

Stamford Gardens

Stamford



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Stamford Gardens Stamford

Situated in Lincolnshire, our selection of homes in Stamford are the perfect place for families of all sizes to find their dream home.

The town centre is less than a mile away from Stamford Gardens and offers everything you could possibly need, right on your doorstep. Every Friday the town is home to a bustling market where shoppers can stock up on local produce. For those looking for outdoor adventures, Rutland Waters is only a short drive away.

Young couples and first-time buyers can indulge in the unique lifestyle that Stamford offers. The picture-perfect town is

complimented by independent shops, designer boutiques and beautiful riverbank views.

Stamford has great transport links. Stamford Train Station is only 1 mile away and it connects the town to Birmingham and Stansted Airport, and the A1 is approximately 3 miles away. This makes the new development an ideal location if you are looking to commute every day.

Stamford Gardens

Uffington Road, Stamford PE9 2EX | 01780 778282

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Stamford Gardens Stamford

Development layout



4 bedroom homes

- The Uffington
- The Uffington II
- The Welland
- The Rutland Special
- The Burghley Special
- The Mylne

3 bedroom homes

- The Eveleigh
- The Mountford
- The Elmslie

2 bedroom home

- The Hardwick

2 bedroom apartments

- Cromwell Court

Pre-sold homes

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

v visitor space **leap** local equiped area of play

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.

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.

Linden Homes, Countryside Partnerships South East Midlands region
1 Penman Way, Grove Park, Enderby, Leicester LE19 1SY

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Specification

We give you so much more

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 refer to our sales consultant.

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

Kitchen

- 2 bedroom**
The Hardwick
Cromwell Court
- 3 bedroom**
The Eveleigh
The Elmslie
The Mountford
The Becket
- 4 bedroom**
The Mylne
The Rutland Special
The Burghley Special

Symphony Konzept range kitchen	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap							■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						■	■	■
4 Burner Hob (60cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood	■	■	■	■	■	■		
Induction Hob (75cm) with built-in double oven, with (75cm) stainless steel splashback and stainless steel chimney hood							■	■
Kitchen island							■	■
Recessed chrome finish downlights to kitchen zone							■	■
Integrated 70/30 fridge-freezer							■	
Integrated tall fridge and integrated tall freezer								■
Utility room with space for washing machine and dryer						■	■	
Utility room with integrated washing machine and space for dryer								■
Integrated dishwasher and washing machine							■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■	■	■	■	■
Shower tray with glass enclosure to en suite			■	■	■	■	■	■
Shower over the bath with glass panel screen and full height Porcelanosa tiling around the bath (Bathrooms only)	■	■					■	■
Two courses of Porcelanosa tiling to sit horizontally around the bath and a splash back above the sink			■	■	■	■	■	
Full height Porcelanosa wall tiling to shower cubicle walls and splashback above sink (applicable to en suite only)			■	■	■	■	■	
Full height Porcelanosa tiling to shower and bath (if applicable), half height behind sanitary ware (en suite only)							■	■
Chrome towel radiator to bathroom and en suite							■	■



Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Aerial point in living room	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector	■	■	■	■	■	■	■	■
Hot water cylinder heating system							■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
BT Openreach fibre optic connection	■	■	■	■	■	■	■	■
Provision for future electric vehicle charging point (Plot specific. Please speak with sales consultant for further details.)	■	■	■	■	■	■	■	■
Lighting to front and wire for lighting to the rear	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector to be provided	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

- 2 bedroom**
The Hardwick
Cromwell Court
- 3 bedroom**
The Eveleigh
The Elmslie
The Mountford
The Becket
- 4 bedroom**
The Mylne
The Rutland Special
The Burghley Special



Cromwell Court

2 bedroom apartments

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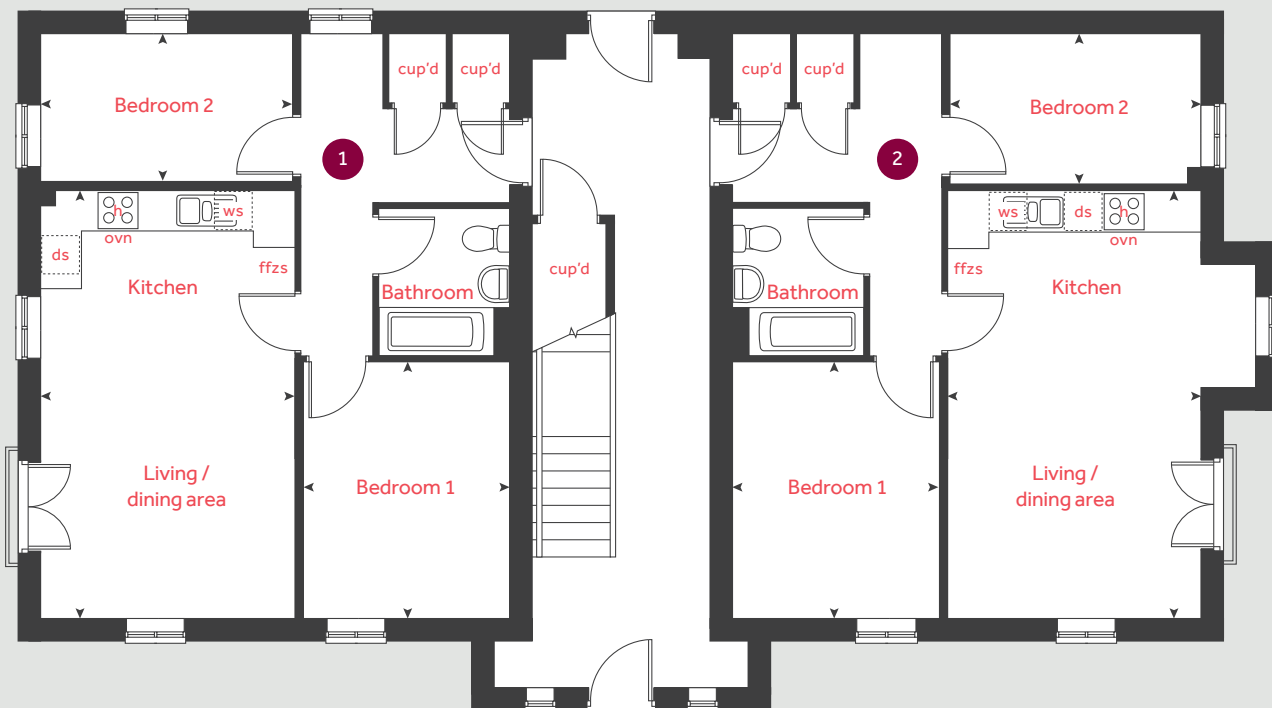
Second floor



First floor



Ground floor



Cromwell Court

2 bedroom apartments
Homes 1-6

Ground floor

Kitchen / living / dining area	6.26m x 3.72m	20' 6" x 12' 2"
Bedroom 1	3.75m x 3.00m	12' 3" x 9' 10"
Bedroom 2	3.68m x 2.17m	12' 1" x 7' 1"

First floor

Kitchen / living / dining area	6.26m x 3.72m	20' 6" x 12' 2"
Bedroom 1	3.75m x 3.00m	12' 3" x 9' 10"
Bedroom 2	3.68m x 2.17m	12' 1" x 7' 1"

Second floor

Kitchen / living / dining area	6.26m x 3.72m	20' 6" x 12' 2"
Bedroom 1	3.75m x 3.00m	12' 3" x 9' 10"
Bedroom 2	3.68m x 2.17m	12' 1" x 7' 1"

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



The Hardwick

2 bedroom home

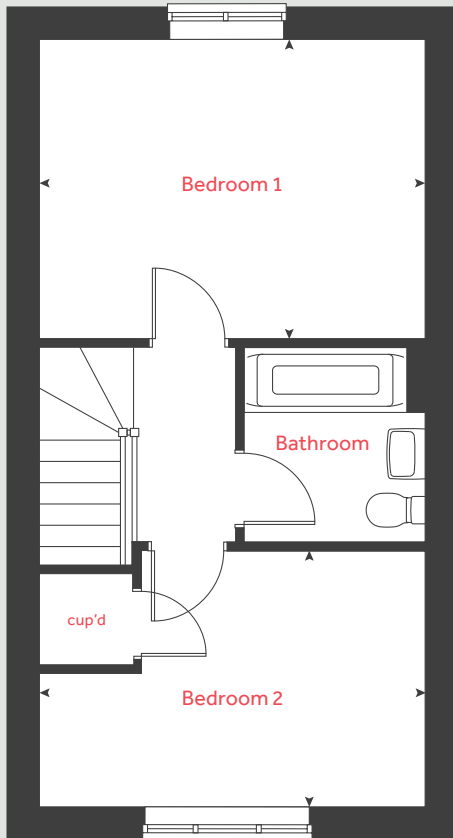
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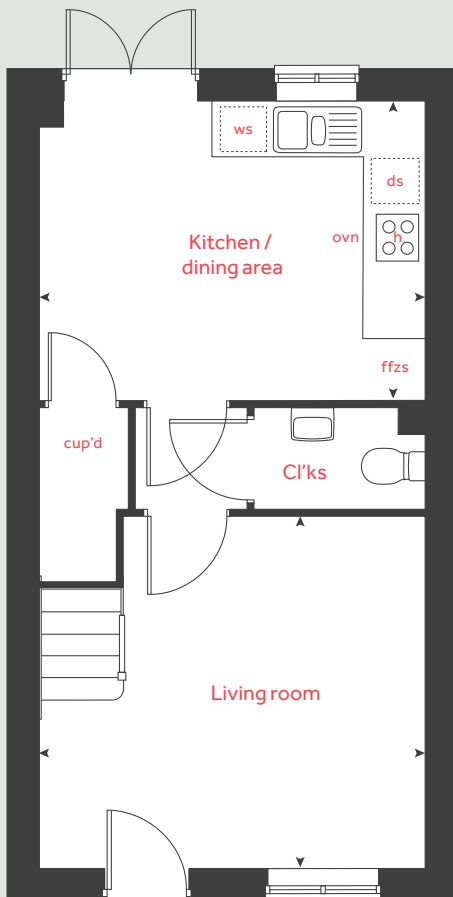
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First floor



Ground floor



The Hardwick

2 bedroom home

Homes 47, 48, 49, 50, 146, 147, 148, 149, 157, 158, 163 and 164

Ground floor

Kitchen / dining area

4.08m x 3.14m 13' 5" x 10' 4"

Living room

4.08m x 3.69m 13' 5" x 12' 1"

First floor

Bedroom 1

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

Bedroom 2

4.08m x 2.69m 13' 5" x 8' 10"

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

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The Elmslie

3 bedroom home

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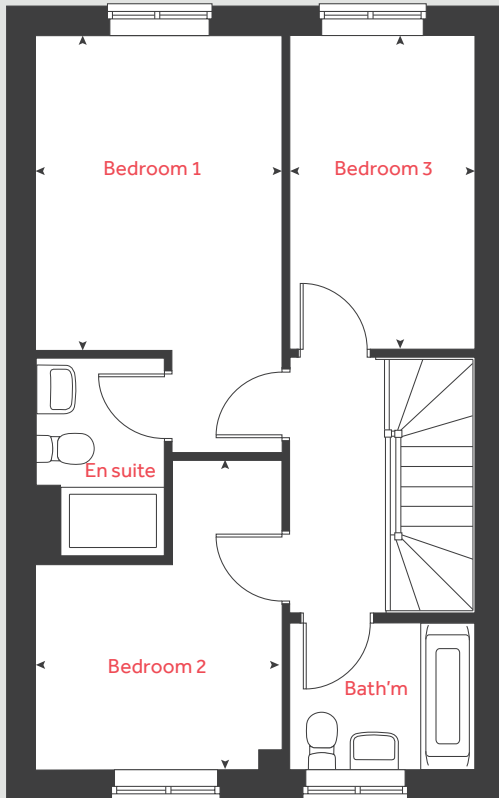
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The Elmslie

3 bedroom home

Homes 144, 145, 150, 151,
159, 160, 161, 162, 168
and 170

First floor



Ground floor

Kitchen / dining area
4.78m x 2.91m 15' 8" x 9' 6"

Living / study room
5.09m x 3.65m 16' 9" x 12' 0"

First floor

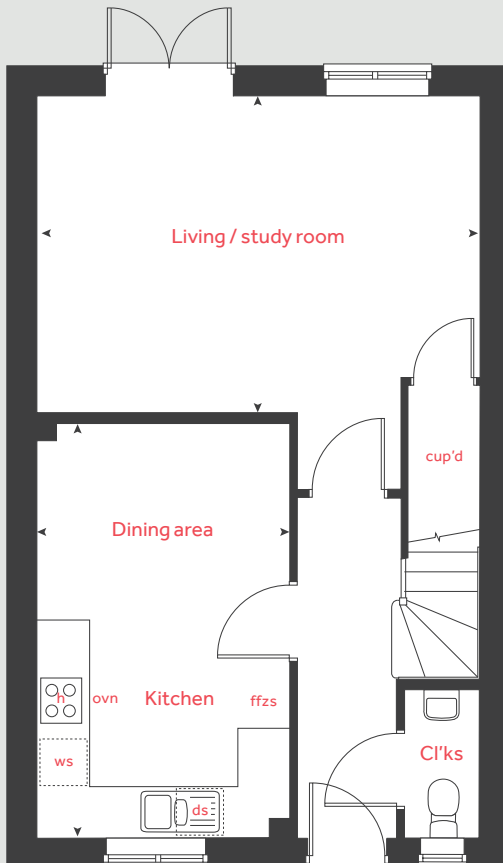
Bedroom 1
3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2
3.58m x 2.86m 11' 7" x 9' 4"

Bedroom 3
3.65m x 2.15m 12' 0" x 7' 1"

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

Ground floor



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The Eveleigh

3 bedroom home

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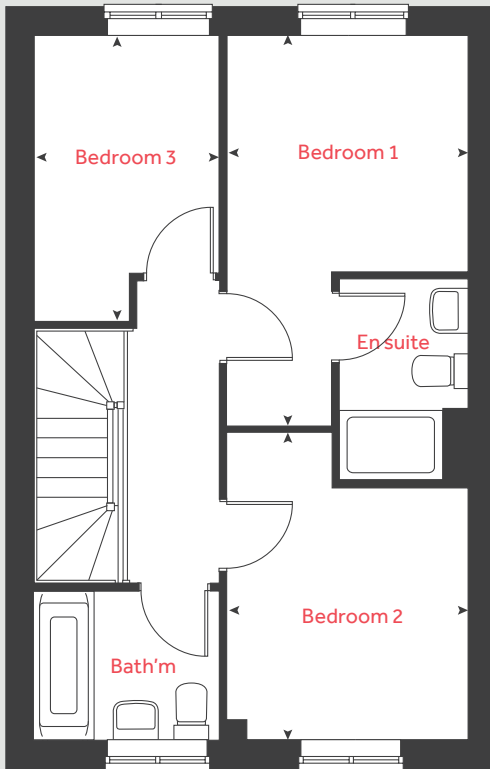
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The Eveleigh

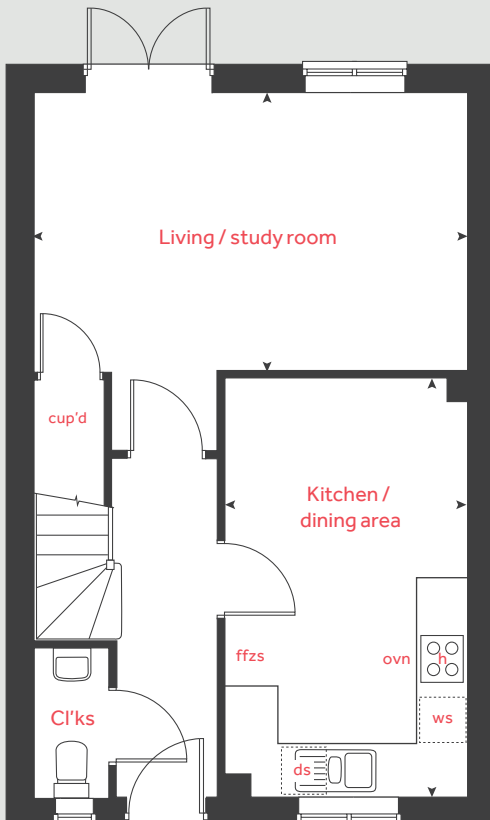
3 bedroom home

Homes 19, 25, 28, 31, 34, 46, 143, 156 and 165

First floor



Ground floor



Ground floor

Kitchen / dining area

4.82m x 2.80m 15' 9" x 9' 2"

Living / study room

4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 1

4.45m x 2.76m 14' 5" x 9' 0"

Bedroom 2

3.50m x 2.76m 11' 5" x 9' 0"

Bedroom 3

3.19m x 2.12m 10' 6" x 7' 0"

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

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The Mountford

3 bedroom end terrace semi-detached home

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The Mountford

3 bedroom end terrace and semi-detached home

Homes 20, 24, 26, 27, 29, 30, 32, 33, 35, 45, 142, 155 and 166

Ground floor

Kitchen / dining area
5.64m x 2.69m 18' 6" x 8' 8"

Living room
5.64m x 3.11m 18' 6" x 10' 3"

First floor

Bedroom 1
3.35m x 3.12m 11' 0" x 10' 2"

Bedroom 2
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3
2.76m x 2.76m 9' 1" x 9' 1"

h	hob	ds	dishwasher space
ovn	oven	ffzs	fridge freezer space
ws	washing machine space	< >	measuring points
ts	tumble dryer space		

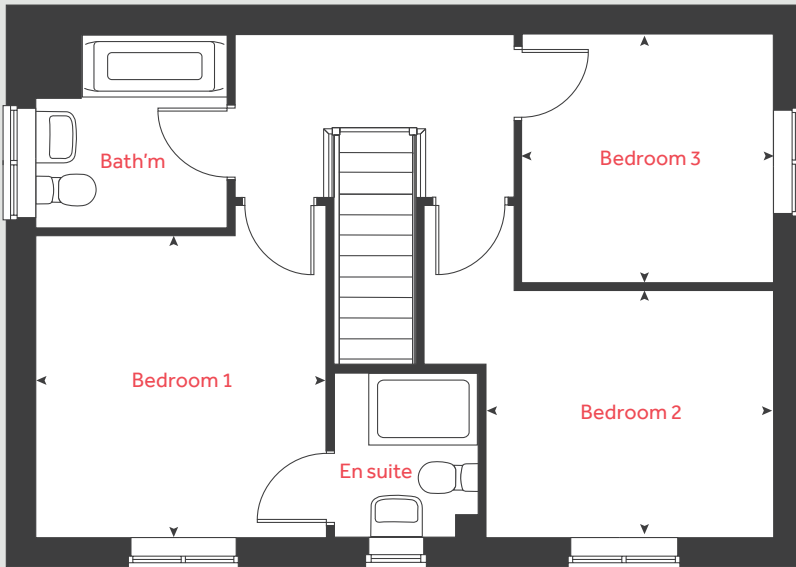
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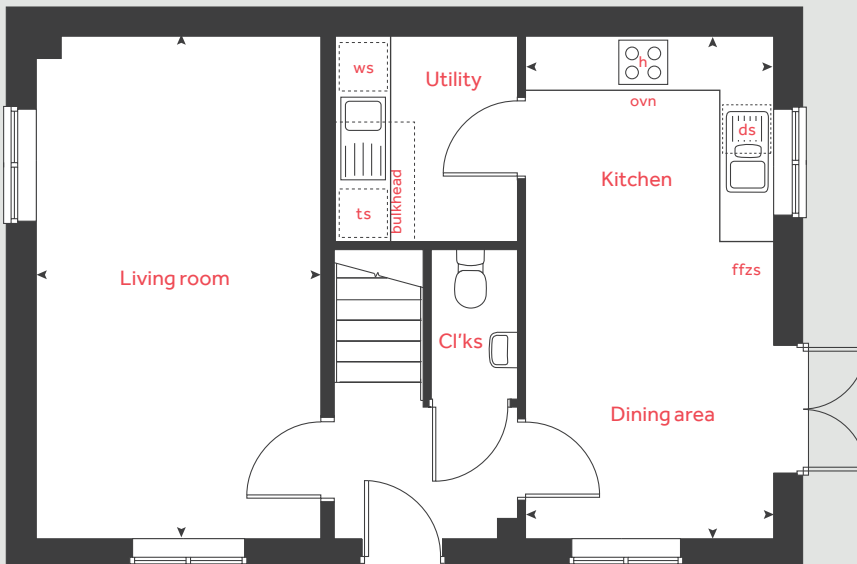
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First floor



Ground floor



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The Mountford

3 bedroom detached home

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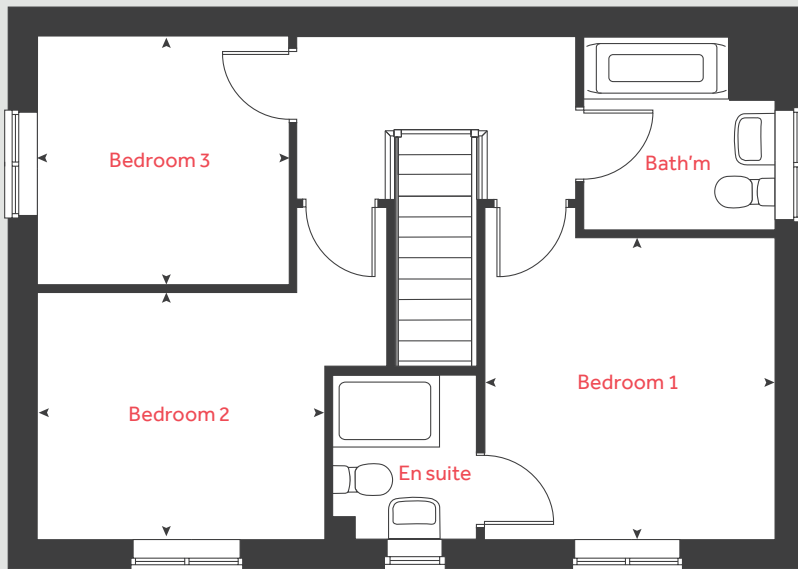
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The Mountford

3 bedroom detached home

Homes 51 and 152

First floor



Ground floor

Kitchen / dining area

5.64m x 2.69m 18' 6" x 8' 8"

Living room

5.64m x 3.11m 18' 6" x 10' 3"

First floor

Bedroom 1

3.35m x 3.12m 11' 0" x 10' 2"

Bedroom 2

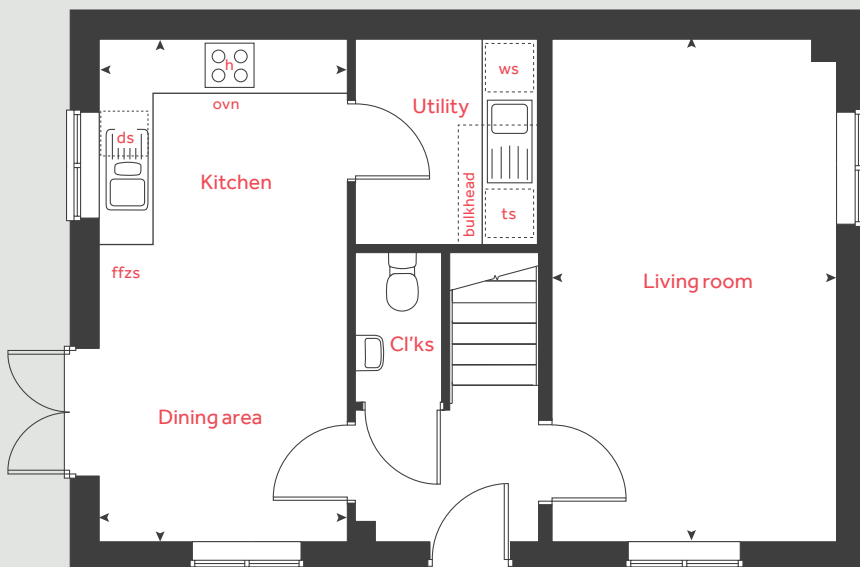
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3

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

h	hob	ts	tumble dryer space
ovn	oven	ffzs	fridge freezer space
ws	washing machine space	< >	measuring points
ds	dishwasher space		

Ground floor



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The Becket

3 bedroom semi-detached home

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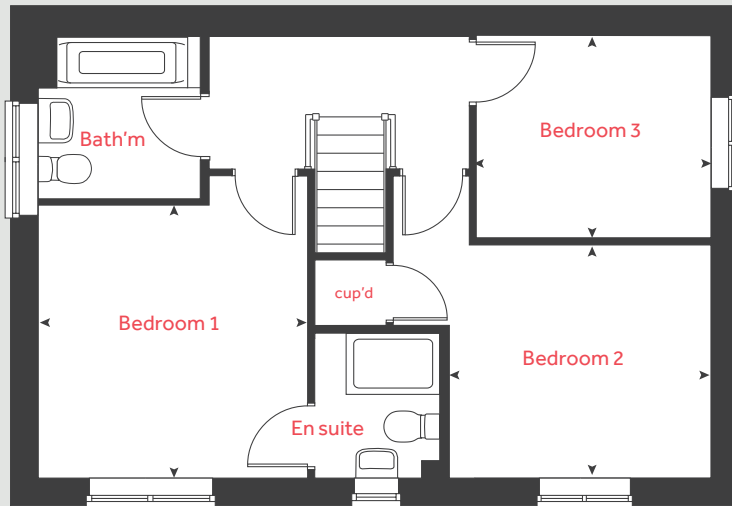
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The Becket

3 bedroom
semi-detached home

Home 167

First floor



Ground floor

Kitchen / dining area
5.59m x 2.90m 18' 4" x 9' 6"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

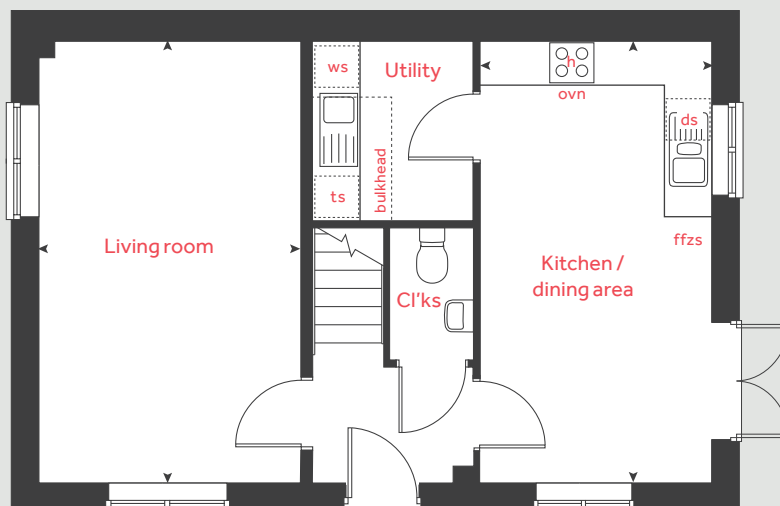
Bedroom 1
3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

Ground floor



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The Becket

3 bedroom detached home

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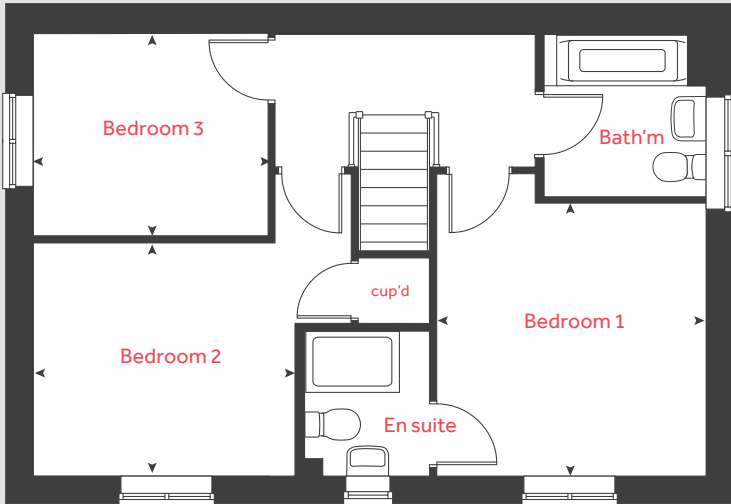
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The Becket

3 bedroom
detached home

Home 169

First floor



Ground floor

Kitchen / dining area

5.59m x 2.90m 18' 4" x 9' 6"

Living room

5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1

3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2

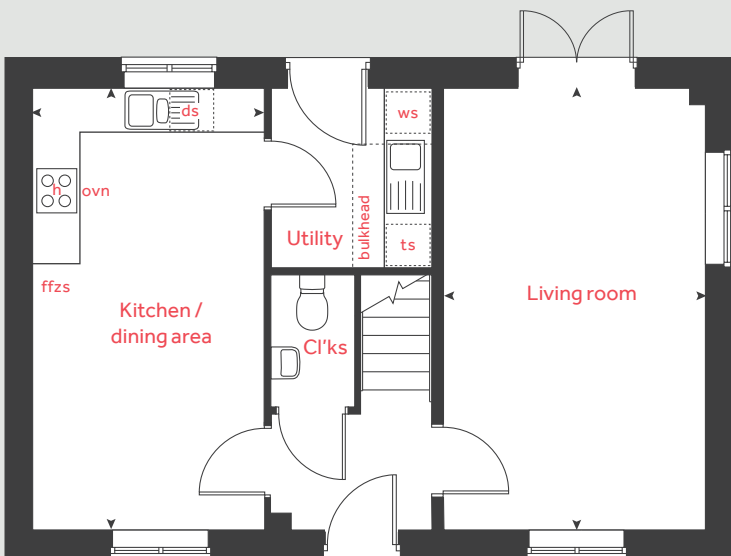
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3

2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

Ground floor



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The Mylne

4 bedroom home

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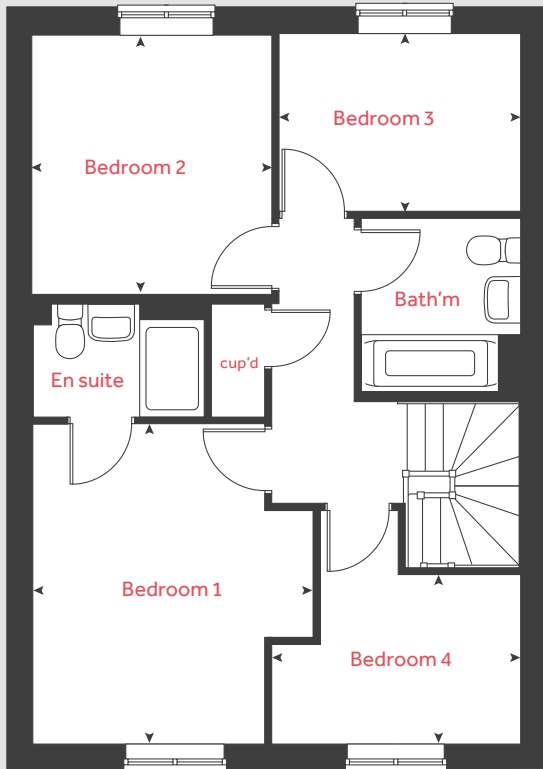
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The Mylne

4 bedroom home

Homes 126 and 127

First floor



Ground floor

Kitchen / dining / family area

6.04m x 3.77m 19' 9" x 12' 3"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1

3.93m x 2.86m 12' 11" x 9' 5"

Bedroom 2

3.20m x 2.56m 10' 6" x 8' 5"

Bedroom 3

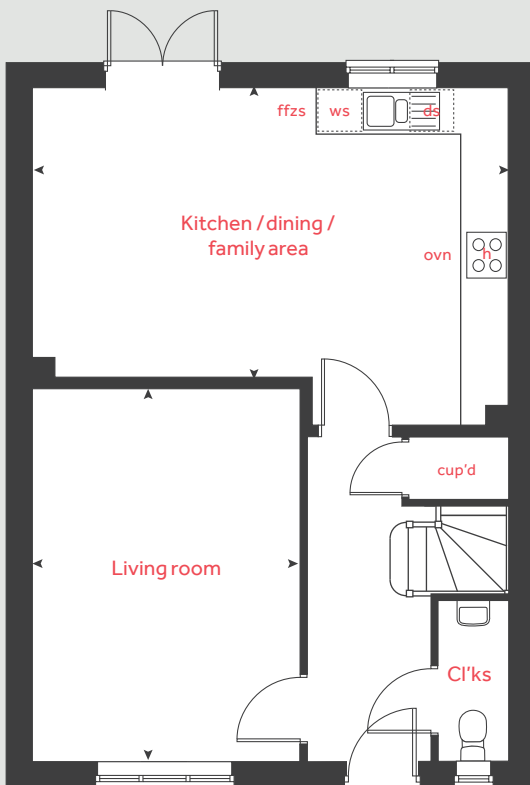
3.10m x 2.22m 10' 2" x 7' 3"

Bedroom 4

3.10m x 2.08m 10' 2" x 6' 8"

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

Ground floor



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The Uffington

4 bedroom home

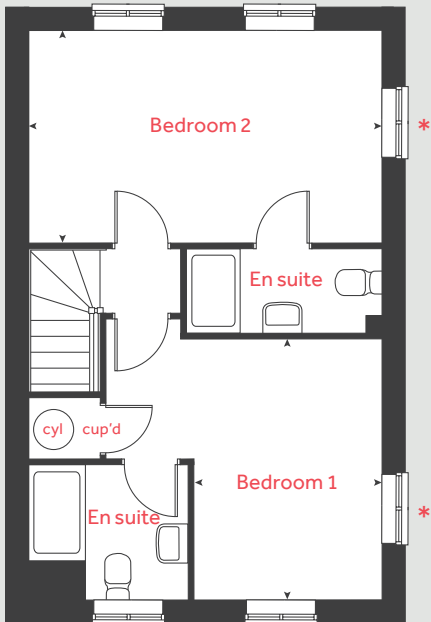
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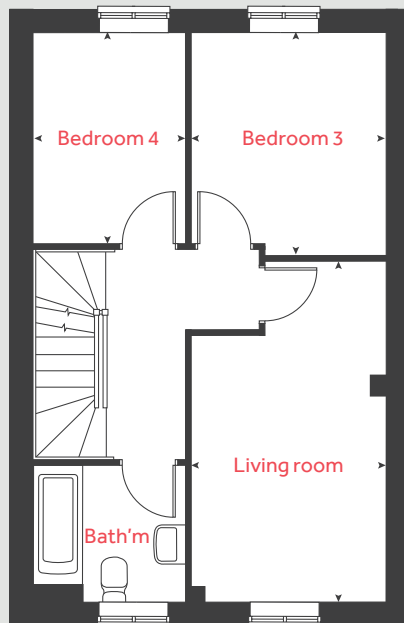
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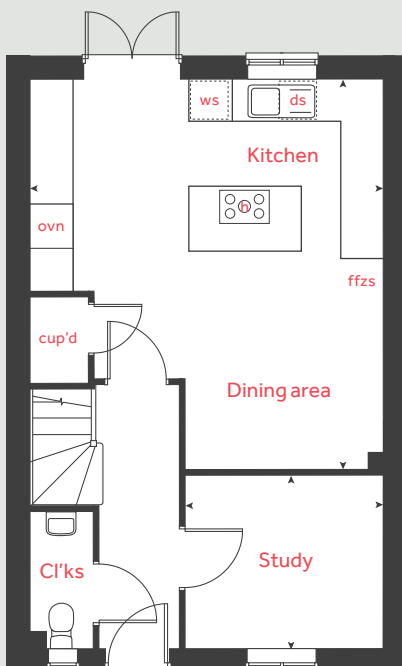
Second floor



First floor



Ground floor



The Uffington

4 bedroom home

Plots 111, 112, 113, 120,
121 and 122

Ground floor

Kitchen / dining area

5.51m x 4.98m 18' 1" x 16' 4"

Study

2.79m x 2.47m 9' 2" x 8' 1"

First floor

Living room

4.81m x 2.75m 15' 9" x 9' 0"

Bedroom 3

3.16m x 2.75m 10' 4" x 9' 0"

Bedroom 4

2.99m x 2.14m 9' 10" x 7' 0"

Second floor

Bedroom 1

4.98m x 2.99m 16' 4" x 9' 10"

Bedroom 2

3.96m x 3.89m 13' 0" x 12' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	< >	measuring points

* Windows apply to plots 113 and 120 only.
Please see sales executive for further details.

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The Uffington II

4 bedroom home

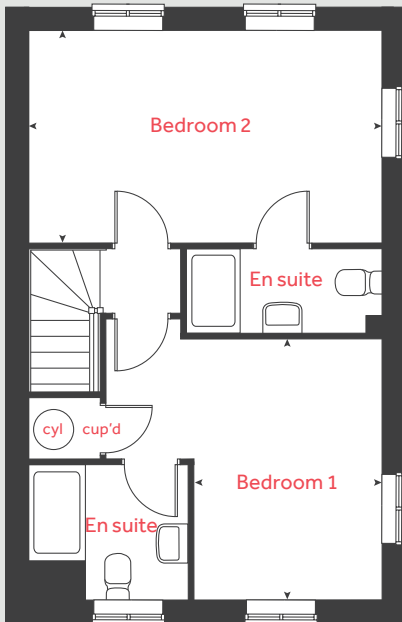
Stamford Gardens

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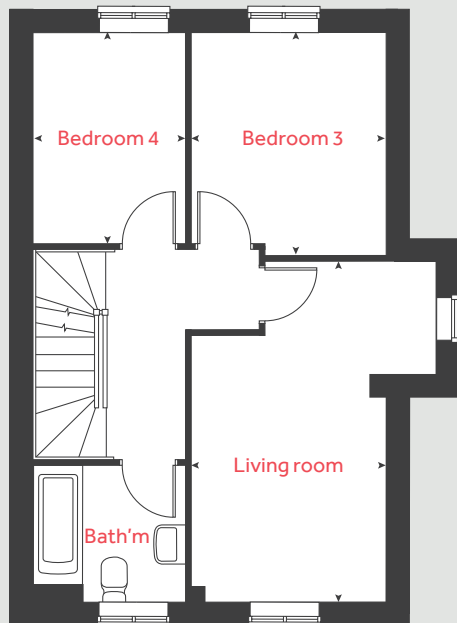
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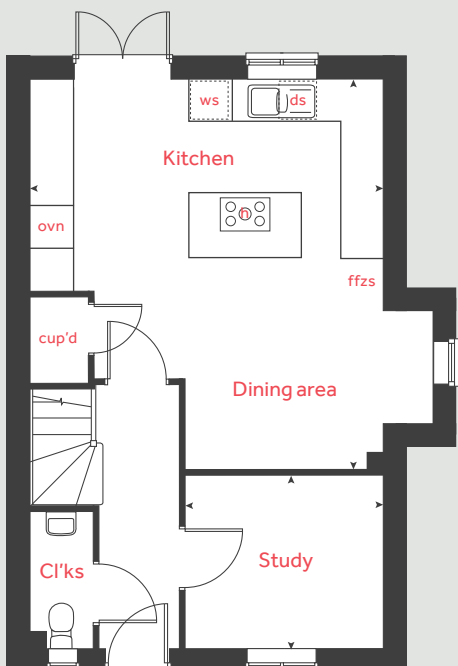
Second floor



First floor



Ground floor



The Uffington II

4 bedroom home

Plots 110 and 123

Ground floor

Kitchen / dining area

5.52m x 4.98m 18' 1" x 16' 4"

Study

2.79m x 2.47m 9' 2" x 8' 1"

First floor

Living room

4.11m x 2.75m 13' 6" x 9' 0"

Bedroom 3

3.16m x 2.75m 10' 4" x 9' 0"

Bedroom 4

2.99m x 2.14m 9' 10" x 7' 4"

Second floor

Bedroom 1

4.98m x 2.99m 16' 4" x 9' 10"

Bedroom 2

3.96m x 3.89m 13' 0" x 12' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	< >	measuring points

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The Welland

4 bedroom home

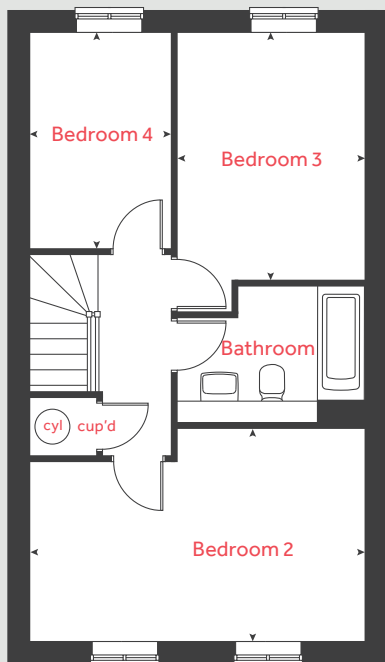
Stamford Gardens

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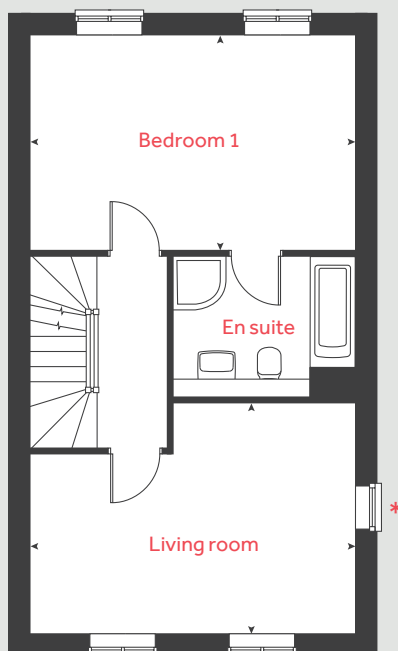
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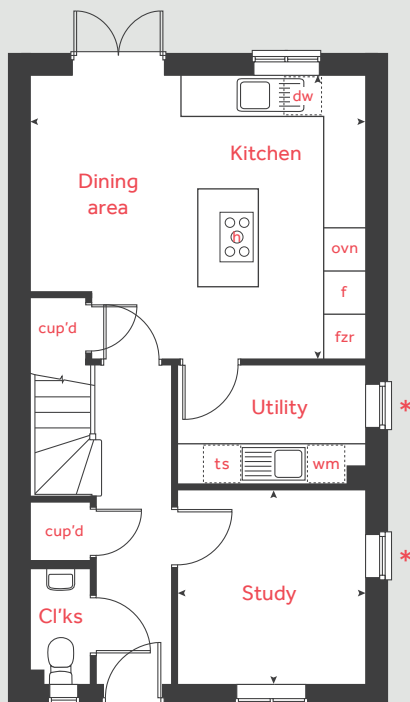
Second floor



First floor



Ground floor



The Welland

4 bedroom home

Plots 114, 115, 116, 117,
118, 119, 201 and 202

Ground floor

Kitchen / family / dining area
4.99m x 4.23m 16' 4" x 13' 10"

Study
2.90m x 2.81m 9' 6" x 9' 3"

First floor

Living room
4.99m x 3.50m 16' 4" x 11' 5"

Bedroom 1
4.99m x 3.27m 16' 4" x 10' 9"

Second floor

Bedroom 2
4.99m x 3.18m 16' 4" x 10' 5"

Bedroom 3
3.69m x 2.79m 12' 1" x 9' 2"

Bedroom 4
3.23m x 2.12m 10' 7" x 6' 11"

h	hob	ts	tumble dryer space
ovn	oven	wm	washing machine
f	fridge	cup'd	cupboard
fzr	freezer	cyl	hot water cylinder
dw	dishwasher	< >	measuring points

* Windows apply to plots 201 and 202 only.
Please see sales executive for further details.

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The Burghley Special

4 bedroom home

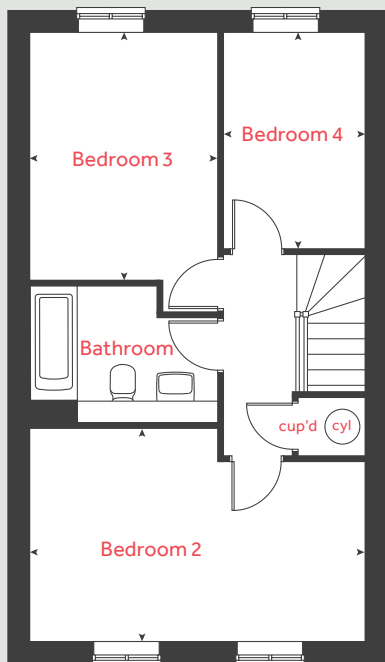
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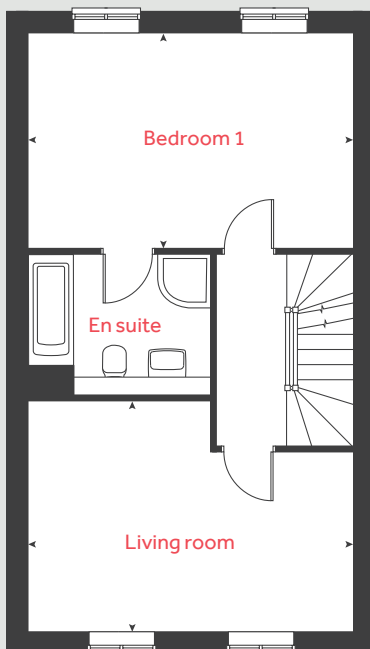
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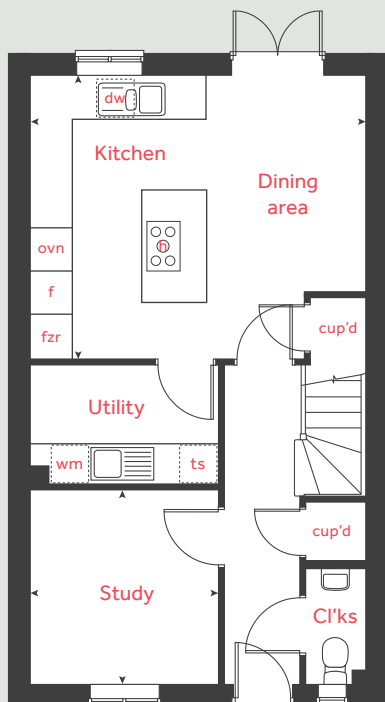
Second floor



First floor



Ground floor



The Burghley Special

4 bedroom home

Home 22

Ground floor

Kitchen / family / dining area

4.99m x 4.23m 16' 4" x 13' 10"

Study

2.90m x 2.81m 9' 6" x 9' 3"

First floor

Living room

4.99m x 3.50m 16' 4" x 11' 5"

Bedroom 1

4.99m x 3.27m 16' 4" x 10' 9"

Second floor

Bedroom 2

4.99m x 3.18m 16' 4" x 10' 5"

Bedroom 3

3.69m x 2.79m 12' 1" x 9' 2"

Bedroom 4

3.23m x 2.12m 10' 7" x 6' 11"

h	hob	ts	tumble dryer space
ovn	oven	wm	washing machine
f	fridge	cup'd	cupboard
fzr	freezer	cyl	hot water cylinder
dw	dishwasher	< >	measuring points

Please speak with your sales consultant for further details regarding restricted head heights to second floor.

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