Poppyfields

Wellingborough

NEW HOMES QUALITY CODE

Linden HOMES

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.

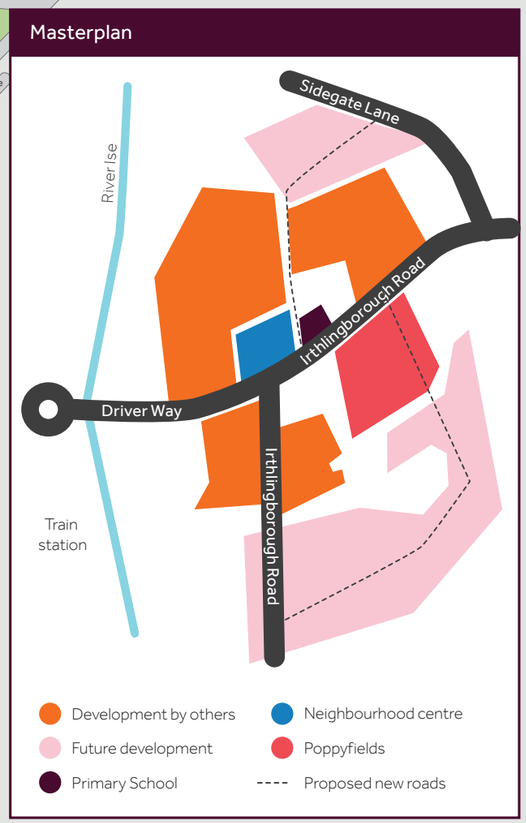
Poppyfields

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

lindenhomes.co.uk

Linden HOMES

Poppyfields
Wellingborough
Development layout



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.

5 bedroom homes
- The Lutyens
- The Lutyens II
- The Nash

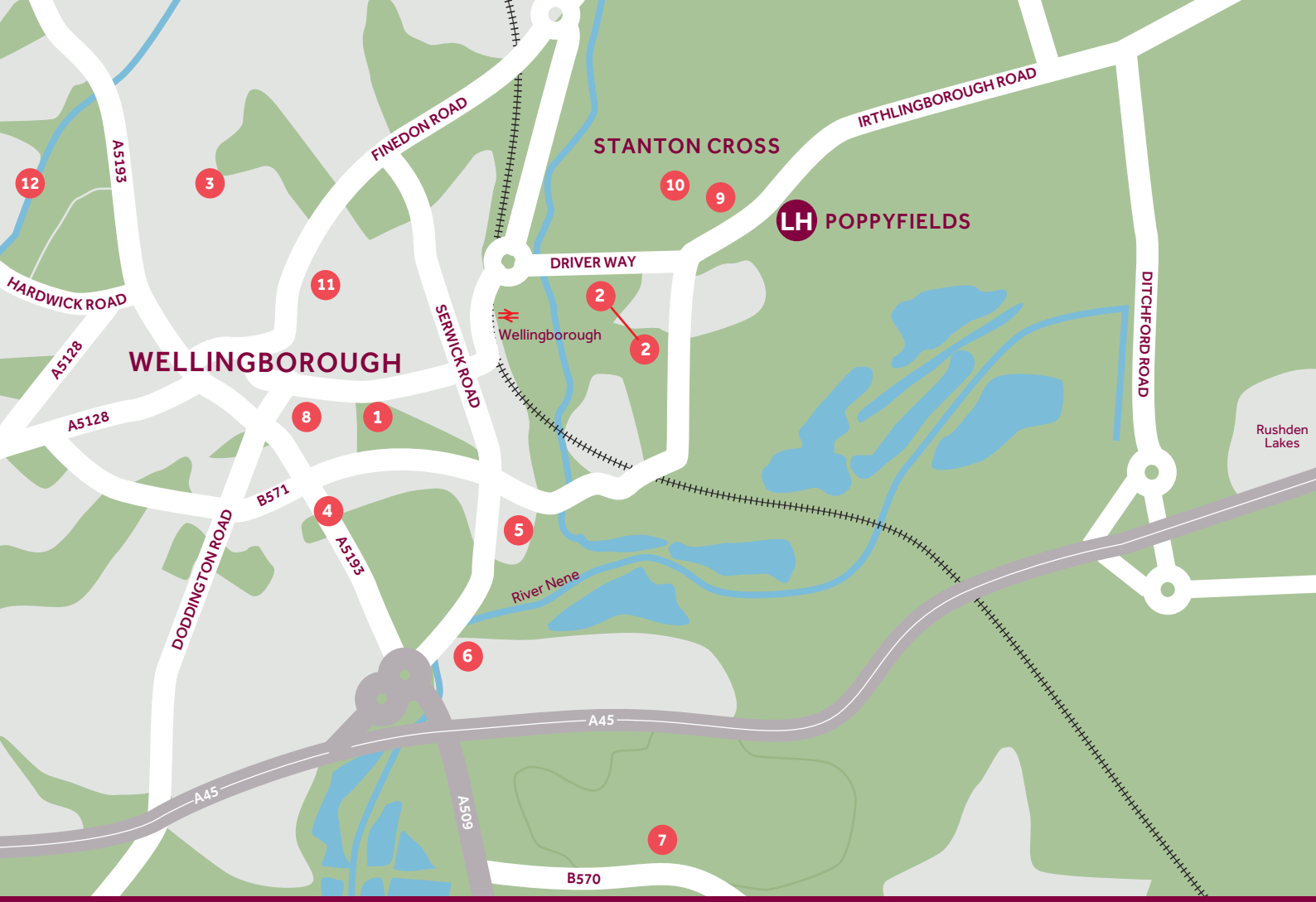
4 bedroom homes
- The Cottingham
- The Knightley
- The Pembroke
- The Burnet
- The Leverton
- The Mylne
- The Aldridge

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



Around the local neighbourhood

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

Vistry Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088550
Produced by the Vistry Group Design Studio. 170-W17J DS11487 / 12.24

Linden HOMES

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

Vistry Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088 500
Produced by the Vistry Group Design Studio. When you have finished with this leaflet please recycle it.
170-W17J DS04691 / 03.24
lindenhomes.co.uk

Linden HOMES

Poppyfields

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

lindenhomes.co.uk

Linden HOMES

Poppyfields

Wellingborough

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available

	2 bedroom	3 bedroom		4 bedroom							5 bedroom		
Kitchen	The Cartwright	The Becket	The Becket II	The Aldridge	The Mylne	The Leverton	The Burnet	The Pembroke	The Knightley	The Cottingham	The Nash	The Lutyens	The Lutyens II
Symphony Koncept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer with chrome mixer tap	■	■	■										
Stainless steel sink and a half, drainer with chrome mixer tap				■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer with chrome mixer tap in utility		■	■			■		■	■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	■	■	■										
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood				■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■	■			■		■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■			■	■		■						
Bathrooms and en suite(s)													
Ideal Standard contemporary white sanitaryware suite	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic shower within glass enclosure in en suite		■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment to bath		■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic shower over bath with glazed screen	■												
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■	■	■	■
Bedrooms													
En suite to bedroom 1		■	■	■	■	■	■	■	■	■	■	■	■
En suite to bedroom 2									■			■	■

	2 bedroom	3 bedroom		4 bedroom							5 bedroom		
Doors and Windows	The Cartwright	The Becket	The Becket II	The Aldridge	The Mylne	The Leverton	The Burnet	The Pembroke	The Knightley	The Cottingham	The Nash	The Lutyens	The Lutyens II
Front door with multi-point security locking system, viewer and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■
Ladder-style internal doors pre-primed and with Carlisle brass satin finish	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■			■	■	■	■	■	■	■	■	■	■
Double glazed powder-coated aluminium bi-fold doors								■		■			
Paving outside door/s to the garden	■	■	■	■	■	■	■	■	■	■	■	■	■
General													
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (to ground floor)	■	■	■	■	■	■	■	■	■	■	■	■	■
Combi-boiler with heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■		■		
System boiler and separate hot water cylinder, with wall mounted heating control and room thermostat(s)										■		■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary porch light to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)		■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front garden (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 and the range of choice available. Please see a sales consultant for details.

The Cartwright

2 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

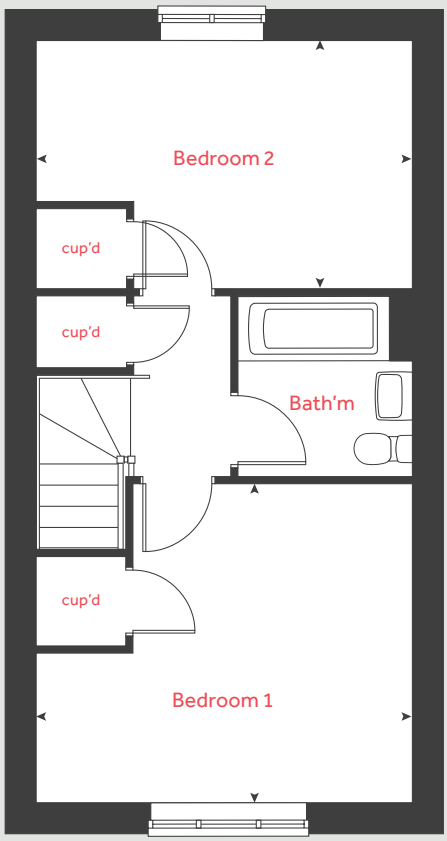
lindenhomes.co.uk

Linden HOMES

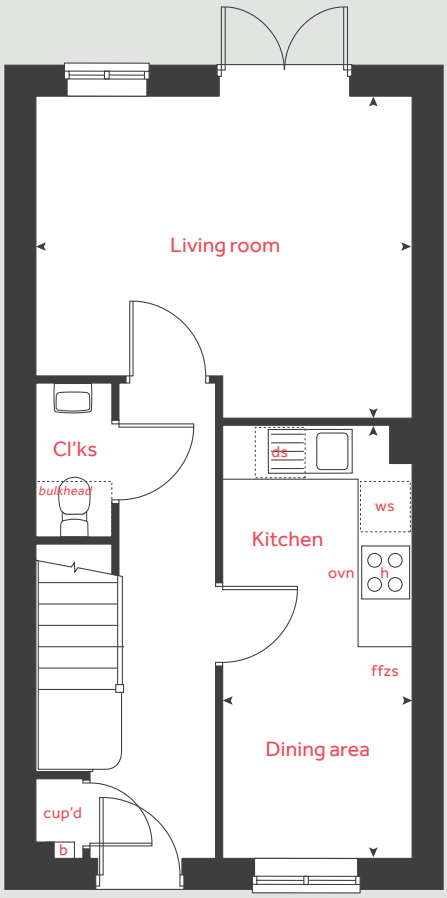
The Cartwright

2 bedroom home

First floor



Ground floor



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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS07698 / 01.24

Linden HOMES

The Becket

3 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

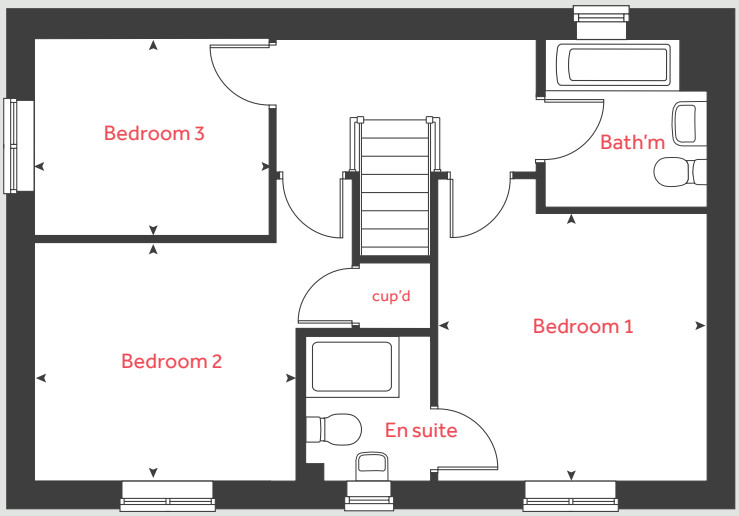
lindenhomes.co.uk

Linden HOMES

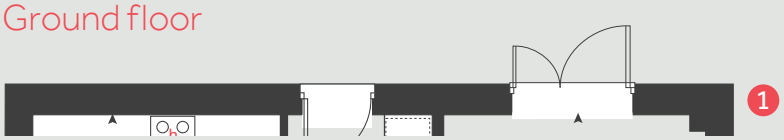
The Becket

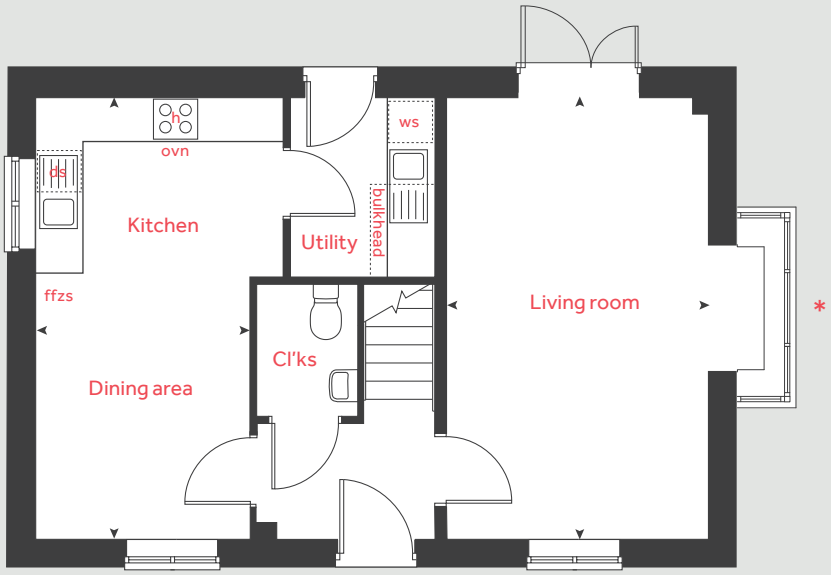
3 bedroom home

First floor



Ground 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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS06911 / 03.24

Linden HOMES

The Becket II

3 bedroom home

Poppyfields

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

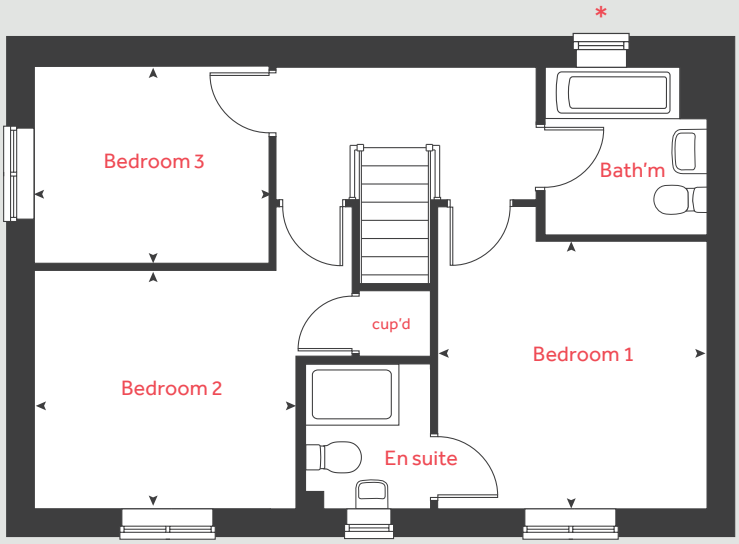
lindenhomes.co.uk

Linden HOMES

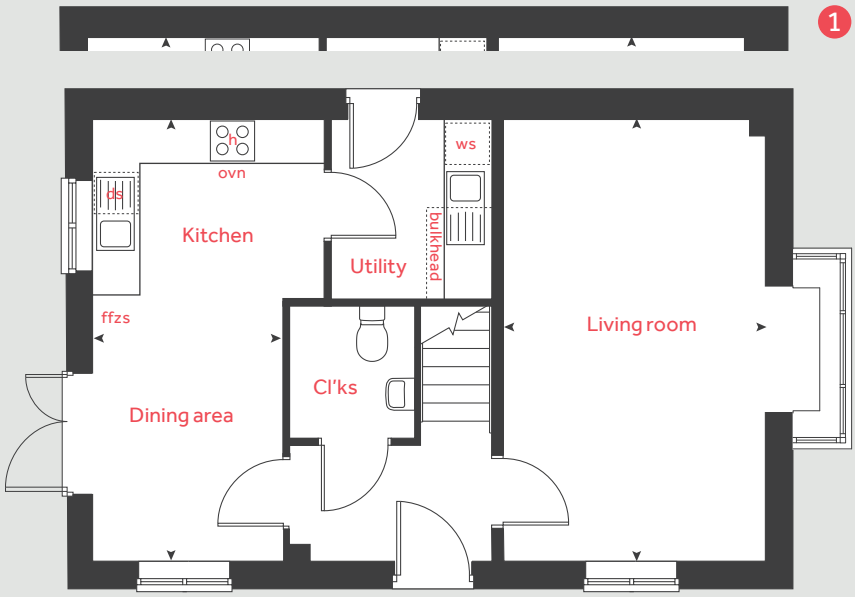
The Becket II

3 bedroom home

First floor



Ground 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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS06911 / 03.24

Linden HOMES

The Burnet

4 bedroom home

Poppyfields

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

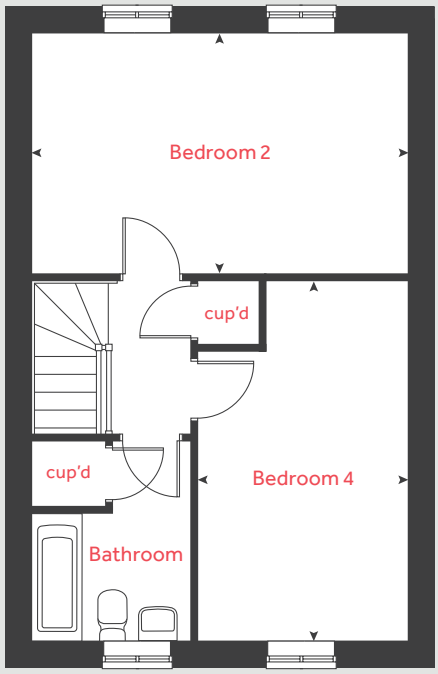
lindenhomes.co.uk

Linden HOMES

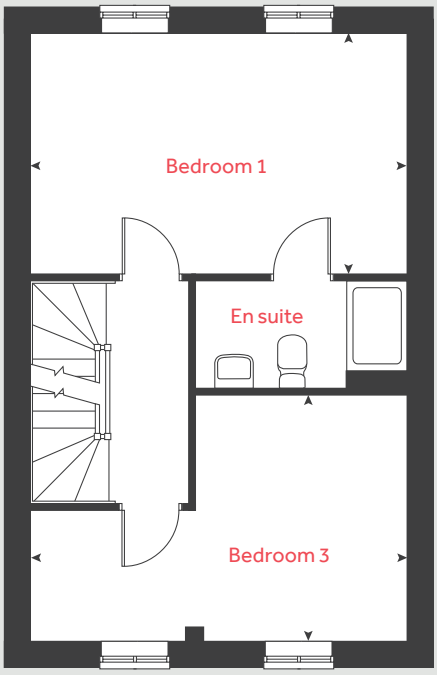
The Burnet

4 bedroom home

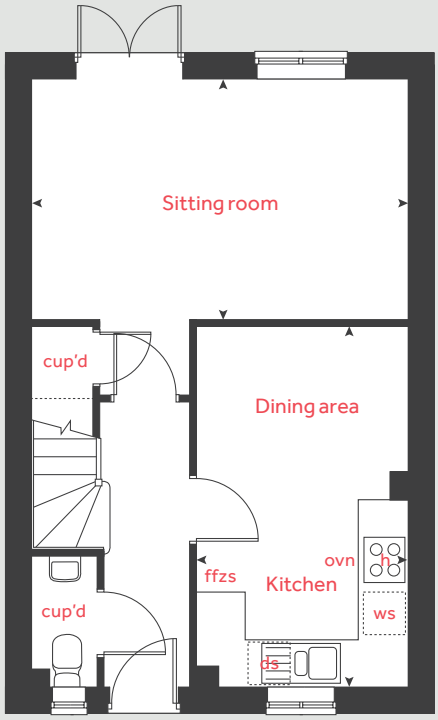
Second floor



First floor



Ground floor



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		
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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS06911 / 03.24

Linden HOMES

The Aldridge

4 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

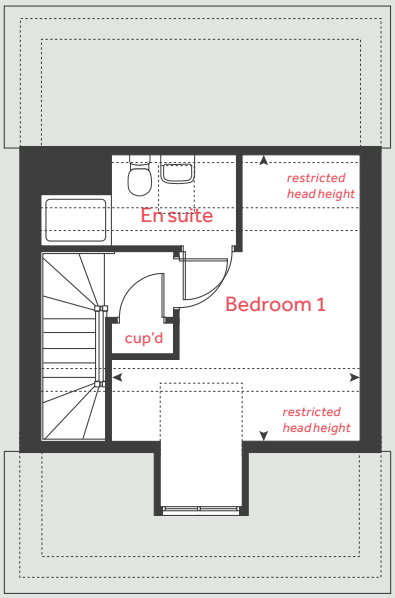
lindenhomes.co.uk

Linden HOMES

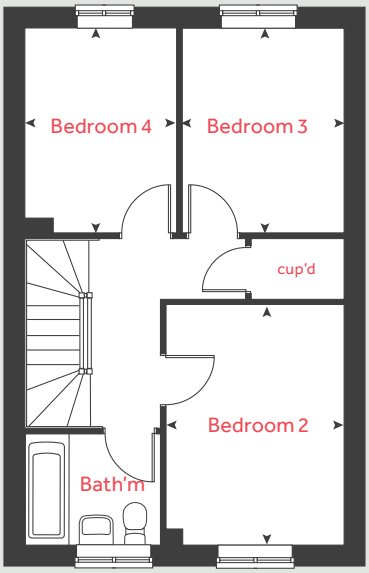
The Aldridge

4 bedroom home

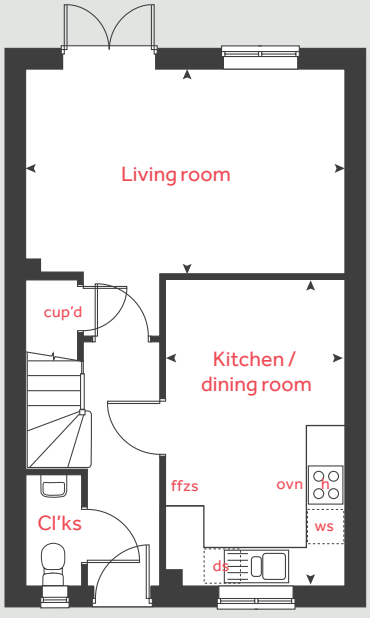
Second floor



First floor



Ground floor



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		
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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS07698 / 01.24

Linden HOMES

The Mylne

4 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

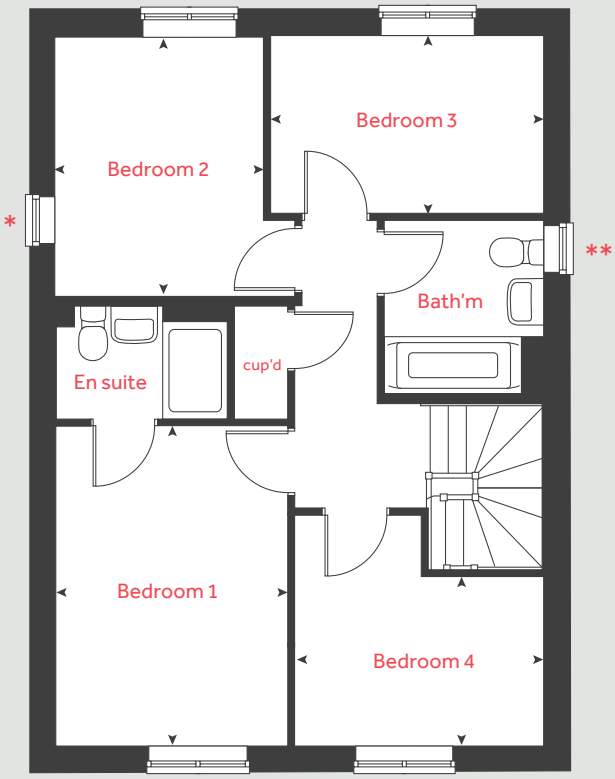
lindenhomes.co.uk

Linden HOMES

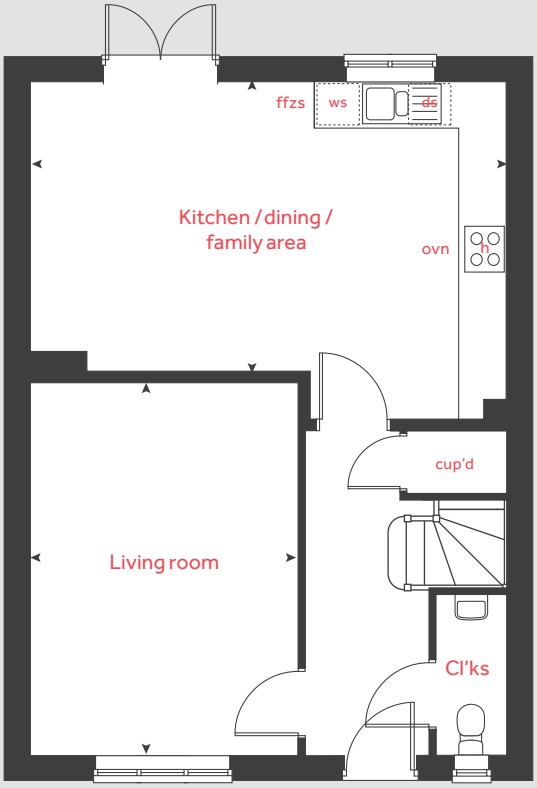
The Mylne

4 bedroom home

First floor



Ground 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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

* 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..

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS06911 / 03.24

Linden HOMES

The Leverton

4 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

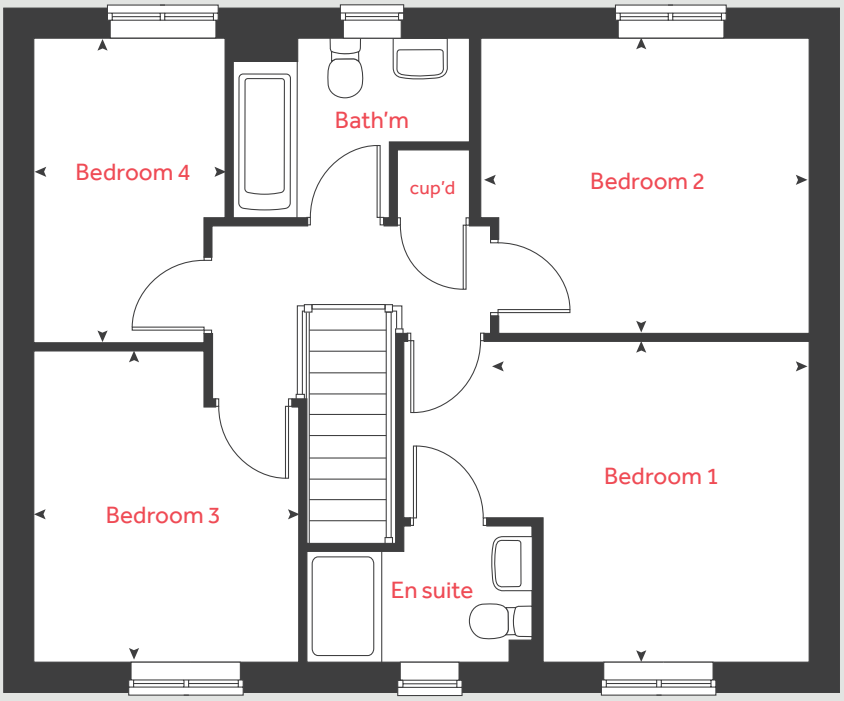
lindenhomes.co.uk

Linden HOMES

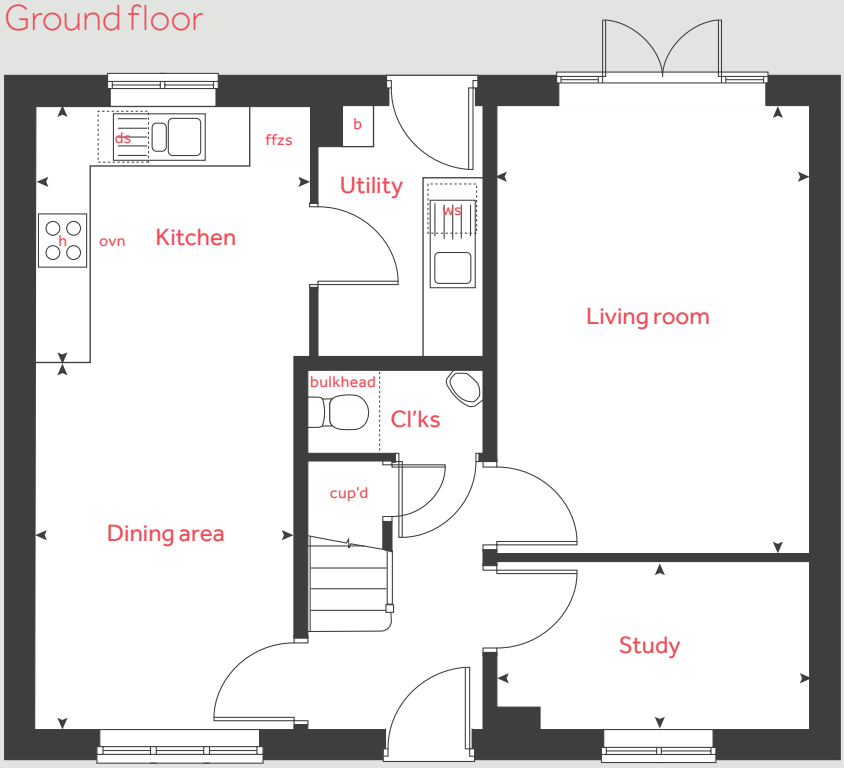
The Leverton

4 bedroom home

First floor



Ground 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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

170-W17J DS07698 / 01.24

Linden HOMES

The Pembroke

4 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

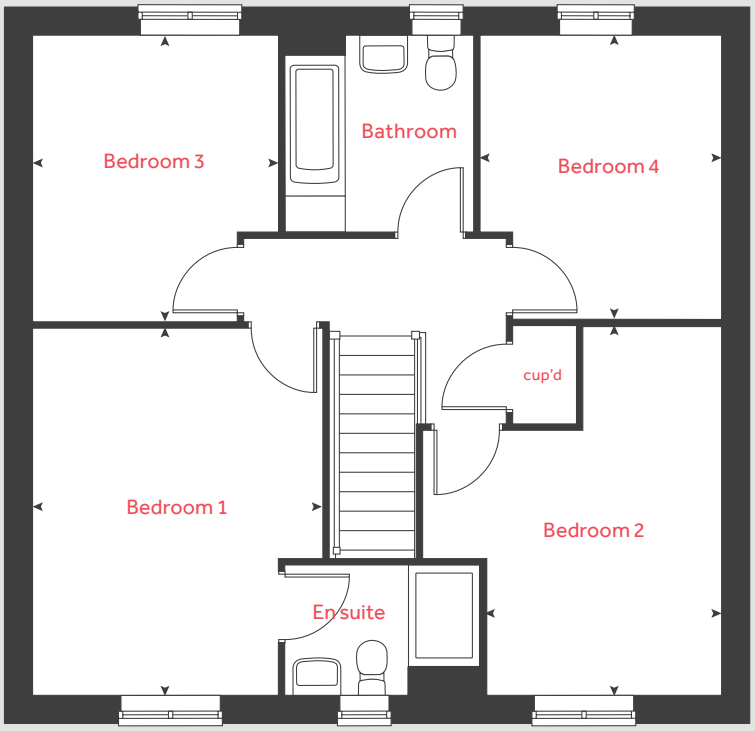
lindenhomes.co.uk

Linden HOMES

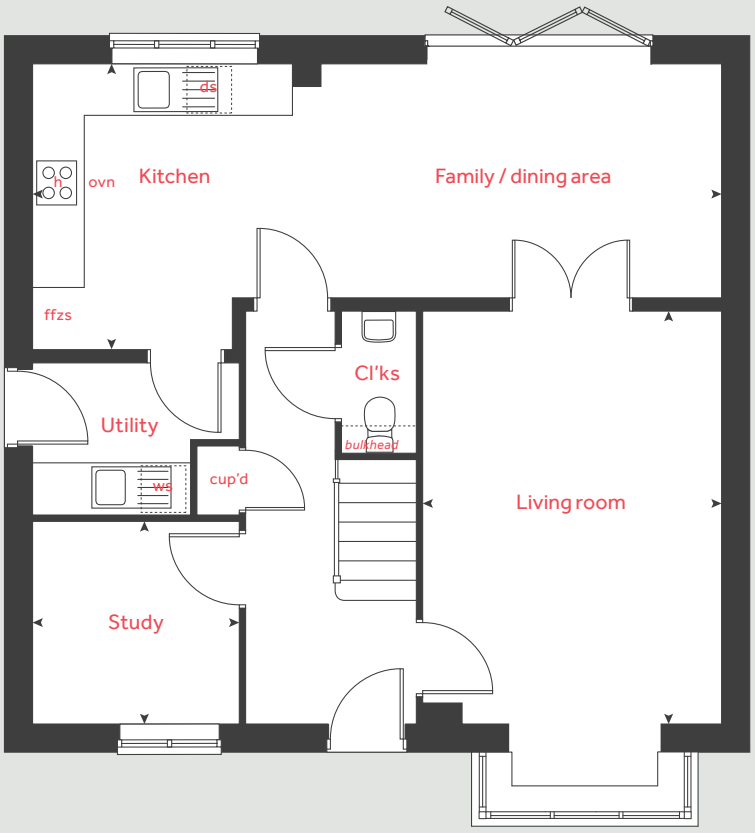
The Pembroke

4 bedroom home

First floor



Ground 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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

170-W17J DS07698 / 01.24

Linden HOMES

The Cottingham

4 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

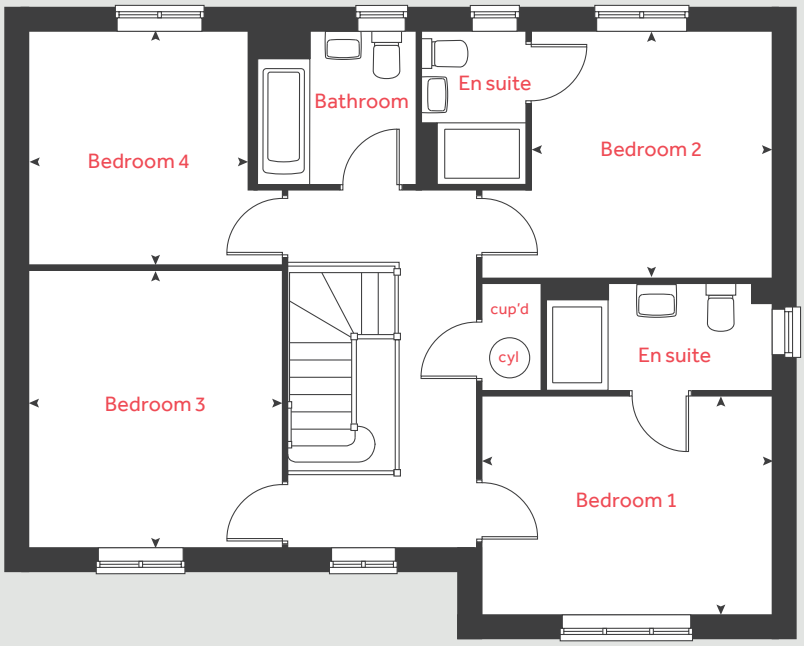
lindenhomes.co.uk

Linden HOMES

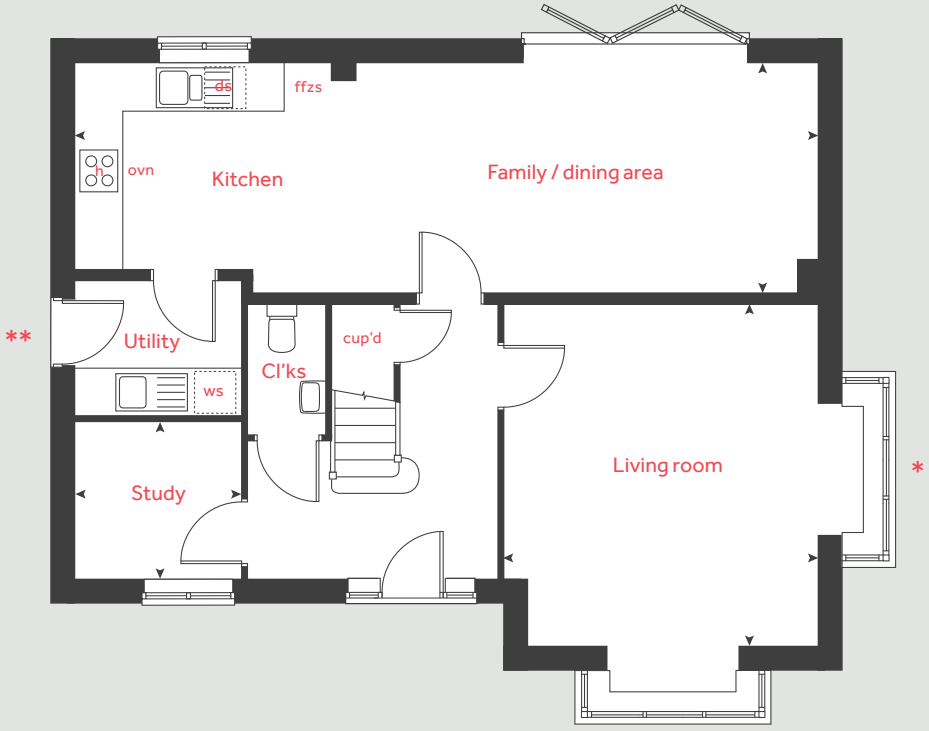
The Cottingham

4 bedroom home

First floor



Ground 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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

* 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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS07698 / 01.24

Linden HOMES

The Knightley

4 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

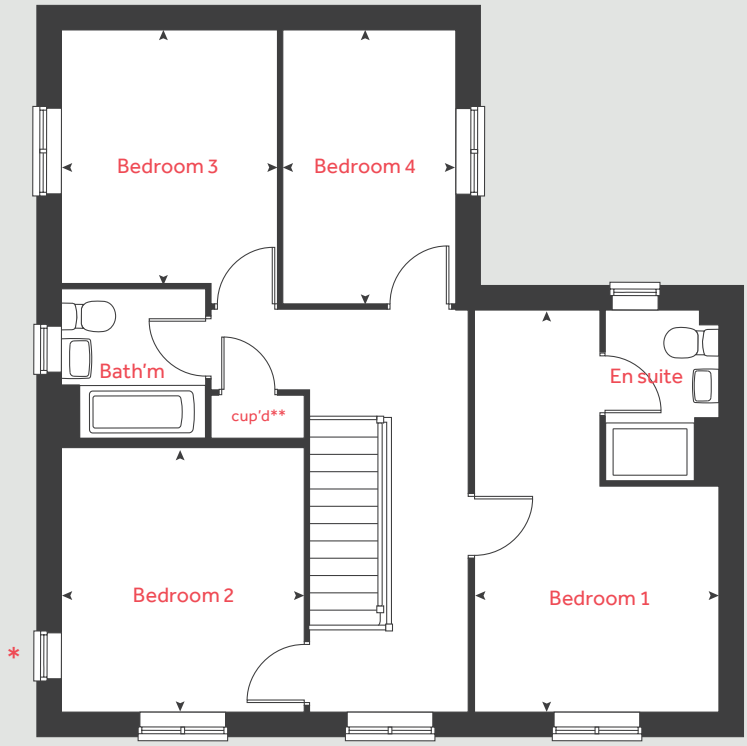
lindenhomes.co.uk

Linden HOMES

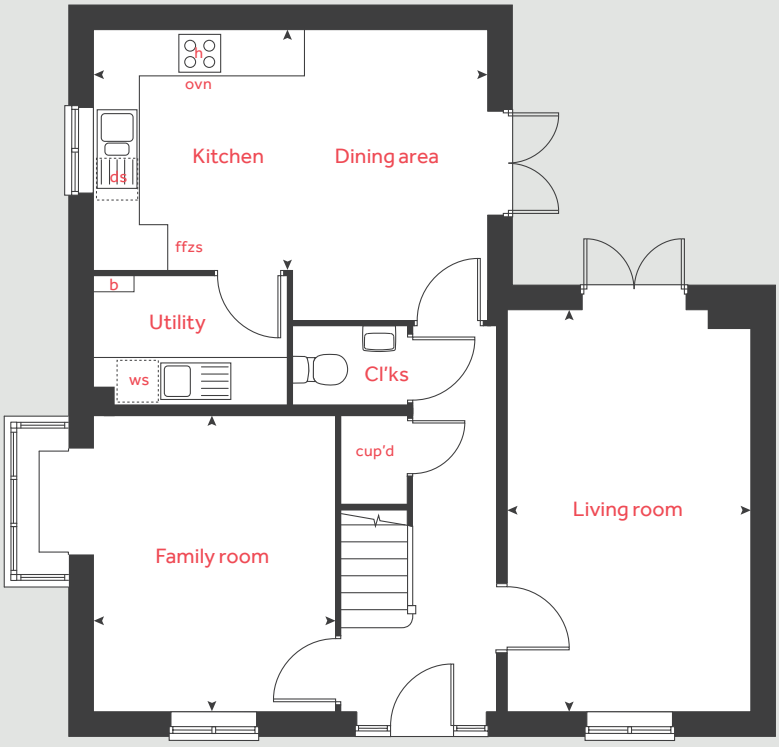
The Knightley

4 bedroom home

First floor



Ground 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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

* 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

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS06911 / 03.24

Linden HOMES

The Nash

5 bedroom home

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

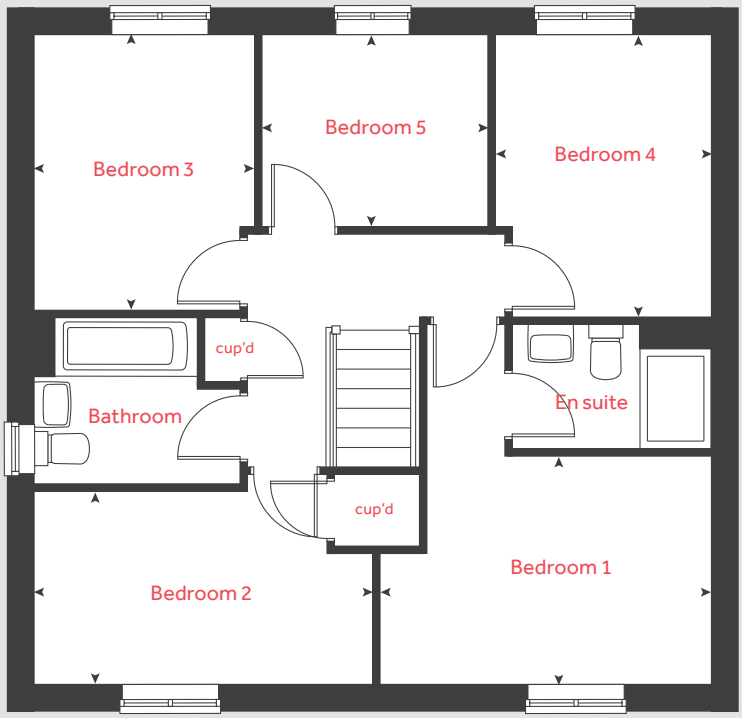
lindenhomes.co.uk

Linden HOMES

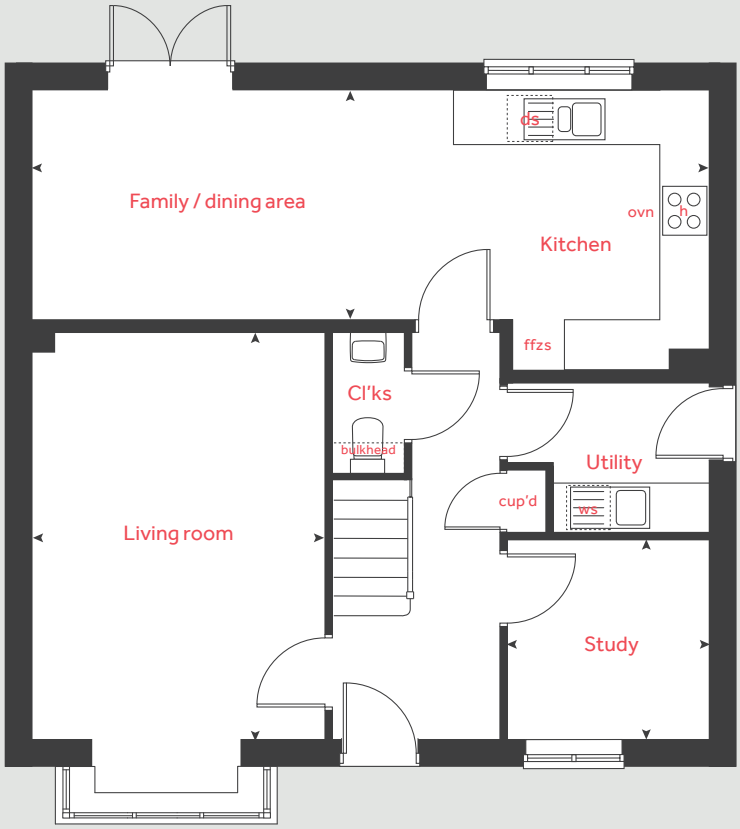
The Nash

5 bedroom home

First floor



Ground 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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS07698 / 01.24

Linden HOMES

The Lutyens

5 bedroom home

Poppyfields

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

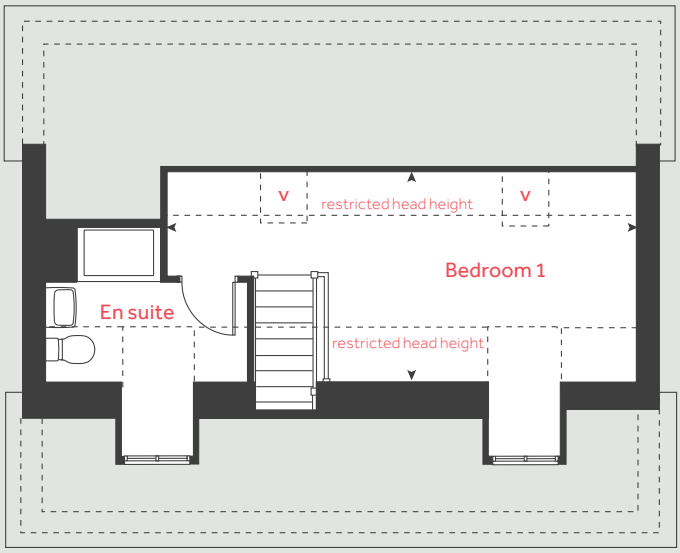
lindenhomes.co.uk

Linden HOMES

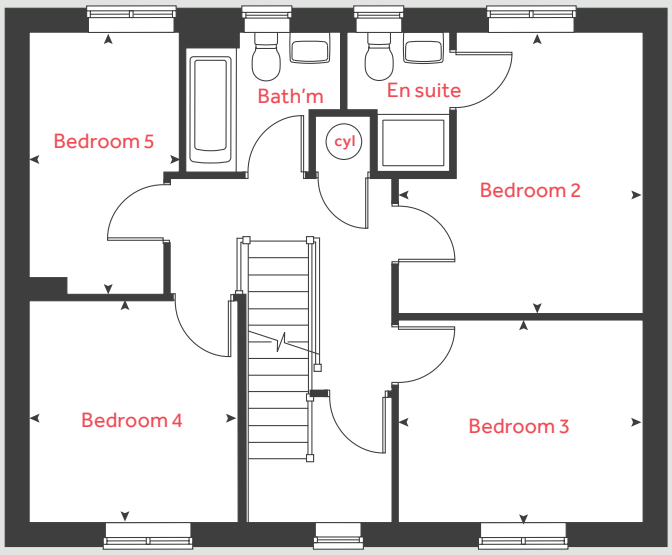
The Lutyens

5 bedroom home

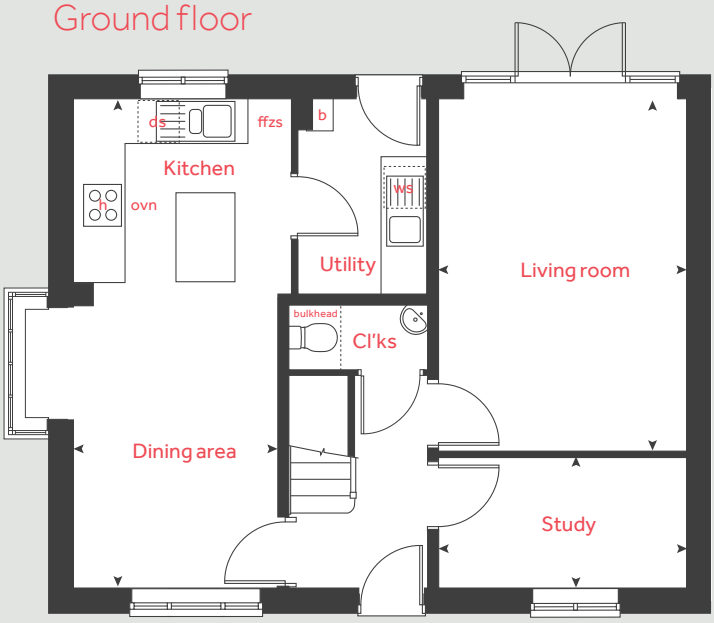
Second floor



First floor



Ground floor



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		
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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS10638 / 05.24

Linden HOMES

The Lutyens II

5 bedroom home

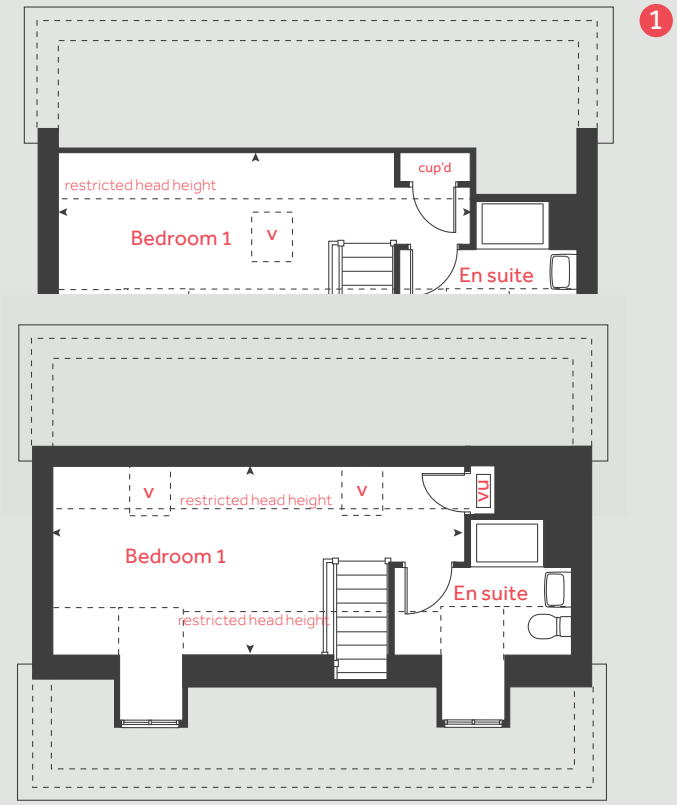
Poppyfields

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

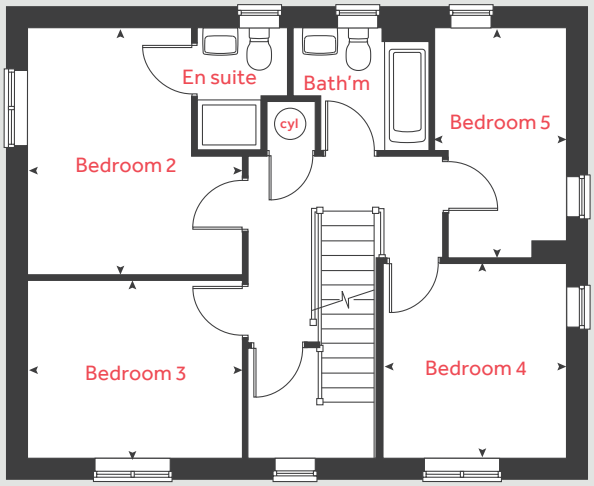
lindenhomes.co.uk

Linden HOMES

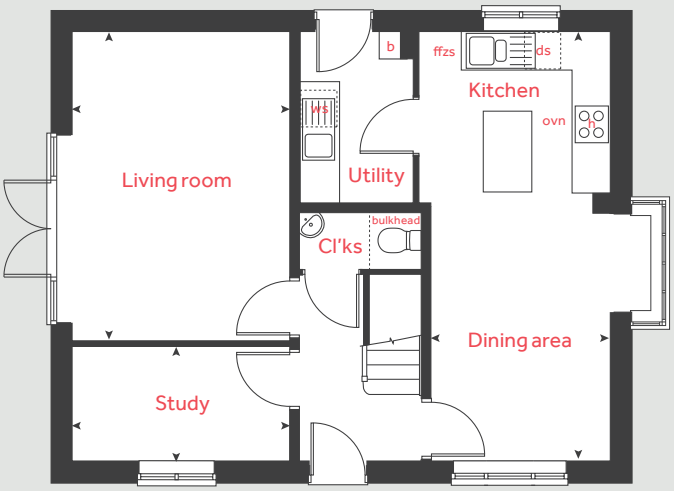
Second floor



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		
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		
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 |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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.

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

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
170-W17J DS10638 / 05.24

Linden HOMES