



Glade Gardens

Diana Way | Burton Latimer

A Development By **Orbit Homes**



MODERN LIVING IN AN HISTORIC SETTING

Glade Gardens is an exclusive new development of one, two, three and four bedroom homes, situated in the popular town of Burton Latimer.

Designed with modern living in mind, this collection of contemporary homes offer comfortable, stylish space making them ideal for families and couples alike.

Nestled next to the mature woodland area of Hogs Hollow and yet only a few minutes walk from the centre of Burton Latimer, Glade Gardens is the perfect choice for those wishing to set down roots in a vibrant community.

OUT AND ABOUT

Kettering, Wellingborough and Northampton are all within easy reach of Glade Gardens, offering an array of entertainment from cinemas and clubs, to retail shopping parks and leisure centres.

Outdoor pursuits are plentiful with numerous pretty walks through local woodland. Three golf clubs, Stanwick Lakes Fisheries and Wicksteed Park are all within a short drive. Wicksteed Park combines a number of unique attractions within a 147 acre Wildlife Trust nature reserve. Founded by Charles Wicksteed, the inventor of modern day play equipment including the slide and swing, the park provides entertainment for all the family with everything from Europe's largest free playground to a miniature railway and rollercoaster rides.

Alternatively, Boughton House, three miles north-east of Kettering, is a masterpiece and symbol of restoration and conservation, and the home of a staggering art collection. A wonderful place to go for unforgettable evenings of live entertainment.



WELL CONNECTED

Glade Gardens is located just south of Burton Latimer town centre, moments from both the A6 and A14 leading to the M1, M6 and A1, giving easy access to Wellingborough, Northampton and Huntingdon in around half an hour.

Kettering station is a short drive away with a frequent train service to London St Pancras in just over an hour.

With several major employers on the outskirts of town and many more in nearby towns, Glade Gardens is the ideal location.

ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind and constructed to satisfy the latest Building Regulations.

With modern central heating systems and water-efficient fittings, your home will be more energy-efficient than older homes, helping you to reduce your energy bills and the impact on the environment.



ORBIT HOMES

As the sales and development arm of the Orbit Group, Orbit Homes is committed to building beautiful homes designed with our customers in mind. Our developments range from small sites of two or three homes in rural villages through to sites of hundreds of homes in towns and cities; from greenfield sites to urban regeneration projects. We build a variety of homes from one bedroom apartments through to family homes and Independent Living homes for the over 55s. Our developments include a mix of tenures from Outright Sale and Shared Ownership to Shared Equity, helping you to find a home that suits you.

With extensive experience and a long history in the housing sector, you're in safe hands with us. Our experienced sales team will support you through your purchase and are dedicated to providing excellent customer service.



GENERAL SPECIFICATION

Kitchen

- Stylish and modern fitted wall and base units
- Choice of kitchen unit door fronts*
- Choice of worktops and upstands*
- Stainless steel gas hob
- Stainless steel oven
- Stainless steel splashback behind hob
- Stainless steel sink with chrome mixer tap
- Energy-efficient appliances
- Integrated fridge/freezer

Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Choice of wall tiles*

Doors & Windows

- High performance double glazed windows
- Insulated front doors fitted with a multi-point locking system

Heating & Water

- Gas-fired with thermostatically controlled radiators

Electrical

- TV points to living room and bedroom one
- BT points to living room and bedroom one
- Wired smoke detectors

General

- 10 year warranty

*Some individual choices are available subject to the stage of construction. Speak to our Sales Consultant for details.



Images shown are from other Orbit Homes developments



THE SMALL PRINT

Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

Surrounding area

Our site plan shows general information of the surrounding area, details of which are beyond the control of Orbit Homes. For more up-to-date information, please contact the relevant local planning authority.

Site plan

This was drawn up before construction began. Boundaries and layouts can change during development, so please check details with the Sales Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer generated images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation.

Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

building communities

Directions and maps

Glade Gardens, Diana Way, Burton Latimer, Kettering, Northamptonshire NN15 5RD

Travelling from Kettering on the A14, turn on to the A509 Kettering Road towards Wellingborough. Travel along the A509 to the first roundabout, turn In to Station Road. Continue until you reach the junction with Bridle Road. Turn right in to Bridle Road, which becomes Queensway, then turn right in to Diana Way and follow the road a short distance. Glade Gardens is on your right hand side.

Head office

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