

BEAUFORT GRANGE



ALLISON
HOMES

Beaufort Grange

Beaufort Grange is the perfect place to call home. Our stunning development is located in the historic and picturesque market town of Market Deeping which boasts an array of independent shops and restaurants as well as long-standing community events. Set in the scenic county of Lincolnshire, residents can enjoy the best of both worlds with the breath-taking countryside and the River Welland on their doorstep and still be within quick and easy reach of major cities including Peterborough and Cambridge.

Market Deeping is known for its beautiful stone buildings which date back to the 17th-century and its 15th-century church dedicated to St. Guthlac. The town also has a historic market that's been running since 1220 and brings the whole community together every Wednesday.

Residents can benefit from the town's many amenities including the Deepings Library, The Deepings Practice, multiple places of worship, a choice of supermarkets and a leisure centre.

Foodies will also feel right at home with a variety of independent pubs such as The White Horse and The Bull, fish and chip shops and a range of cuisine-themed restaurants including Thai, British, Indian and Nepalese. Market Deeping's nearest city, Peterborough, offers an even wider selection of shops and restaurants for those wanting to travel further afield.

St. Guthlac's Church



The Stage Hotel



The Market Place, Market Deeping



Bridge over the River Welland



There are many activities and clubs based in the town that residents can get involved in, including football, cricket and tennis sports clubs for budding sports men and women, a model railway club, an angling club and a range of locally run fitness classes. So, there is something for everyone!

Market Deeping is served by Market Deeping Community Primary School and The Deepings School, meaning families can make the most of a short journey to school. Alternatively, there are several independent schools in nearby Stamford and Peterborough.

For commuters or visiting relatives, the town has great transport links. Market Deeping is located on the main A15, providing links to cities such as Peterborough and Lincoln and is also near the A47. There is a large train station in Peterborough which provides outstanding access to the rest of the country and taking you to London in less than an hour!

The Market Place, Market Deeping



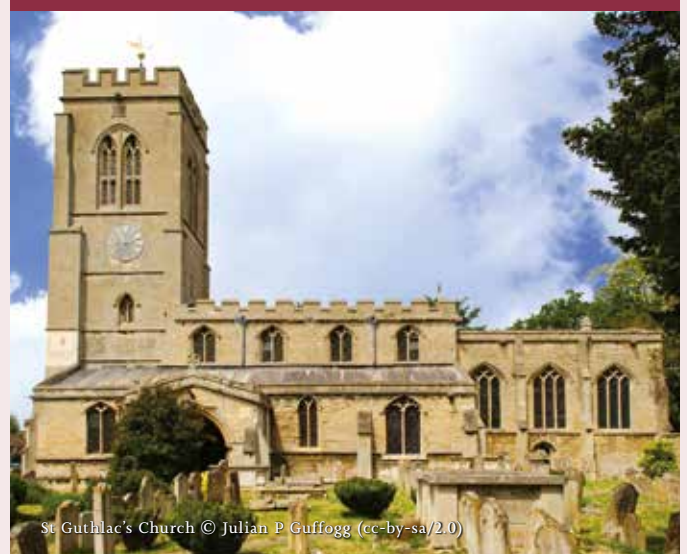
The Bull Public House



Beaufort Grange features at a glance




- Choice of 12 home styles
- 3, 4 & 5 bedroom homes
- Great commuter location
- Close to Stamford and Peterborough
- Great amenities close by




St. Guthlac's Church









Beaufort Grange Development Plan



-  **The Nettleham 2328V2**
3 bedroom home
HOME 230
-  **The Tealby 2310**
3 bedroom home
HOMES 172, 175, 176 & 186
-  **The Dunston 2309**
3 bedroom home
HOMES 6, 7, 168 & 169

-  **The Linwood 2318**
3 bedroom home
HOMES 178 & 235
-  **The Normanby 2324**
3 bedroom home
HOMES 167, 179, 184, 231 & 234
-  **The Redbourne 2433**
4 bedroom home
HOMES 1, 177, 182, 185, 236 & 237

-  **The Ancaster 2434**
4 bedroom home
HOMES 173, 174 & 239
-  **The Somersby 2431**
4 bedroom home
HOME 228
-  **The Carrington 2421**
4 bedroom home
HOMES 3 & 4

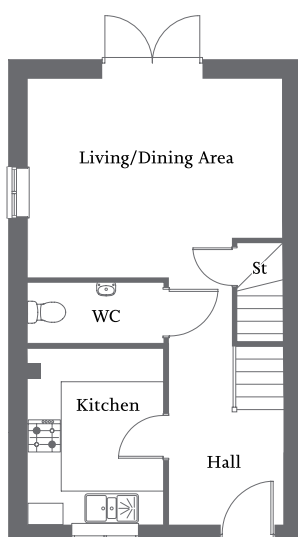
-  **The Dembleby 2409**
4 bedroom home
HOMES 166 & 183
-  **The Middlethorpe 2513**
5 bedroom home
HOMES 5 & 227
-  **The Thurlby 1401V2**
4 bedroom home
HOME 240
-  **The Raithby 2404**
4 bedroom home
HOMES 2, 229 & 238
-  **Rented**
-  **Shared**

BCP = Bin Collection Point LAP = Local Area of Play

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer-generated illustration of the development is for illustration purposes only.

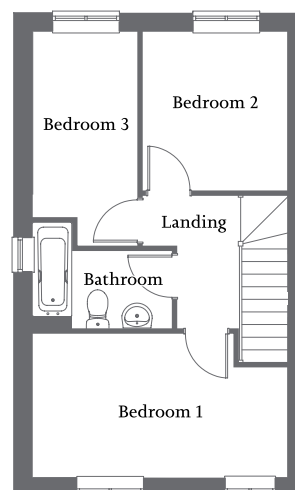


| Living/dining area with French Doors to rear | Separate kitchen | Front aspect bedroom 1 |
| Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living/Dining Area	4.58m x 3.58m	15'0" x 11'8"
Kitchen	3.16m x 2.44m	10'4" x 8'0"

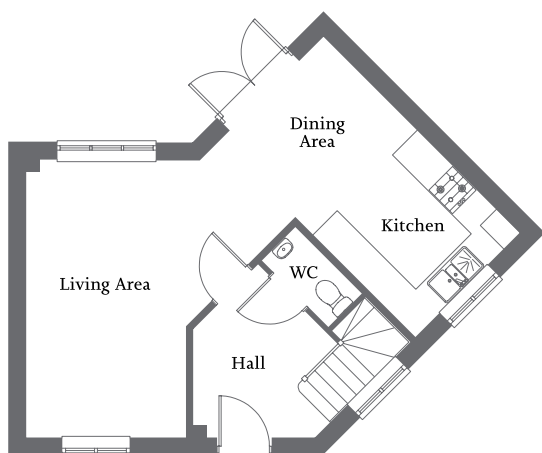


First Floor

Bedroom 1	4.57m x 2.57m	14'10" x 8'4"
Bedroom 2	2.87m x 2.62m	9'4" x 8'6"
Bedroom 3	3.34m x 1.86m	10'10" x 6'1"
Bathroom	2.47m x 1.38m	8'1" x 4'5"

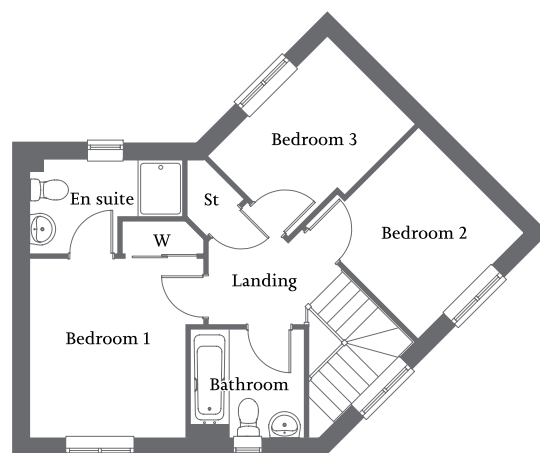


- | Front aspect living area | Open-plan kitchen/dining area with French Doors |
| En suite and fitted wardrobe to bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Area	4.96m x 2.84m	16'3" x 9'4"
Kitchen/Dining Area	4.96m x 2.60m	16'3" x 8'6"

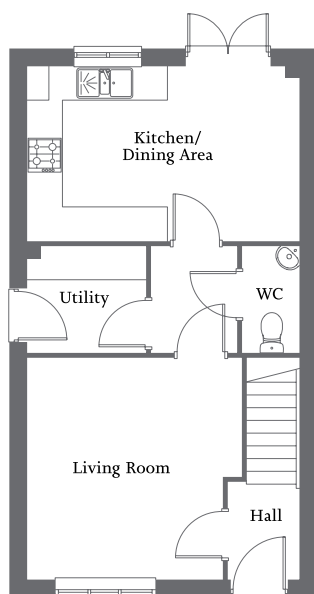


First Floor

Bedroom 1	3.19m x 3.06m	10'5" x 10'0"
En suite	2.69m x 1.67m	8'10" x 5'6"
Bedroom 2	2.67m x 2.66m	8'9" x 8'8"
Bedroom 3	3.01m x 2.20m	9'10" x 7'2"
Bathroom	2.03m x 1.92m	6'8" x 6'4"

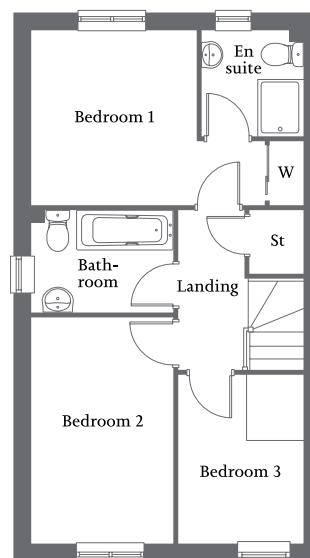


| Front aspect living room | Kitchen/dining area with French Doors |
| En-suite and fitted wardrobe to bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	3.90m x 3.76m	12'9" x 12'4"
Kitchen/Dining Area	4.76m x 3.76m	15'7" x 12'4"
Utility	2.06m x 1.87m	6'9" x 6'1"

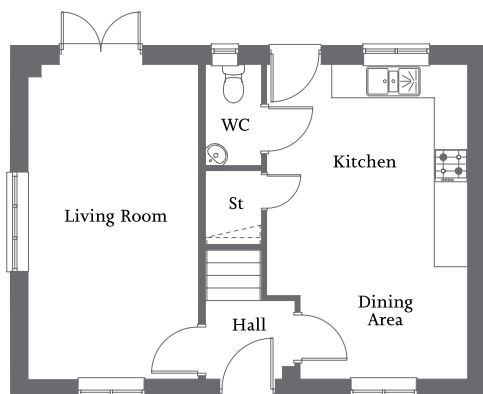


First Floor

Bedroom 1	4.09m x 3.07m	13'5" x 10'1"
En suite	1.86m x 1.77m	6'1" x 5'9"
Bedroom 2	3.97m x 2.48m	13'0" x 8'1"
Bedroom 3	2.96m x 2.19m	9'8" x 7'2"
Bathroom	2.48m x 1.80m	8'1" x 5'10"

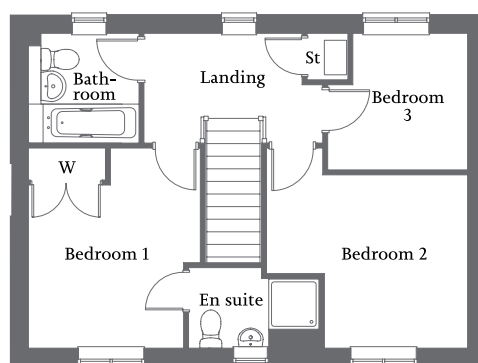


| Living room with French Doors to rear | Open-plan kitchen/dining area |
| En suite and fitted wardrobe to bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	5.64m x 3.04m	18'6" x 10'0"
Kitchen/Dining Area	5.63m x 3.60m	18'6" x 11'10"

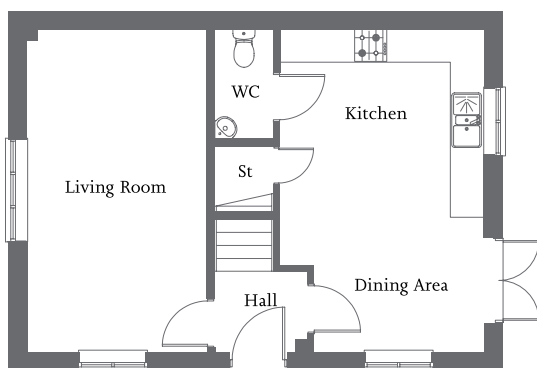


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.10m	11'9" x 10'2"
En suite	2.35m x 1.43m	7'7" x 4'7"
Bedroom 2 (excl. door recess)	3.09m x 2.55m	10'2" x 8'4"
Bedroom 3	2.50m x 2.43m	8'2" x 8'0"
Bathroom	1.99m x 1.96m	6'5" x 6'4"

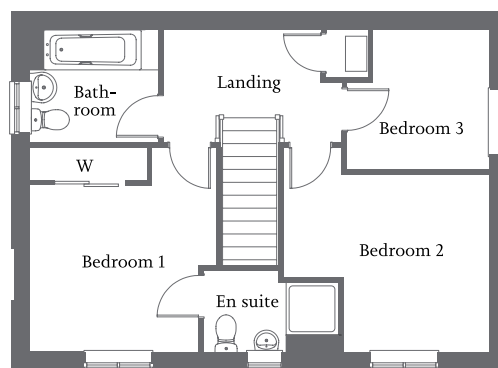


| Dual aspect living room | Kitchen/dining area with French Doors |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	5.64m x 3.15m	18'6" x 10'4"
Kitchen/Dining Area	5.64m x 3.58m	18'6" x 11'9"

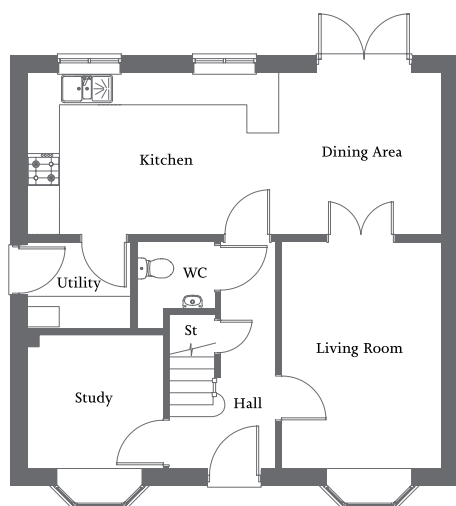


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.20m	11'9" x 10'6"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.59m x 3.09m	11'9" x 10'2"
Bedroom 3	2.49m x 2.43m	8'2" x 8'0"
Bathroom	2.19m x 1.95m	7'2" x 6'5"

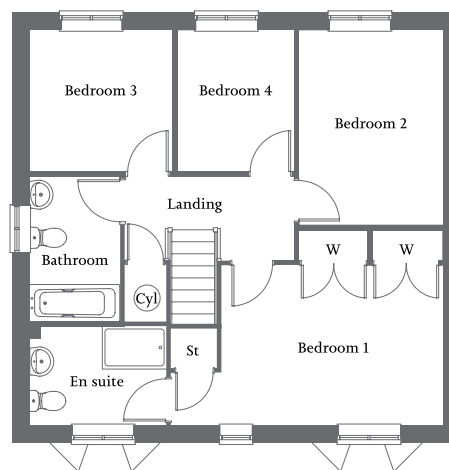


| Living room with bay window | Kitchen/dining area with French Doors | Study with bay window |
| Bedroom 1 with en suite and fitted wardrobes | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	4.25m x 3.00m	13'11" x 9'10"
Kitchen/Dining Area	7.77m x 3.04m	25'6" x 10'0"
Study	2.55m x 2.51m	8'4" x 8'2"
Utility	1.95m x 1.63m	6'5" x 5'4"

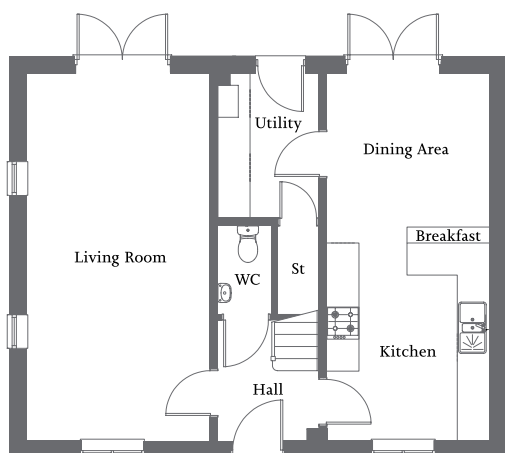


First Floor

Bedroom 1 (excl. wardrobes)	5.11m x 3.00m	16'9" x 9'10"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.66m x 2.69m	12'0" x 8'10"
Bedroom 3	2.68m x 2.65m	8'10" x 8'8"
Bedroom 4	2.65m x 2.18m	8'8" x 7'2"
Bathroom	2.71m x 1.70m	8'11" x 5'7"

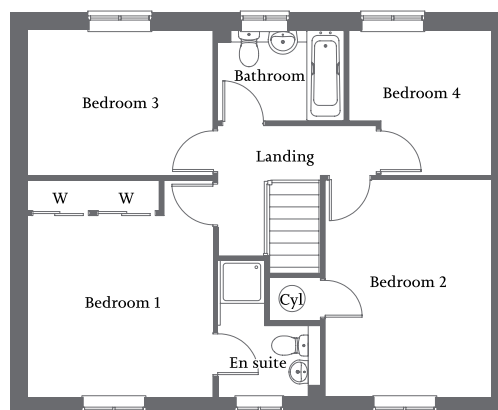


| Triple aspect living room with French Doors to rear | Kitchen/dining area with French Doors | Utility |
| En suite and fitted wardrobe to bedroom 1 | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	6.87m x 3.45m	22'5" x 11'3"
Kitchen/Dining Area	6.87m x 3.05m	22'5" x 10'0"
Utility	2.70m x 1.89m	8'9" x 6'2"

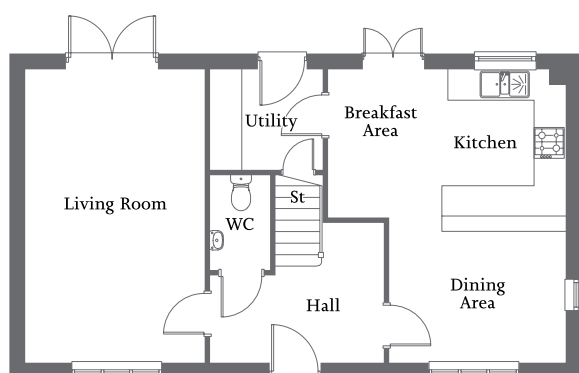


First Floor

Bedroom 1 (incl. wardrobes)	4.07m x 3.47m	13'4" x 11'4"
En suite (incl. shower recess)	2.55m x 1.90m	6'3" x 4'4"
Bedroom 2	4.06m x 3.09m	13'3" x 10'1"
Bedroom 3	3.47m x 2.72m	11'4" x 8'9"
Bedroom 4 (incl. door recess)	2.71m x 2.65m	8'9" x 8'7"
Bathroom	2.37m x 1.70m	7'8" x 5'6"

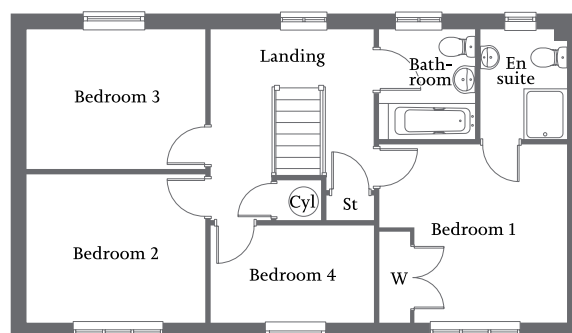


| Dual aspect living room with French Doors | Open-plan kitchen/dining area with French Doors | Utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	3.49m x 5.75m	11'5" x 18'10"
Kitchen/ Breakfast Area	4.63m x 2.88m	15'2" x 9'5"
Dining Area	3.43m x 2.87m	11'3" x 9'5"
Utility	2.17m x 1.97m	7'1" x 6'6"

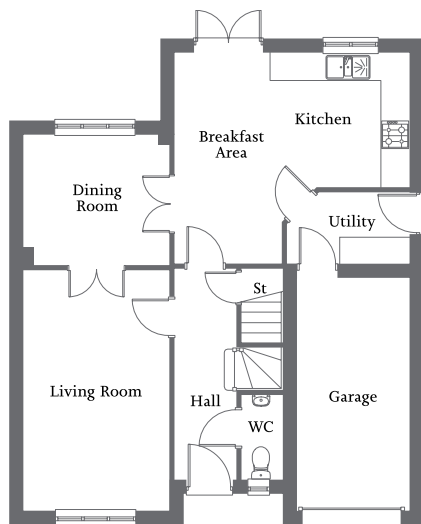


First Floor

Bedroom 1 (incl. wardrobe)	3.64m x 3.48m	11'11" x 11'5"
En suite	1.66m x 2.15m	5'5" x 7'1"
Bedroom 2	3.49m x 2.90m	11'5" x 9'6"
Bedroom 3	3.49m x 2.73m	11'5" x 8'11"
Bedroom 4	3.19m x 1.89m	10'6" x 6'2"
Bathroom	1.88m x 2.15m	6'2" x 7'1"

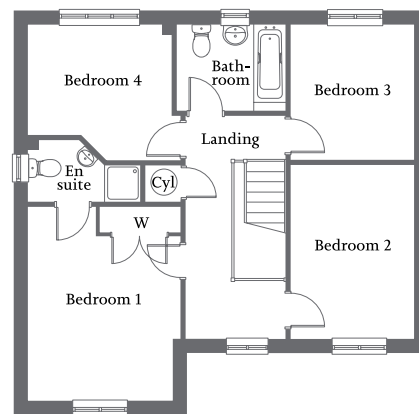


- | Front aspect living room | Open-plan kitchen/breakfast area with French Doors to rear |
- | Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Integral garage and parking spaces |



Ground Floor

Living Room	3.18m x 5.27m	10'5" x 17'3"
Kitchen/ Breakfast Area	5.14m x 4.63m	16'10" x 15'2"
Dining Room	3.18m x 2.87m	10'5" x 9'5"
Utility	2.70m x 1.57m	8'10" x 5'2"
WC	0.91m x 1.88m	3'0" x 6'2"

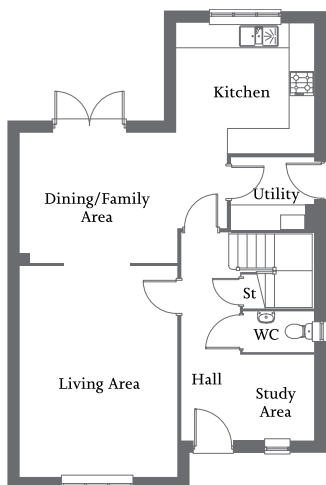


First Floor

Bedroom 1 (incl. wardrobe)	3.37m x 4.26m	11'1" x 14'0"
En suite	2.53m x 1.35m	8'4" x 4'5"
Bedroom 2	2.70m x 3.83m	8'10" x 12'7"
Bedroom 3	2.69m x 2.97m	8'10" x 9'9"
Bedroom 4	3.17m x 2.97m	10'5" x 9'9"
Bathroom	2.41m x 1.90m	7'11" x 6'3"

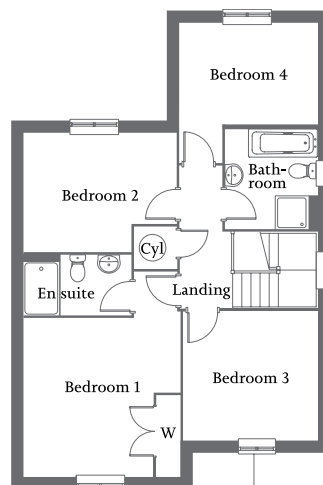


| Front aspect living area | Kitchen/dining/family area with French Doors | Study area |
| Bedroom 1 with en suite and wardrobe | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Area	4.97m x 3.75m	16'4" x 12'4"
Dining/Family Area	3.81m x 3.18m	12'4" x 10'5"
Kitchen	3.38m x 3.36m	11'1" x 11'0"
Utility	2.00m x 1.74m	6'7" x 5'9"
Study Area	1.87m x 1.82m	6'2" x 5'11"

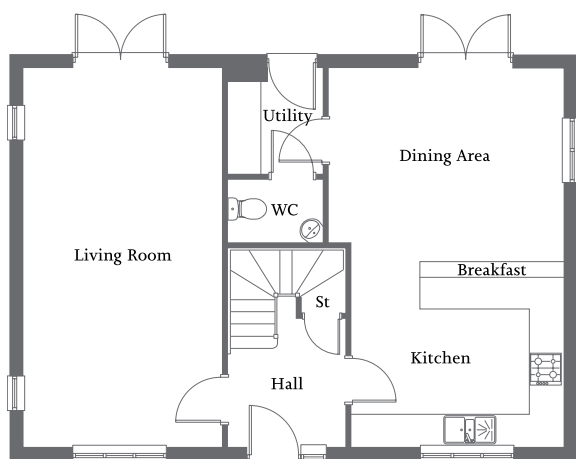


First Floor

Bedroom 1 (incl. w/robe & excl. door recess)	3.75m x 3.68m	12'4" x 12'1"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.75m x 2.90m	12'4" x 9'6"
Bedroom 3	3.27m x 3.15m	10'7" x 10'3"
Bedroom 4 (excl. door recess)	3.39m x 2.48m	11'1" x 8'1"
Bathroom	2.45m x 2.25m	8'0" x 7'5"

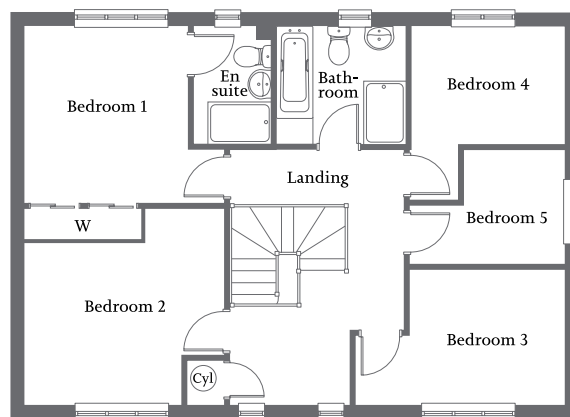


| Triple aspect living room with French Doors to rear garden | Kitchen/dining area with French Doors | Utility |
| Bedroom 1 with en suite and fitted wardrobe | Four further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	7.00m x 3.70m	23'0" x 12'2"
Kitchen/Dining Area	7.00m x 4.39m	23'0" x 14'5"
Utility	1.95m x 1.75m	6'5" x 5'9"

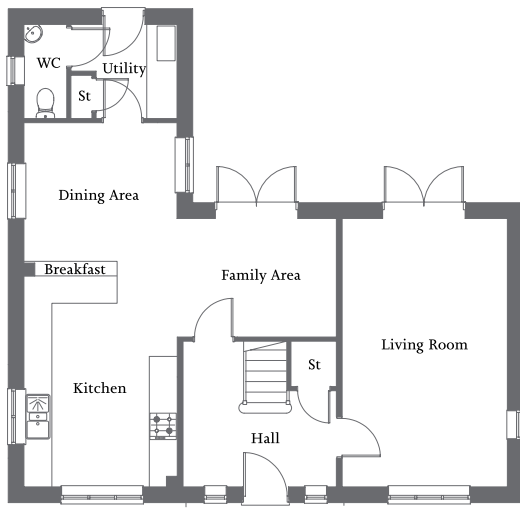


First Floor

Bedroom 1 (excl. wardrobe & recess)	3.30m x 3.05m	10'10" x 10'0"
En suite	2.18m x 1.46m	7'2" x 4'9"
Bedroom 2	3.74m x 3.02m	12'3" x 9'11"
Bedroom 3	3.92m x 2.54m	12'10" x 8'4"
Bedroom 4	2.86m x 2.18m	9'5" x 7'2"
Bedroom 5	2.89m x 2.15m	9'6" x 7'1"
Bathroom	2.43m x 2.18m	8'0" x 7'2"

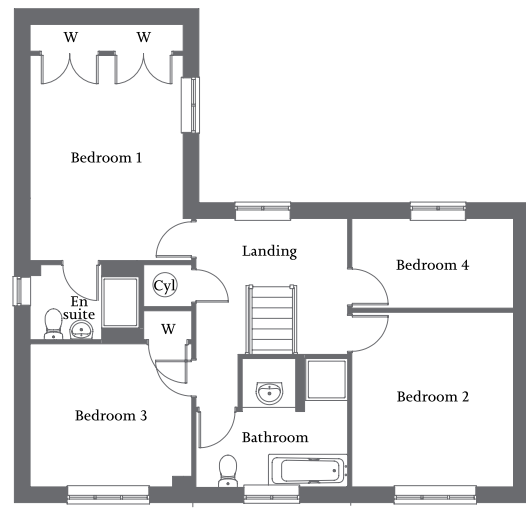


| Living room with French Doors to rear | Open-plan kitchen/dining/family area with French Doors |
| En suite and fitted wardrobe to bedroom 1 | Three further bedrooms and family bathroom | Single/double garage and parking spaces |



Ground Floor

Living Room	5.75m x 3.51m	18'10" x 11'6"
Kitchen	4.80m x 3.27m	15'8" x 10'9"
Family Area	3.42m x 2.60m	11'2" x 8'5"
Dining Area	3.27m x 2.95m	10'7" x 9'7"
Utility	2.26m x 2.02m	7'5" x 6'8"
















First Floor

Bedroom 1 (incl. wardrobe)	5.05m x 3.27m	16'7" x 10'9"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.73m x 3.45m	12'3" x 11'4"
Bedroom 3 (excl. wardrobe)	3.45m x 3.05m	11'4" x 10'0"
Bedroom 4	3.45m x 1.91m	11'4" x 6'3"
Bathroom	3.23m x 2.73m	10'7" x 8'11"

Sales Specification

[illegible]

													
	The Nettleham	The Tealby	The Dunston	The Linwood	The Normanby (semi)	The Normanby	The Redbourne	The Ancaster	The Somersby	The Carrington	The Dumbleby	The Middletonhorpe	The Raithby
HEATING AND HOT WATER (For positions and design refer to house type M&E designs)													
Wall mounted combination boiler	●	●	●	●	●	●	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Wall mounted system boiler	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●	●	●	●
Premier Prefinished radiators	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic radiator valves to all habitable rooms	●	●	●	●	●	●	●	●	●	●	●	●	●
ELECTRICAL (For positions and design refer to house type M&E designs)													
All sockets to be white fittings	●	●	●	●	●	●	●	●	●	●	●	●	●
White LED downlighters to kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●
White LED downlighters to bathroom and en suite (if applicable)	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon monoxide detector	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke alarm to current legislation to hall and landing if applicable	●	●	●	●	●	●	●	●	●	●	●	●	●
Media plate to living room	●	●	●	●	●	●	●	●	●	●	●	●	●
Telephone points to:													
Living room (1 point)	●	●	●	●	●	●	●	●	●	●	●	●	●
Hallway or cupboard (1 point)	●	●	●	●	●	●	●	●	●	●	●	●	●
Bedroom 1 (1 point)	●	●	●	●	●	●	●	●	●	●	●	●	●
TV Points to:													
Living room (1 point)	●	●	●	●	●	●	●	●	●	●	●	●	●
Family area (1 point)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	●
Bedroom 1 (1 point)	●	●	●	●	●	●	●	●	●	●	●	●	●

External finishes and fittings

GENERAL													
Housetype bricks as External Plot Material Schedule/Charter Plan	●	●	●	●	●	●	●	●	●	●	●	●	●
Housetype roof tiles as External Plot Material Schedule/Charter Plan	●	●	●	●	●	●	●	●	●	●	●	●	●
White PVCu windows, fascia and soffit	●	●	●	●	●	●	●	●	●	●	●	●	●
Paths and driveways (Refer to Charter Plan)	●	●	●	●	●	●	●	●	●	●	●	●	●
Buff Riven slabs to foot paths	●	●	●	●	●	●	●	●	●	●	●	●	●
Tarmac driveways as per Charter Plan	●	●	●	●	●	●	●	●	●	●	●	●	●
EXTERNAL DOORS													
Front insulated composite door (See External Material Schedule for style and colour)	●	●	●	●	●	●	●	●	●	●	●	●	●
French doors (refer to dwelling style)	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome effect door furniture	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome effect door bell & door numerals	●	●	●	●	●	●	●	●	●	●	●	●	●
GARDENS													
Fencing as per development charter plan	●	●	●	●	●	●	●	●	●	●	●	●	●
Rear garden (where applicable) to be rotovated and levelled	●	●	●	●	●	●	●	●	●	●	●	●	●
External tap (where applicable)	●	●	●	●	●	●	●	●	●	●	●	●	●
EXTERNAL LIGHTING													
Front door outside light	●	●	●	●	●	●	●	●	●	●	●	●	●
Rear entrance outside light	N/A	N/A	●	●	N/A	N/A	●	●	●	●	●	●	●
French doors outside light	●	●	●	●	●	●	●	●	●	●	●	●	●

These particulars shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales executives on the plot of their choice. The site details and individual house types may be subject to planning variation.

Please note: Computer generated images and floorplans show a typical house type. Details may vary from plot to plot. All floor plan measurements shown in this brochure are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans depict a typical layout of this type. Please refer to the development brochure for confirmation of the plot numbers for this particular house type. Depending on plot number, the floor plans for this house type may be opposite to those shown above. Windows and other elevational treatments are subject to change and may differ at each development, please confirm details with your Sales Executive. For further information on the specific materials for your chosen property, exact plot specification, details of external and internal finishes, dimensions, floorplans and full site-specific details, please speak with your Sales Executive. Landscaping shown is for illustration purposes only. Levels and building heights are subject to change. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.

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