

Poppyfields

Wellingborough



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Poppyfields at Stanton Cross, Wellingborough

An exciting development of brand new homes in vibrant Stanton Cross

Poppyfields is in the heart of Stanton Cross, on the edge of Wellingborough. Wellingborough train station is just a mile away, with direct access to London St Pancras. Stanton Cross centre, with its new primary school, forthcoming Neighbourhood centre and Ridge Park is just 100 metres away.

Find many of your favourite stores just off the A45 at Rushden Lakes. This waterside centre has more than 40 shops and cafes including M&S, House of Fraser and many leading fashion outlets.

You can also find a wide range of supermarkets within easy reach.

Stanton Cross is an exciting community on the eastern edge of the historic town of Wellingborough. This flagship development will offer fantastic opportunities for home buyers, with 3,650 new homes on the way, together with leisure, retail and office space. The Southill Fields phase plays host to Linden Homes' Poppyfields.

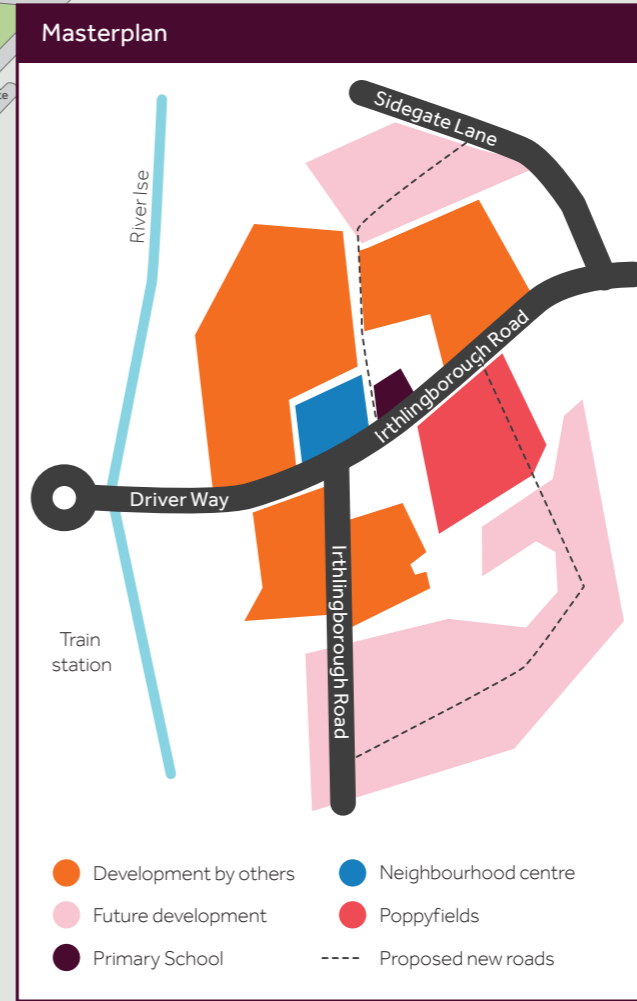
Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | **01933 558270**

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Poppyfields Wellingborough Development layout



- 5 bedroom homes**
 - The Lutyens
 - The Lutyens II
 - The Nash
- 4 bedroom homes**
 - The Cottingham
 - The Knightley
 - The Pembroke
 - The Burnet
 - The Leverton
 - The Mylne
 - The Aldridge
- 3 bedroom homes**
 - The Becket
 - The Becket II
- 2 bedroom home**
 - The Cartwright
- Pre-sold homes**
 - 1 bedroom home
 - 2 bedroom home
 - 3 bedroom home
 - 4 bedroom home
 - 5 bedroom home

bcp bin collection point **pos** public open space
v visitor space **te** trail equipment
bs bus stop ● bollards

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.



Around the local neighbourhood

- | | | |
|---|--|--|
| 1 All Saints CEVA Primary School and Nursery
NN8 1LS | 5 Nene Court Shopping Village
NN8 1LD | 9 Stanton Cross Primary School
NN8 1GN |
| 2 Ise View Play Park (South) and The Grange Play Park
NN8 1FU and NN8 1TL | 6 Embankment Splash Park
NN8 1LD | 10 Ridge Park
NN8 1GN |
| 3 Sir Christopher Hatton Academy
NN8 4RP | 7 Irchester Country Park & Jungle Parc UK
NN29 7DL | 11 Waendel Leisure Centre
NN8 1DZ |
| 4 Wellingborough School and Wrenn School
NN8 2BX | 8 Castle Theatre
NN8 1XA | 12 Glamis Meadow and Wood
NN8 5AL |

The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

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 Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088550
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Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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The Cartwright

2 bedroom home

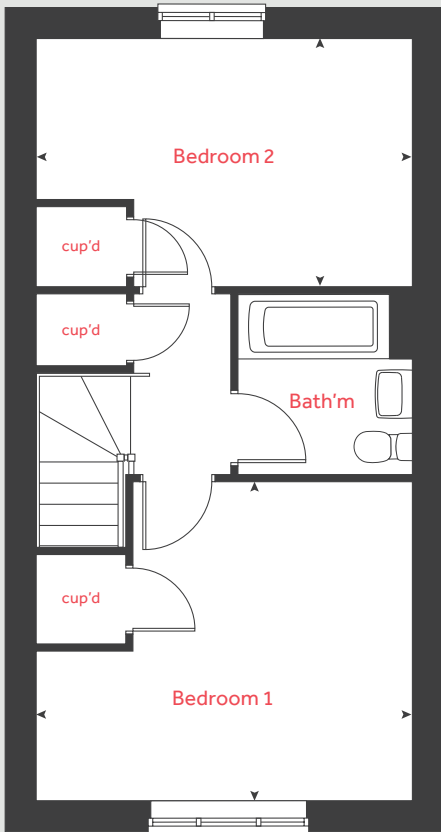
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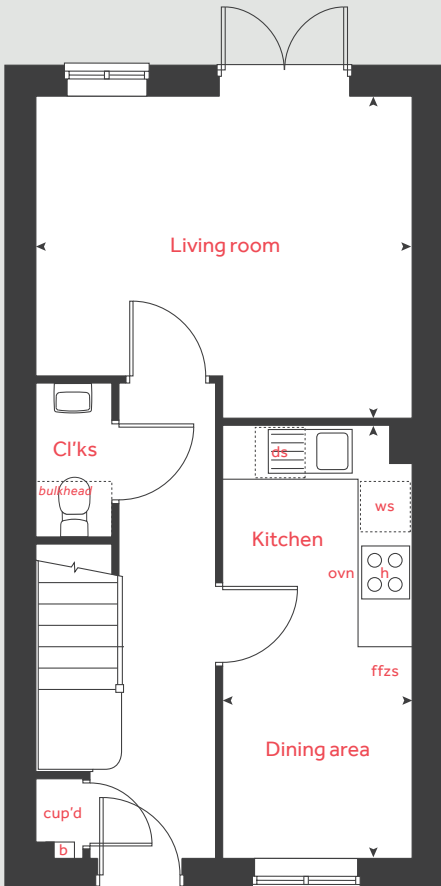
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First floor



Ground floor



The Cartwright

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.13	15' 10" x 7' 0"
Living room	4.20 x 3.57	13' 9" x 11' 9"

First floor	metres	feet / inches
Bedroom 1	4.20 x 3.56	13' 9" x 11' 8"
Bedroom 2	4.20 x 2.76	13' 9" x 9' 1"

h	hob	b	boiler
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Cartwright | Poppyfields, Wellingborough |

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The Becket

3 bedroom home

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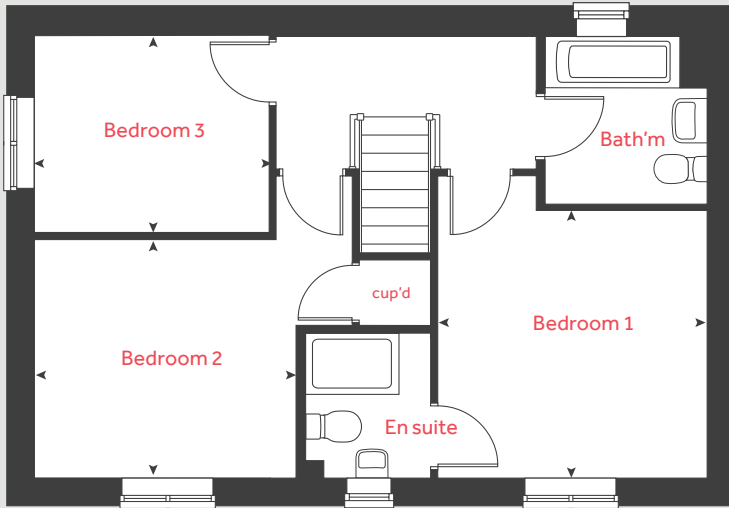
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The Becket

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.40	18' 4" x 7' 11"
Living room	5.59 x 3.27	18' 4" x 10' 9"

First floor

Bedroom 1	3.32 x 3.30	10' 11" x 10' 10"
Bedroom 2	3.42 x 2.92	11' 3" x 9' 7"
Bedroom 3	2.97 x 2.54	9' 9" x 8' 4"

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

The Becket | Poppyfields, Wellingborough |

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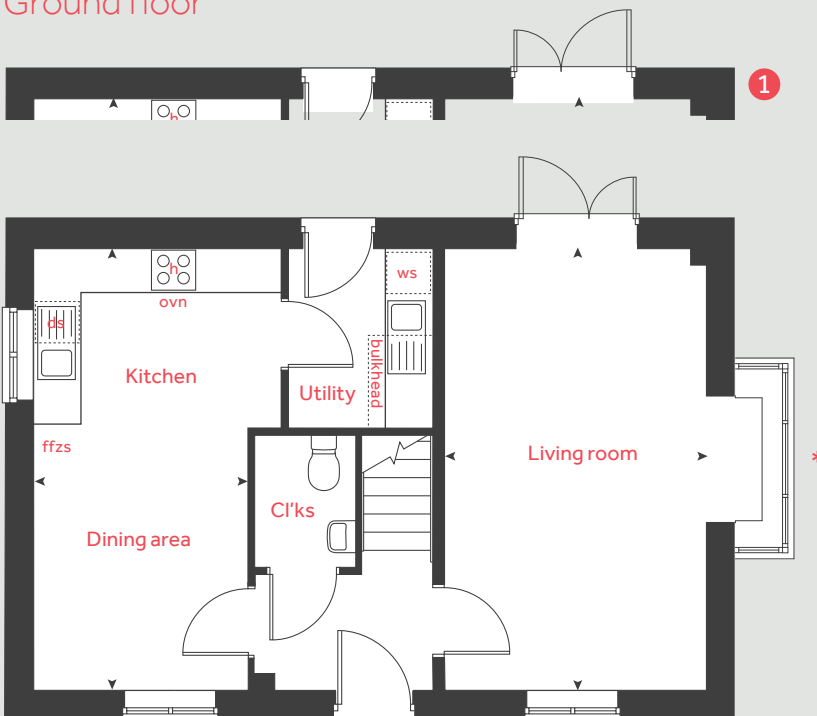
- ① Alternative door applies to home 134 only. Please see sales consultant for further details.
- * Bay window applicable to homes 134 and 140 only. Please see sales consultant for further details.

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Ground floor



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The Becket II

3 bedroom home

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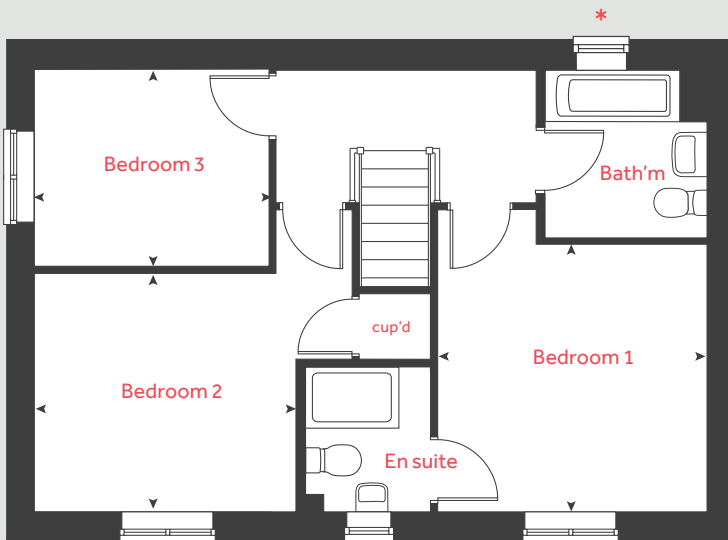
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The Becket II

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.43	18' 4" x 8' 0"
Living room	5.59 x 3.27	18' 4" x 10' 9"

First floor

Bedroom 1	3.32 x 3.30	10' 11" x 10' 10"
Bedroom 2	3.42 x 2.92	11' 3" x 9' 7"
Bedroom 3	3.02 x 2.60	9' 11" x 8' 6"

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

The Becket II | Poppyfields, Wellingborough |

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1 Alternative layout applies to home 116 only. Please see sales consultant for further details.

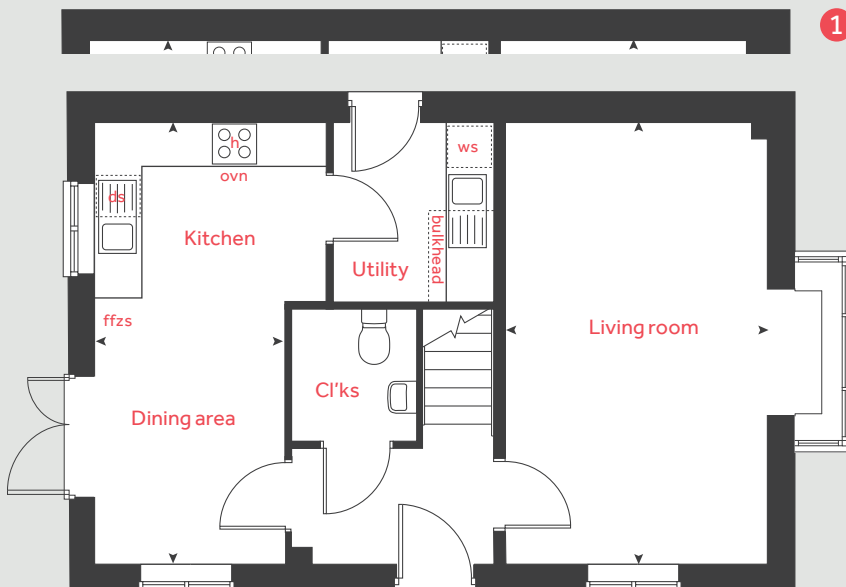
* Window is fixed shut to home 116 only. Please see sales consultant for further details.

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Ground floor



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The Burnet

4 bedroom home

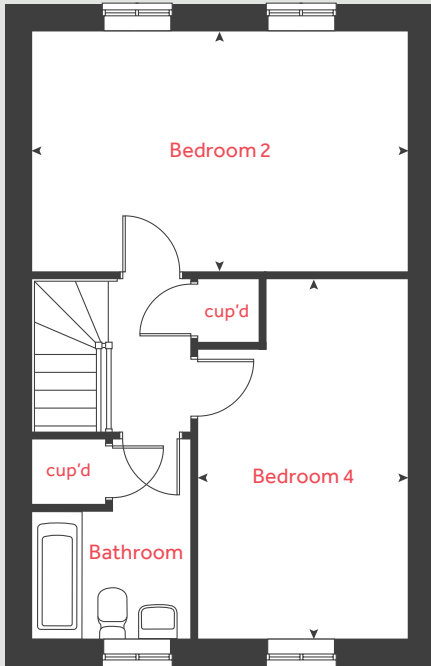
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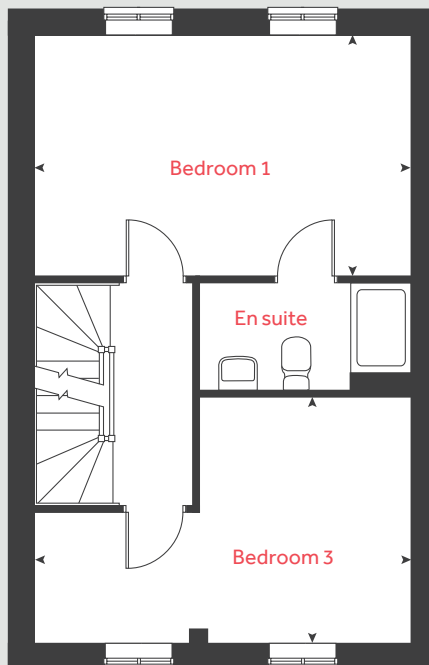
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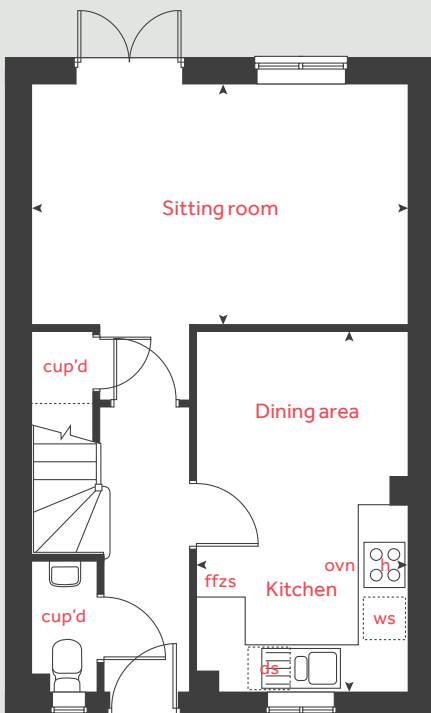
Second floor



First floor



Ground floor



The Burnet

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.80 x 2.78	15' 9" x 9' 1"
Living room	4.98 x 3.15	16' 4" x 10' 4"

First floor	metres	feet / inches
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 3	4.98 x 3.25	16' 4" x 10' 8"

Second floor	metres	feet / inches
Bedroom 2	4.98 x 3.18	16' 4" x 10' 4"
Bedroom 4	4.77 x 2.77	15' 8" x 9' 1"

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

The Burnet | Poppyfields, Wellingborough |

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The Aldridge

4 bedroom home

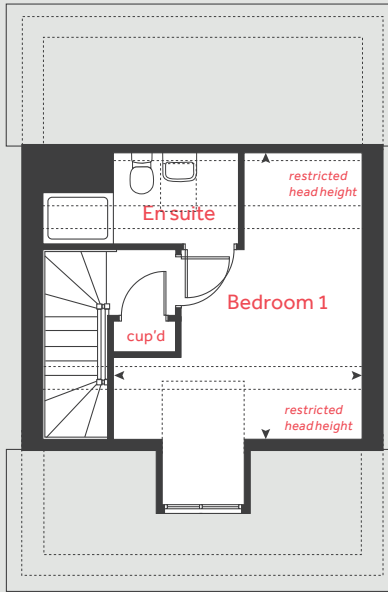
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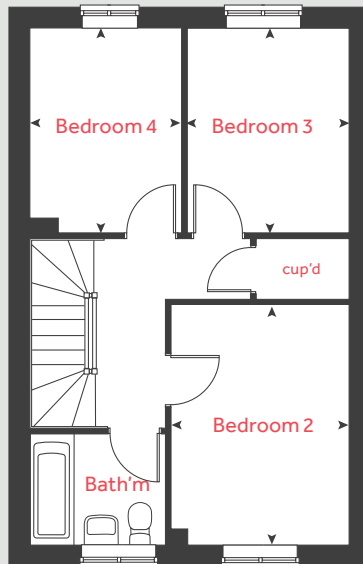
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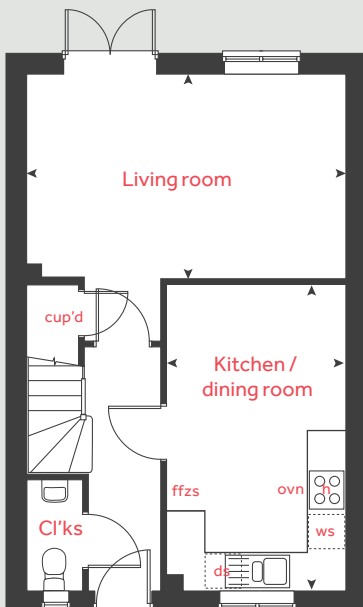
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 2.83	15' 7" x 9' 4"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 2	3.73 x 2.77	12' 3" x 9' 1"
Bedroom 3	3.18 x 2.52	10' 5" x 8' 4"
Bedroom 4	3.18 x 2.35	10' 5" x 7' 9"

Second floor	metres	feet / inches
Bedroom 1	4.38 x 3.88	14' 4" x 12' 9"

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

The Aldridge | Poppyfields, Wellingborough |

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The Mylne

4 bedroom home

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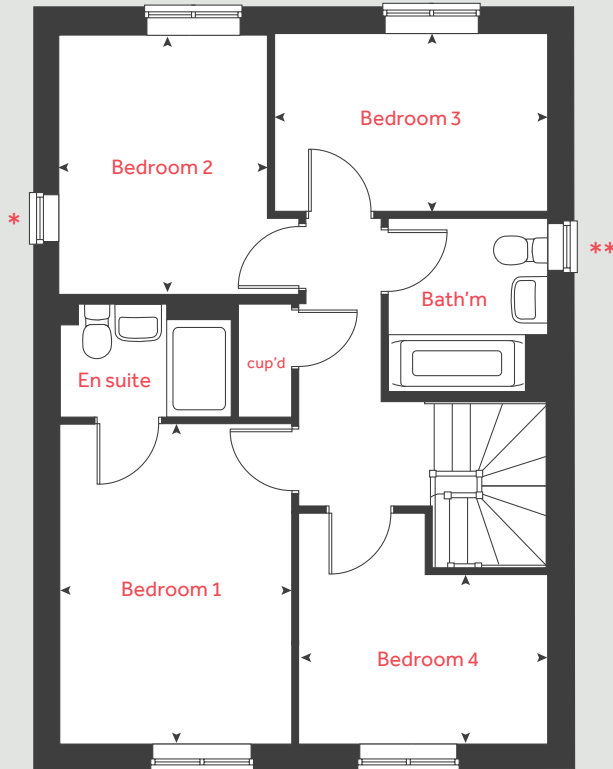
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The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.74	19' 10" x 12' 3"
Living room	4.84 x 3.38	15' 11" x 11' 1"

First floor

Bedroom 1	3.92 x 2.94	12' 10" x 9' 8"
Bedroom 2	3.22 x 2.50	10' 7" x 8' 3"
Bedroom 3	3.42 x 2.17	11' 3" x 7' 2"
Bedroom 4	2.98 x 2.10	9' 10" x 6' 11"

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

The Mylne | Poppyfields, Wellingborough |

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* Bedroom 2 side window applies to homes 111 and 136 only. Please see sales consultant for further details.

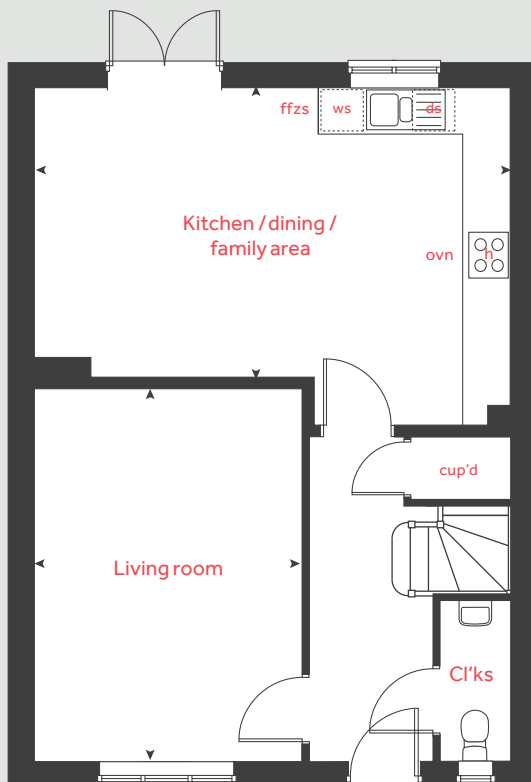
** Bathroom window applies to homes 74, 92, 111, 114, 115, 120, 136 and 164 only. Please see sales consultant for further details.

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Ground floor



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The Leverton

4 bedroom home

Poppyfields

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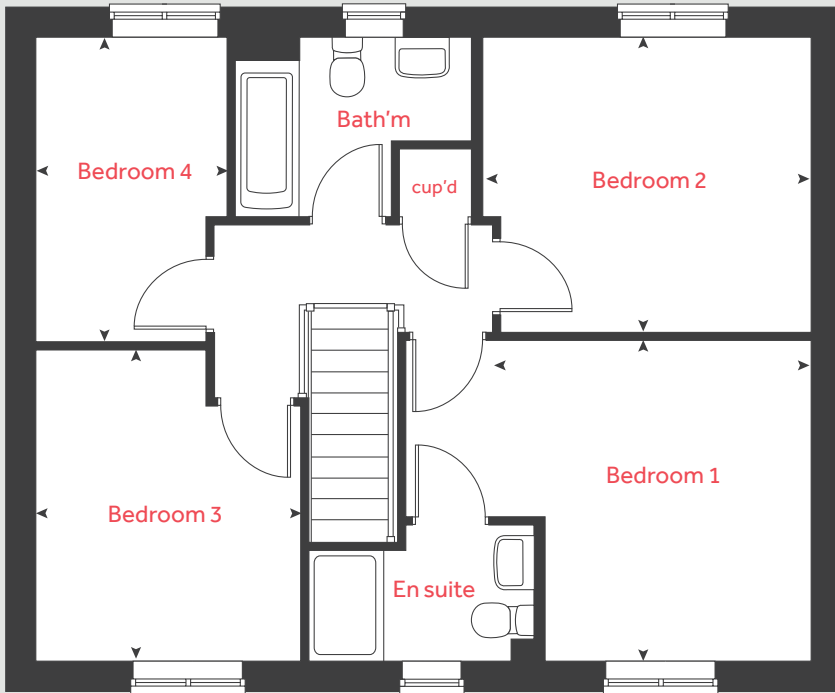
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The Leverton

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.96 x 2.71	9' 9" x 8' 11"
Living room	4.79 x 3.39	15' 9" x 11' 1"
Dining area	4.00 x 2.81	13' 2" x 9' 2"
Study	3.39 x 1.80	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	3.49 x 3.46	11' 6" x 11' 4"
Bedroom 2	3.57 x 3.13	11' 9" x 10' 3"
Bedroom 3	3.36 x 2.85	11' 0" x 9' 4"
Bedroom 4	3.24 x 2.05	10' 8" x 6' 9"

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

The Leverton | Poppyfields, Wellingborough |

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Ground floor



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The Pembroke

4 bedroom home

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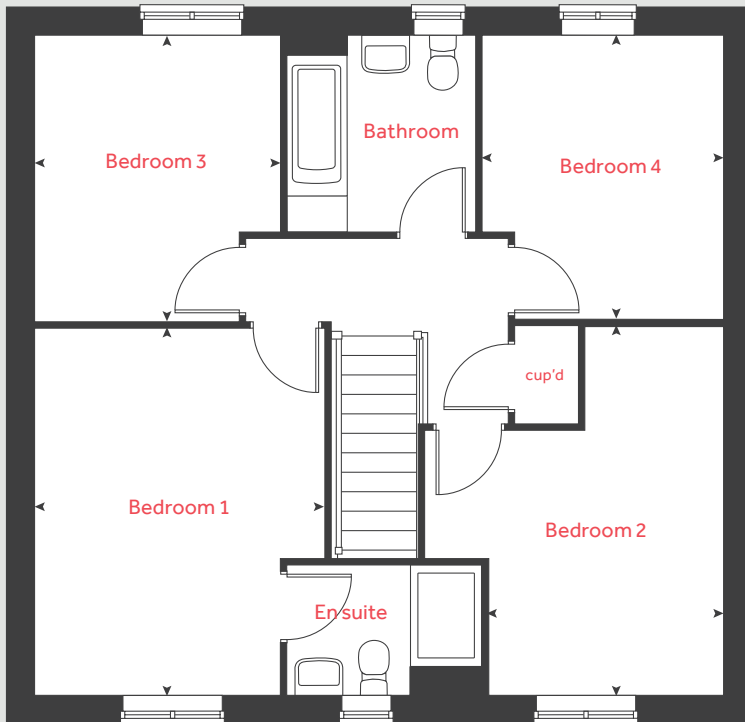
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The Pembroke

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.06 x 3.34	26' 5" x 11' 0"
Living room	4.82 x 3.47	15' 10" x 11' 5"
Study	2.38 x 2.34	7' 10" x 7' 8"

First floor	metres	feet / inches
Bedroom 1	4.29 x 3.37	14' 1" x 11' 1"
Bedroom 2	4.31 x 2.72	14' 2" x 8' 11"
Bedroom 3	3.35 x 2.85	11' 0" x 9' 4"
Bedroom 4	3.32 x 2.79	10' 11" x 9' 2"

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

The Pembroke | Poppyfields, Wellingborough |

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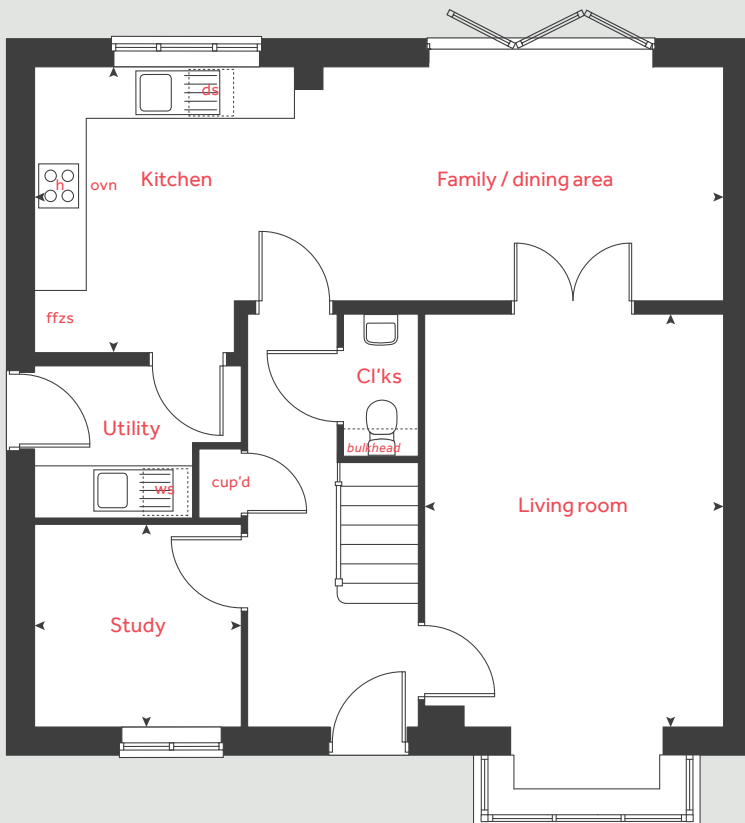
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Ground floor



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The Cottingham

4 bedroom home

Poppyfields

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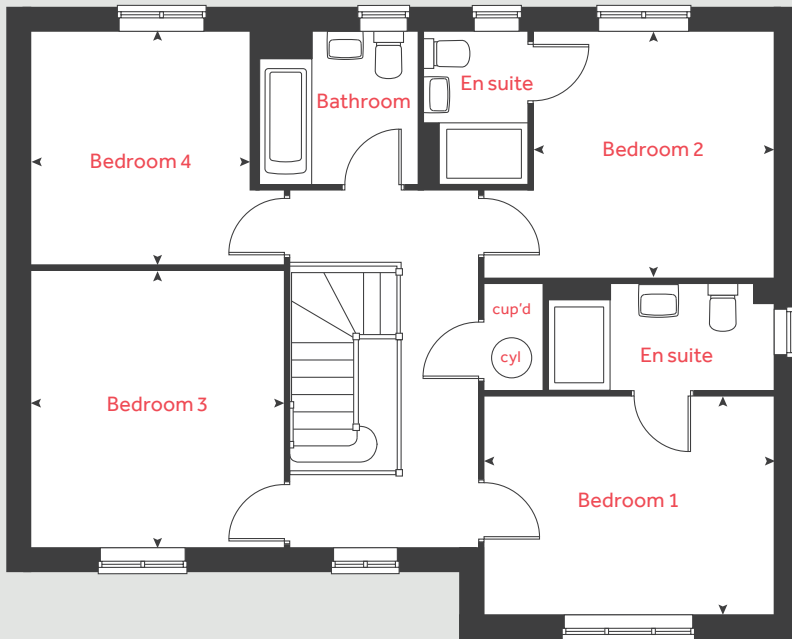
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The Cottingham

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	9.97 x 3.09	32' 8" x 10' 1"
Living room	4.59 x 4.20	15' 1" x 13' 9"
Study	2.22 x 2.08	7' 3" x 6' 10"

First floor

Bedroom 1	3.90 x 2.93	12' 9" x 9' 7"
Bedroom 2	3.30 x 3.20	10' 10" x 10' 6"
Bedroom 3	3.71 x 3.36	12' 2" x 11' 0"
Bedroom 4	3.11 x 2.93	10' 3" x 9' 7"

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

The Cottingham | Poppyfields, Wellingborough |

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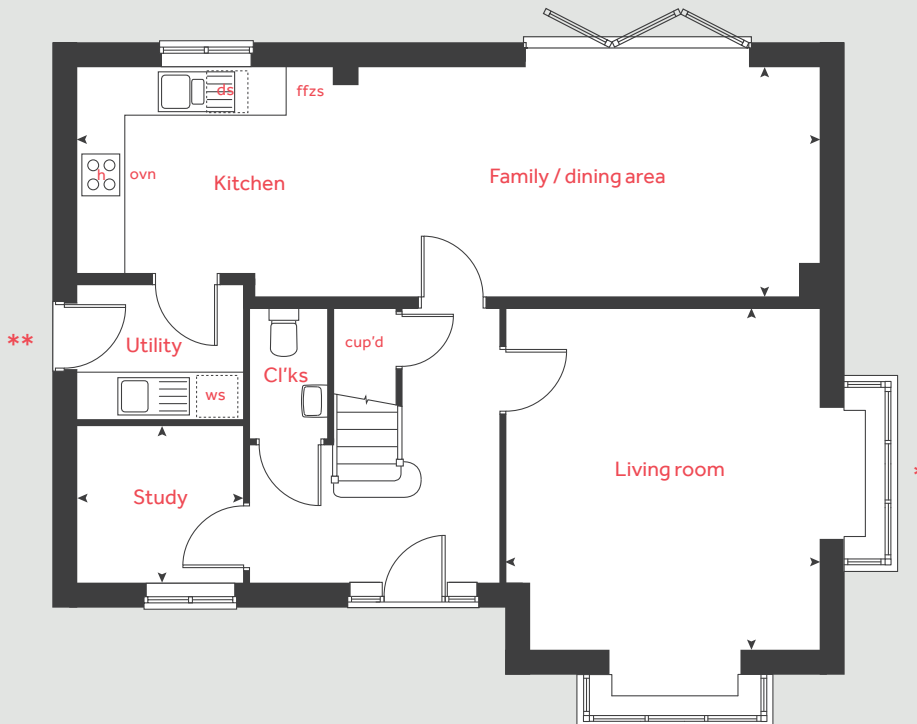
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- * Additional bay window to living room applies to home 76 only. Please speak to our sales consultant for further details.
- ** Side utility door applies to homes 57 and 76 only. Please speak to our sales consultant for further details.

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Ground floor





The Knightley

4 bedroom home

Poppyfields

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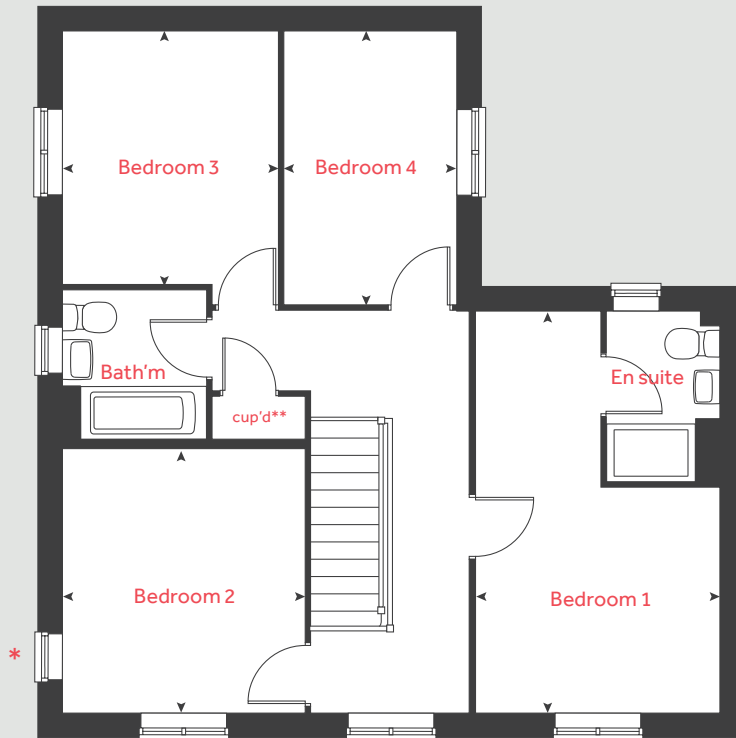
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The Knightley

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.18	17' 3" x 10' 6"
Living room	5.36 x 3.22	17' 7" x 10' 7"
Family room	3.94 x 3.20	12' 11" x 10' 6"

First floor

Bedroom 1	5.36 x 3.22	17' 7" x 10' 7"
Bedroom 2	3.66 x 3.20	12' 0" x 10' 6"
Bedroom 3	3.16 x 3.00	10' 4" x 9' 10"
Bedroom 4	3.36 x 2.13	11' 0" x 7' 0"

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

The Knightley | Poppyfields, Wellingborough |

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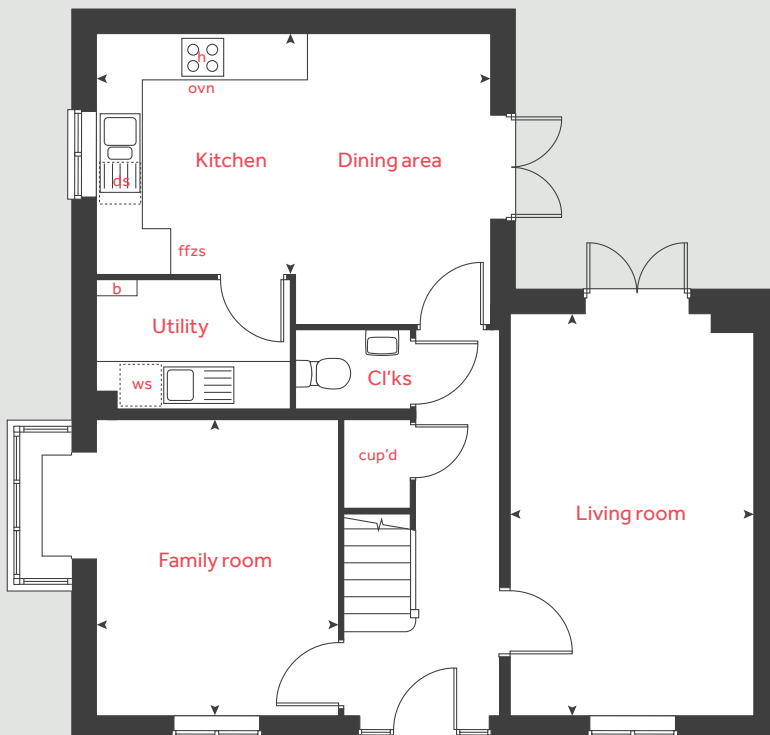
- * Window applies to homes 42 and 48 only. Please see sales consultant for further details.
- ** Cupboard door hinges the opposite side in homes 42 and 48 only. Please see sales consultant for further details

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Ground floor



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The Nash

5 bedroom home

Poppyfields

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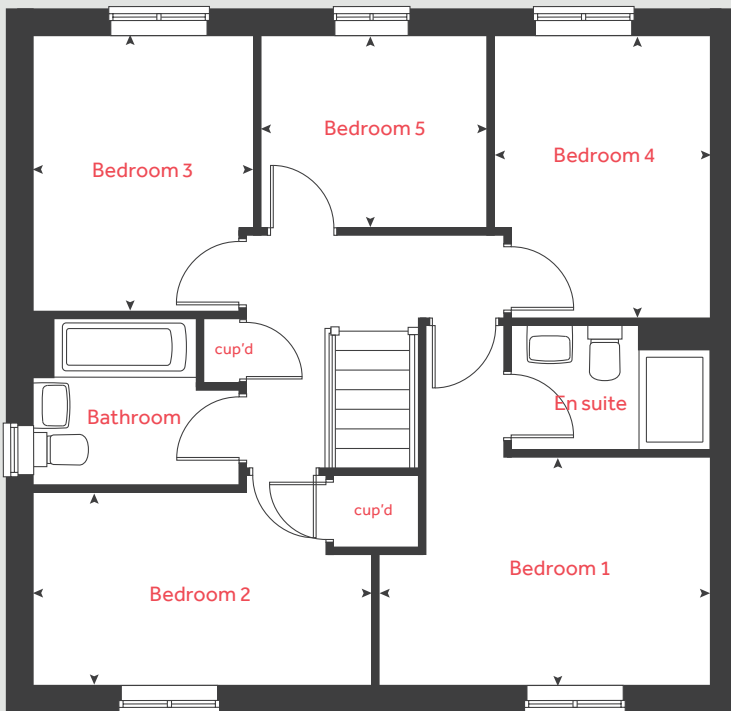
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Linden
HOMES

The Nash

5 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen/ family / dining area	8.06 x 2.76	26' 5" x 9' 1"
Living room	4.83 x 3.77	15' 10" x 12' 5"
Study	2.38 x 2.35	7' 10" x 7' 9"

First floor

Bedroom 1	3.93 x 2.69	12' 11" x 8' 10"
Bedroom 2	4.01 x 2.27	13' 2" x 7' 6"
Bedroom 3	3.26 x 2.60	10' 8" x 8' 7"
Bedroom 4	3.34 x 2.56	11' 0" x 8' 5"
Bedroom 5	2.67 x 2.26	8' 9" x 7' 5"

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

The Nash | Poppyfields, Wellingborough |

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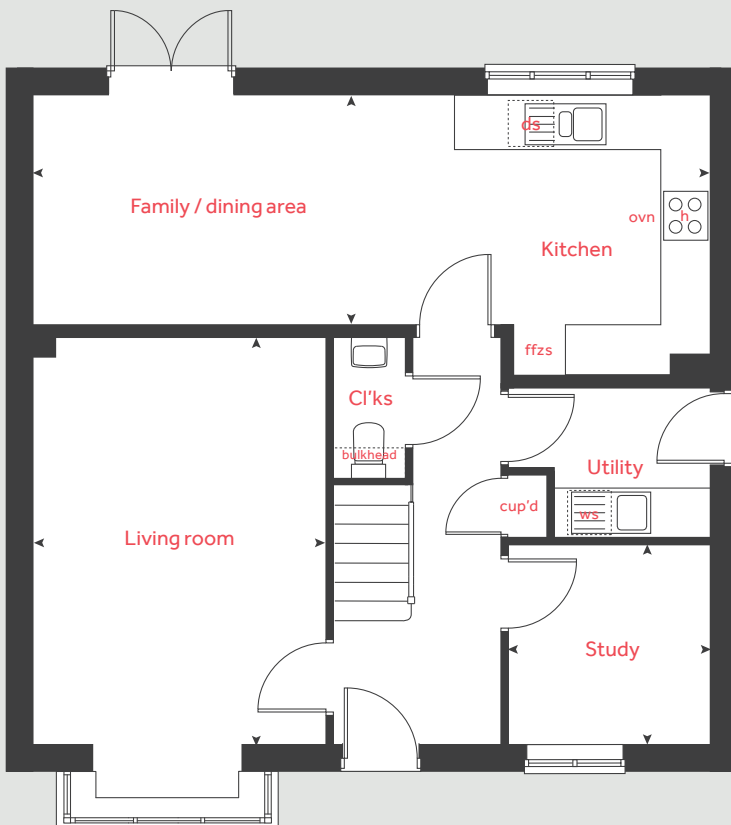
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles 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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Ground floor



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The Lutyens

5 bedroom home

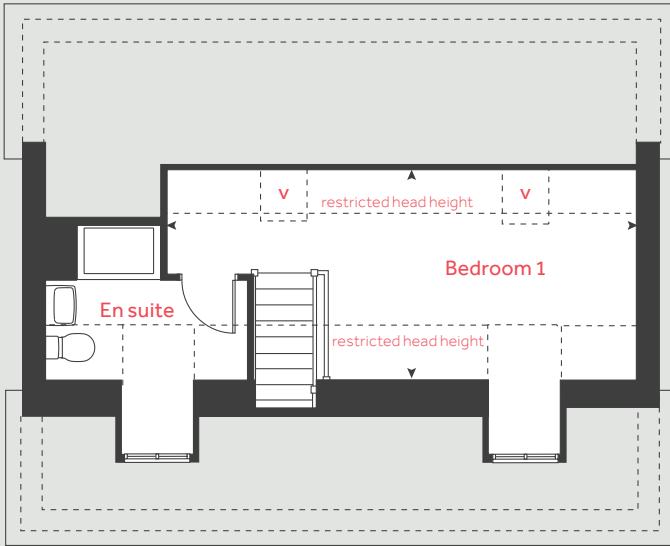
Poppyfields

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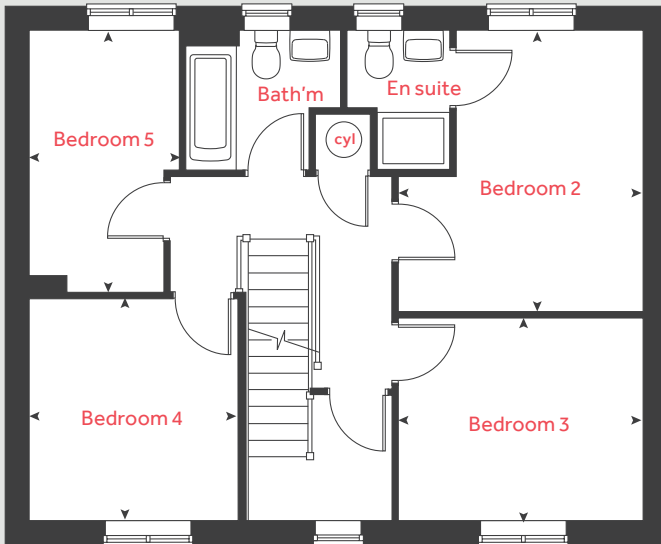
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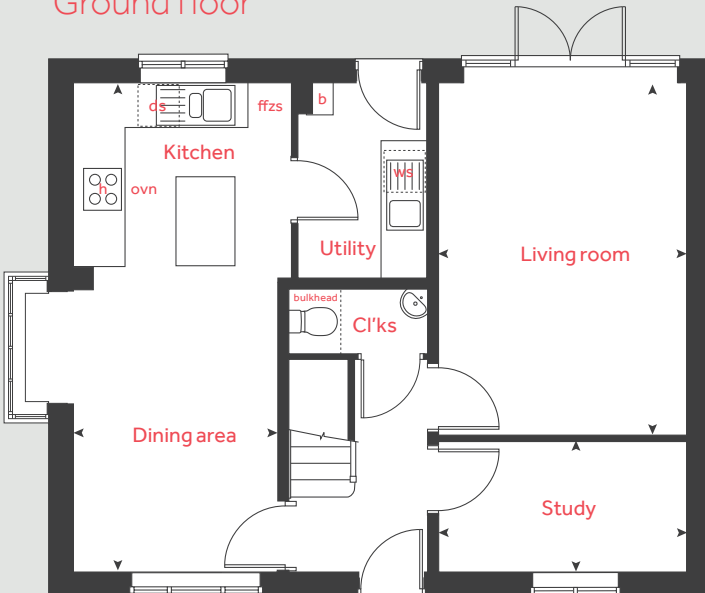
Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.71 x 2.81	22' 0" x 9' 3"
Living room	4.81 x 3.39	15' 9" x 11' 2"
Study	3.39 x 1.79	11' 2" x 5' 10"

First floor	metres	feet / inches
Bedroom 2	3.84 x 3.33	12' 7" x 10' 11"
Bedroom 3	3.33 x 2.76	10' 11" x 9' 1"
Bedroom 4	3.02 x 2.83	9' 11" x 9' 4"
Bedroom 5	3.57 x 2.04	11' 9" x 6' 8"

Second floor	metres	feet / inches
Bedroom 1	6.66 x 3.04	21' 10" x 10' 0"

h	hob	b	boiler
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	v	velux window
ws	washing machine space	◀ ▶	measuring points

The Lutyens | Poppyfields, Wellingborough |

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Linden HOMES



The Lutyens II

5 bedroom home

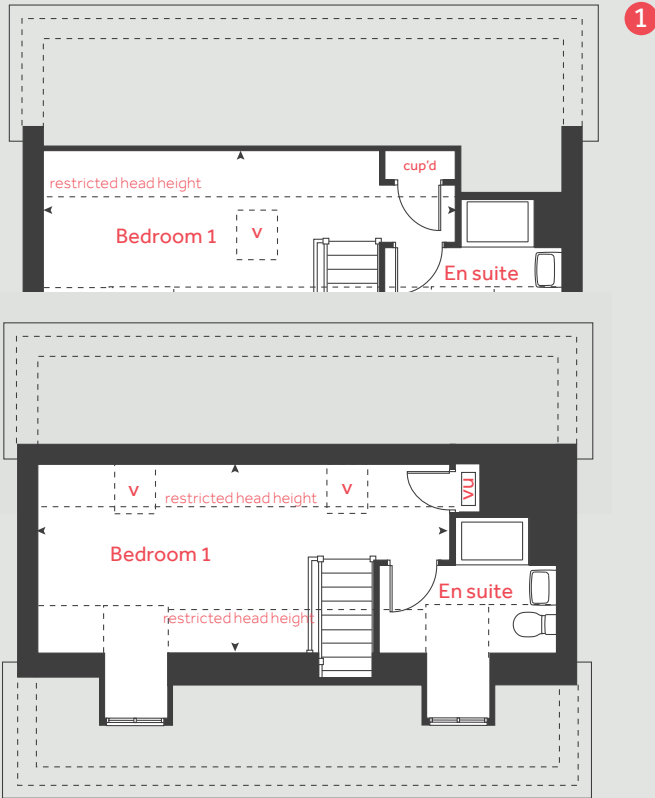
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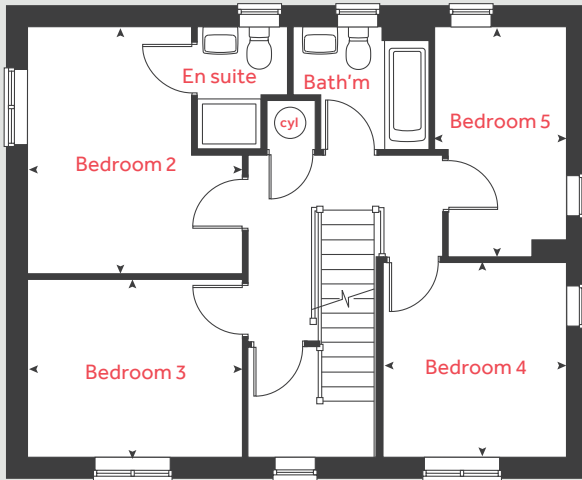
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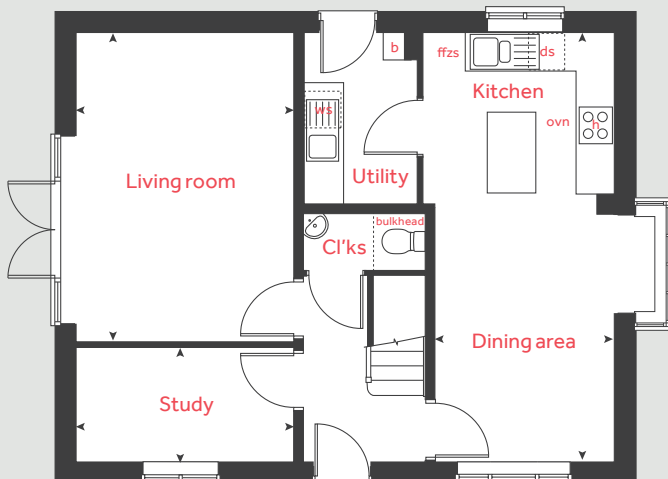
Second floor



First floor



Ground floor



The Lutyens II

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.71 x 2.81	22' 0" x 9' 3"
Living room	4.81 x 3.39	15' 9" x 11' 2"
Study	3.39 x 1.79	11' 2" x 5' 10"

First floor	metres	feet / inches
Bedroom 2	3.84 x 3.33	12' 7" x 10' 11"
Bedroom 3	3.33 x 2.76	10' 11" x 9' 1"
Bedroom 4	3.02 x 2.83	9' 11" x 9' 4"
Bedroom 5	3.57 x 2.04	11' 9" x 6' 8"

Second floor	metres	feet / inches
Bedroom 1	6.64 x 3.04	21' 9" x 10' 0"

h	hob	b	boiler
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	v	velux window
ws	washing machine space	< >	measuring points
vu	ventilation unit		

The Lutyens II | Poppyfields, Wellingborough |

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1 Alternative layout applies to home 65 only. Please see sales consultant for further details.

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