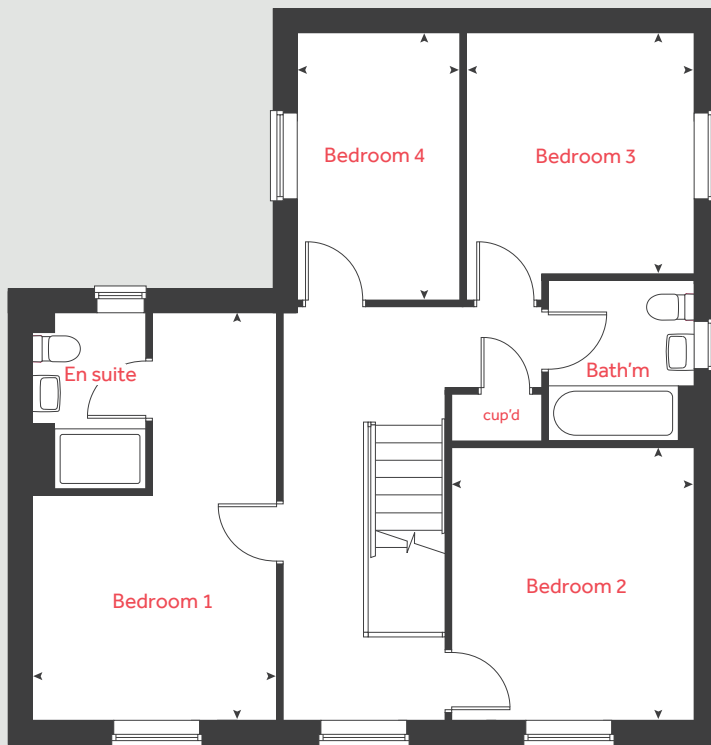
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# The Knightley

4 bedroom home

## First floor



### Ground floor

Living room  
5.37m x 3.23m 17'7" x 10'7"

Kitchen  
3.20m x 2.80m 10'6" x 9'2"

Dining area  
3.79m x 2.45m 12'5" x 8'0"

Family room  
3.94m x 3.22m 12'11" x 10'7"

### First floor

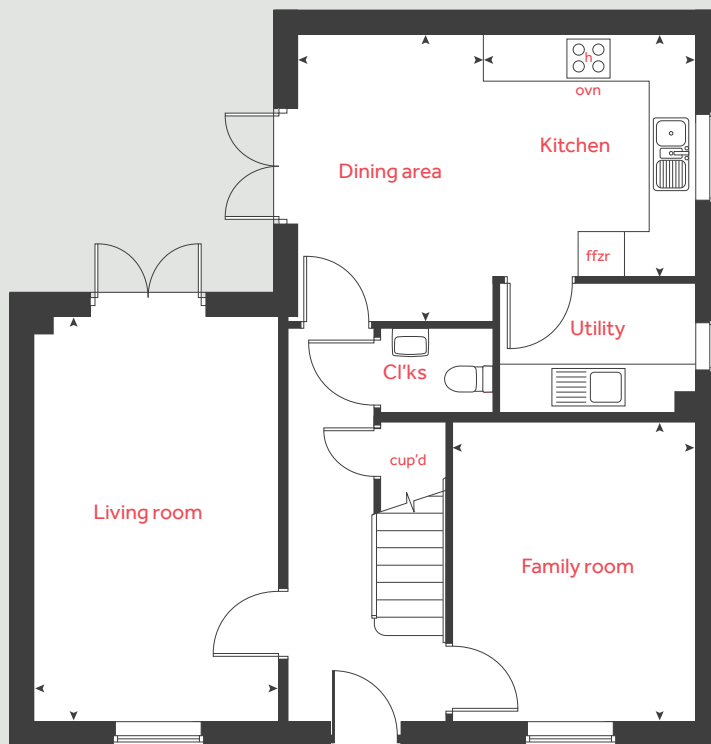
Bedroom 1  
5.36m x 3.20m 17'7" x 10'6"

Bedroom 2  
3.59m x 3.22m 11'9" x 10'7"

Bedroom 3  
3.18m x 3.02m 10'5" x 9'11"

Bedroom 4  
3.53m x 2.15m 11'7" x 7'1"

## Ground floor



h hob ffzr integrated fridge freezer  
ovn oven < > measuring points  
cup'd cupboard

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# The Ripley

5 bedroom home

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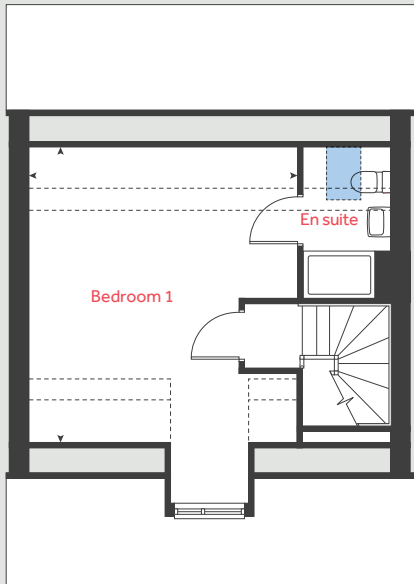
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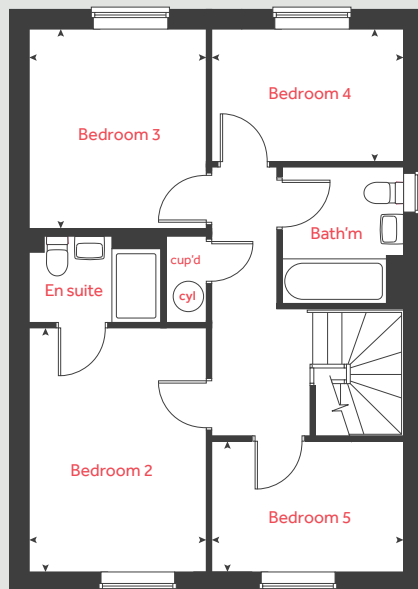
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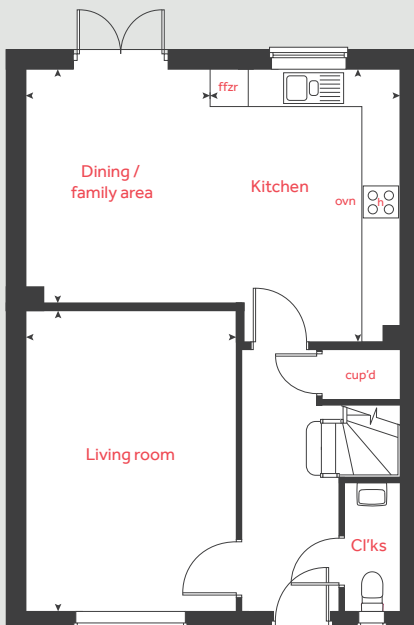
## Second floor



## First floor



## Ground floor



# The Ripley

5 bedroom home

### Ground floor

Living room  
4.83m x 3.39m 15'10" x 11'1"

Kitchen  
6.04m x 4.37m 19'10" x 14'4"

Dining / family area  
3.75m x 2.97m 12'4" x 9'9"

### First floor

Bedroom 2  
3.94m x 2.86m 12'11" x 9'5"

Bedroom 3  
3.20m x 2.86m 10'6" x 9'5"

Bedroom 4  
3.09m x 2.15m 10'2" x 7'1"

Bedroom 5  
3.09m x 2.08m 10'2" x 6'10"

### Second floor

Bedroom 1  
4.97m x 4.50m 16'4" x 14'9"

h	hob	ffzr	integrated fridge freezer
ovn	oven	■	velux window
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard	- - -	reduced ceiling height

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