



THE SIDINGS



A CONTEMPORARY COMMUNITY IN A TRADITIONAL TOWN

The Sidings is an exclusive new development of one, two, three, and four bedroom homes, perfect for first time buyers, those looking to move to a bigger home, or looking to downsize.

The Sidings is located in the centre of the historic Northamptonshire market town of Thrapston which boasts a variety of quaint boutiques, pubs, and eateries. With its Domesday heritage, The Sidings benefits from Thrapston's numerous nearby attractions as well as the annual charter fair which takes over the High Street with shows, stalls, and family events. The beautiful Northamptonshire hills are also ideal for those who enjoy outdoor pursuits.



CATERING FOR ALL YOUR NEEDS

The area is served by Thrapston Primary School and The King John School, which is one of only two middle schools remaining in the county. For secondary education, Lodge Park and Prince William Upper are both within a 25 minute drive whilst Oundle and Wellingborough Schools provide co-educational day and boarding options within the private sector. The town has two nearby doctors' surgeries, a dental practice, and Kettering General Hospital is only a short distance away. It is also home to four churches of differing denominations which cater for pastoral needs.

There are a number of supermarkets within easy distance as well as a local general store, a butchers, and bakers. The closely linked town of Oundle also hosts a sizeable monthly farmers' market meaning fresh and local produce is freely available.



There is also an assortment of well-known shops at the Newlands Shopping Centre and High Street in Kettering or, further afield, the Grosvenor Centre and Market Walk in Northampton while 'thecentre:mk' and 'intu Milton Keynes' shopping centres are a shopaholic's dream.



EXCELLENT ACCESSIBILITY

Situated just off the A14 and A45 between Kettering and Huntingdon, Thrapston is ideal for commuters. The large rail stations at Kettering and Wellingborough are both within a 13 mile radius and run a direct, approximately hour-long service to London St. Pancras International. It also lies within 25 miles of Northampton and Peterborough, and approximately 14 miles from the A1.

Luton, East Midlands, and Birmingham Airports are all within 60 miles of the development and, of course, the quick journey into St. Pancras International makes the Eurostar an excellent alternative option for travel abroad.

ENTERTAINMENT FOR ALL

When it comes to entertaining, there is a selection of cosy cafes, pubs and inns serving traditional fayre along with local restaurants, meaning there are plenty of options for dining and drinking out. For those in search of a little more hustle and bustle, the larger nearby towns provide additional options to suit any taste on any budget.

Those with an inclination for sport will be spoilt for choice as the town provides a number of excellent facilities which cater for all levels of ability. The Nene Centre boasts a swimming pool, gym, courts, and pitches. The Middle Nene Sailing Club has been a hub of the community since it was established in 1947 and provides casual and competitive sailing opportunities and training as well as a lively social scene. There is also a small tennis club which has been awarded the prestigious LTA 'Club Mark'. The tennis club is a regular haunt for high level and social players of all ages – from five years old to the so-called 'rusty rackets' – and fields several men's and ladies' teams which participate in the East Northants Tennis League.

On top of the wide range of sporting facilities available in the development's immediate vicinity, there is also the fantastic Xscape in Milton Keynes a little under an hours drive away. Here you can enjoy skiing, snowboarding and sledging or even learn to skydive or rock climb.

Those wishing to pursue more cultural excursions can enjoy either the Lighthouse Theatre or The Masque, both in Kettering. Equally, for those who fancy the occasional flutter, Huntingdon Racecourse will entertain the racing enthusiasts whilst Rockingham Motor Speedway and Santa Pod Raceway cater for car fans.

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 55's. 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 oven
- Stainless steel hob
- Stainless steel splashback behind hob
- Stainless steel sink with chrome mixer taps
- Stainless steel extractor canopy
- Integrated fridge/freezer
- Energy-efficient appliances

Bathroom

- Contemporary white sanitary ware
- Chrome fittings
- Choice of wall tiles*

Plumbing

- Gas-fired central heating – combination boiler with thermostatically controlled radiators

Electrical

- Digital TV/FM points in living room and bedroom one
- BT points in living room and bedroom one
- Mains wired smoke detectors
- Carbon monoxide detector with battery backup

Doors & Windows

- High performance double glazed windows
- Secure by Design front door with chrome furniture

General

- 10 year NHBC warranty

*Some individual choices are available subject to stage of construction. Ask your 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.



building communities

