

The Boulevards

Northstowe



Linden
HOMES



The Boulevards Northstowe

A delightful range of 2, 3, 4 & 5 bedroom homes.

The Boulevards is an exceptional new development, set within the innovative new Cambridgeshire town of Northstowe, 10 miles from Cambridge city centre and within easy reach of the A14, A10 and M11. A mixed and balanced community, with an accent on health and wellbeing, Northstowe enjoys fibre optic connectivity, great public transport and electric vehicle charging points, while excellent healthcare, schools, shops and community facilities are of prime importance to the town. With plenty of space for sport and recreation, its open areas and buildings are conceived to enhance biodiversity, creating green corridors all around.

With Cambridge offering a host of work and leisure opportunities, plus a unique shopping experience, here you'll find museums, art galleries, cafés, pubs, restaurants and parks, alongside historic college buildings and the beautiful River Cam. Dedicated walking and cycling routes provide great connectivity into and around Northstowe, while The Busway provides a direct link to Cambridge North train station, from where London Kings Cross can be reached in 55 minutes. The surrounding countryside offers many places to visit, with lazy waterways, historic churches, stately homes and picturesque villages all waiting to be explored.

The Boulevards

Northstowe, Longstanton CB24 3DS | 01223 636132

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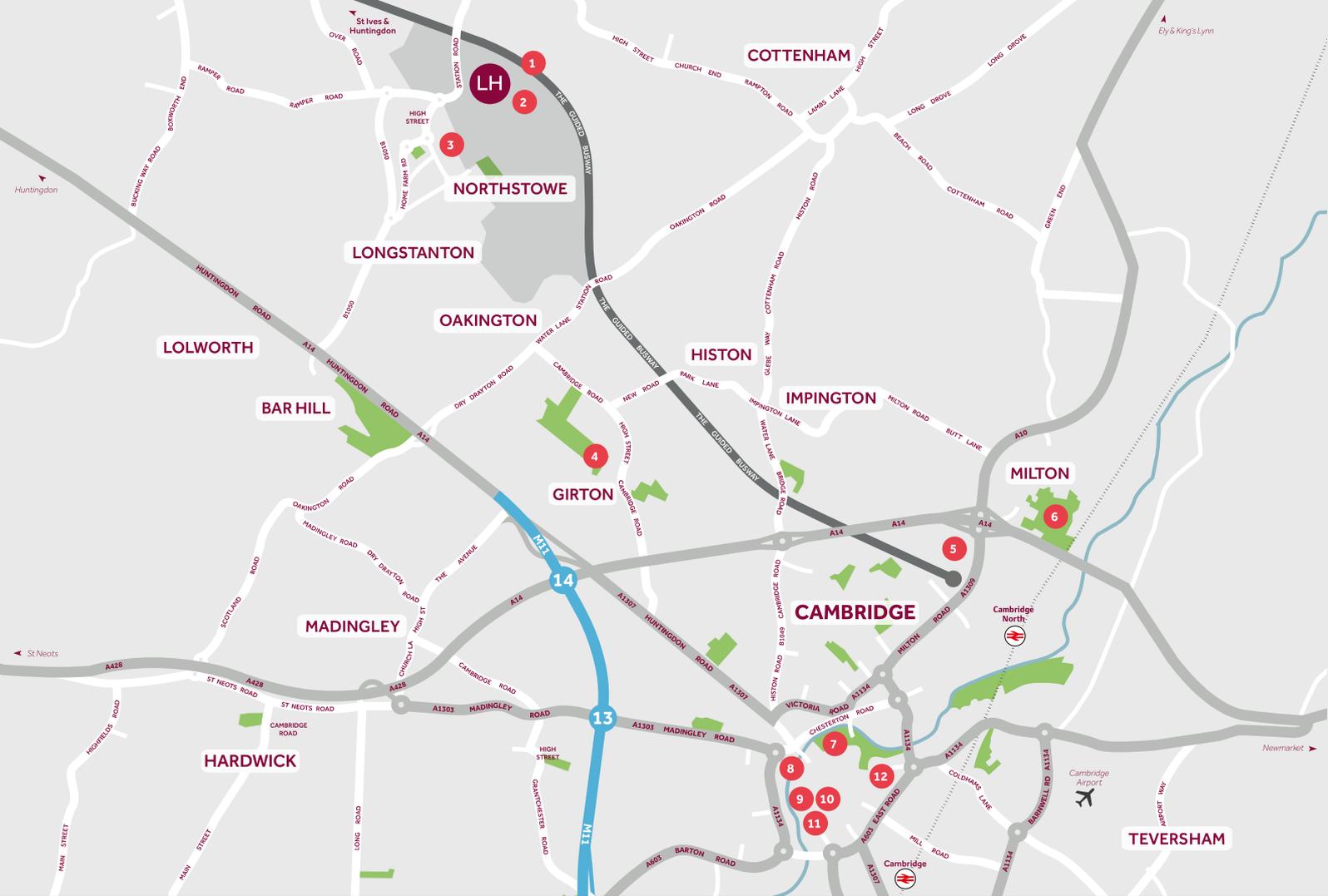
Development layout



- 5 bedroom home**
- The Wells
 - The Wells Variation
 - The Fordham
-
- 4 bedroom home**
- The Aslin
 - The Downham
 - The Leverton
 - The Cottingham
 - The Kempe
 - The Hawkwell
 - The Clarence
 - The Stapleford
 - The Woodhurst
 - The Yaxley
-
- 3 bedroom home**
- The Elliot
 - The Eveleigh
 - The Doddington
 - The Doddington 2
 - The Cheveley
 - The Elsworth
 - The Foxton
 - The Girton
-
- 2 bedroom home**
- The Hardwick
 - The Harcourt
 - The Ashley
 - The Barton
-
- Affordable Housing ***
- 3 bedroom homes
 - 4 bedroom homes

V Visitor Parking Space Shed

The site plan which can be found on this page, 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 house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

- | | | |
|---|---------------------------------|---------------------------------------|
| 1 Longstanton Park & Ride | 5 Cambridge Science Park | 9 University of Cambridge |
| 2 The Pathfinder C of E Primary school | 6 Milton Country Park | 10 Cambridge Corn Exchange |
| 3 Hatton Park Primary School | 7 Jesus Green | 11 The Fitzwilliam Museum |
| 4 Girton Golf Club | 8 Bridge of Sighs | 12 The Grafton Shopping Centre |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). April 2021.



Specification Homes 47 to 50 and 178 to 271

We give you so much more

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Specification Homes 47 to 50 and 178 to 271

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchen				
Symphony fitted kitchen with soft close doors, laminate worktops and matching upstands	■	■	■	■
Single under-counter oven in stainless steel	■	■		
Double under-counter oven in stainless steel			■	■
4 burner gas hob with stainless steel splashback behind hob	■	■	■	■
Integrated extractor hood	■	■		
Chimney hood in stainless steel			■	■
Space for dishwasher* and washing machine with plumbing and electrical supply	■	■	■	■
Integrated fridge freezer			■	■
Single bowl stainless steel sink with mixer tap	■	■		
1½ bowl stainless steel sink with single lever mixer tap			■	■
Single bowl stainless steel sink with single lever mixer tap to utility (where applicable)			■	■
Multigrid switch to kitchen appliances	■	■	■	■
Bathroom, ensuite & cloakroom				
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	■	■	■	■
Close-coupled WC's with soft close seat and cover	■	■	■	■
Shower cubicles (where applicable) and thermostatic shower, clear glass and silver framed enclosures	■	■	■	■
Half-height tiling to the perimeter of bath*, and full-height to shower cubicle (where applicable)	■	■	■	■
Full height tiling to shower cubicles	■	■	■	■
Splashback tiling to all basins	■	■	■	■
Electrical				
White pendant lights throughout	■	■	■	■
TV and BT points as working drawing	■	■	■	■
White switchplates and sockets throughout	■	■	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■	■	■
Heating				
'A' rated energy efficient gas boiler	■	■	■	■
7 day programmable thermostat control to each heating zone	■	■	■	■
Round tap radiators with thermostatic radiator valves	■	■	■	■
Internal Finishes				
White internal doors with satin chrome ironmongery	■	■	■	■
Timber staircase with gloss painted woodwork	■	■	■	■
Walls in Supermatt White emulsion	■	■	■	■
Splashback tiling above basin only	■	■	■	■
Ceilings – flush smooth finish in white emulsion	■	■	■	■
External				
GRP main entrance door with multi point locking system	■	■	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■	■	■
PVCu windows and French casement doors with multi point locking system	■	■	■	■
External light to front with PIR and dusk to dawn sensor	■	■	■	■
Mains operated doorbell	■	■	■	■
Buff riven paving slabs to paths and patio	■	■	■	■

*When an upgraded high-level shower pack is selected, full height tiling to length and sides of bath is applied as part of an upgrade pack.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information. October 2021.

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The Hardwick 2 bedroom home

Homes 228, 229, 233 & 234

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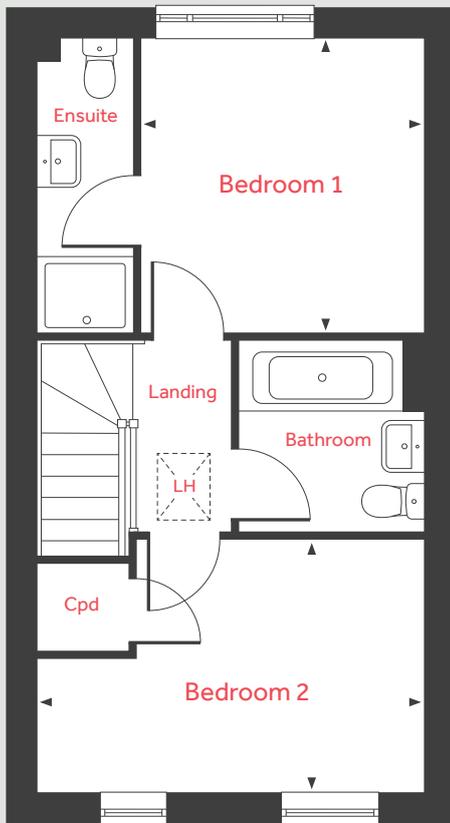
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The Hardwick

2 bedroom home

Homes 228, 229, 233 & 234

First Floor



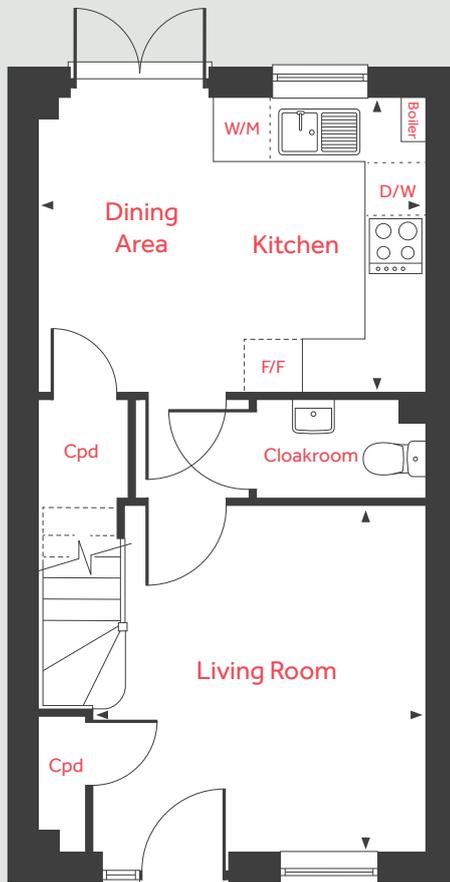
Ground Floor

Living Room	3.70m x 3.51m	12'1" x 11'6"
Kitchen/Dining Area	4.08m x 3.16m	13'5" x 10'4"

First Floor

Bedroom 1	3.16m x 3.01m	10'4" x 9'10"
Bedroom 2	4.08m x 2.70m	13'5" x 8'10"

Ground Floor



LH	Loft hatch	W/M	Space for washing machine
Cpd	Cupboard	F/F	Space for dishwasher
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Harcourt 2 bedroom home

Homes 145, 147, 230, 231 & 232

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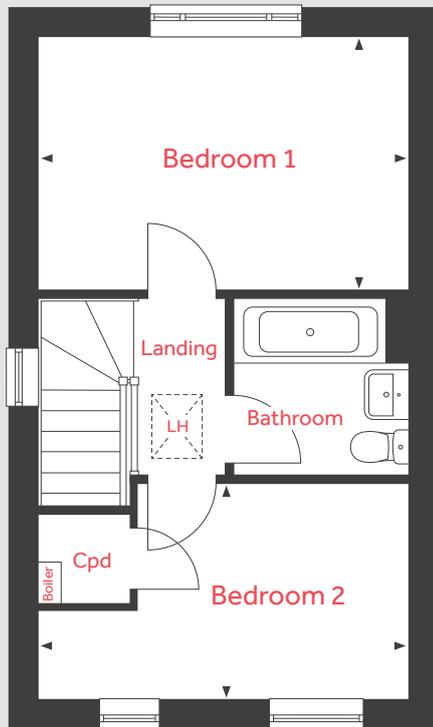
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The Harcourt

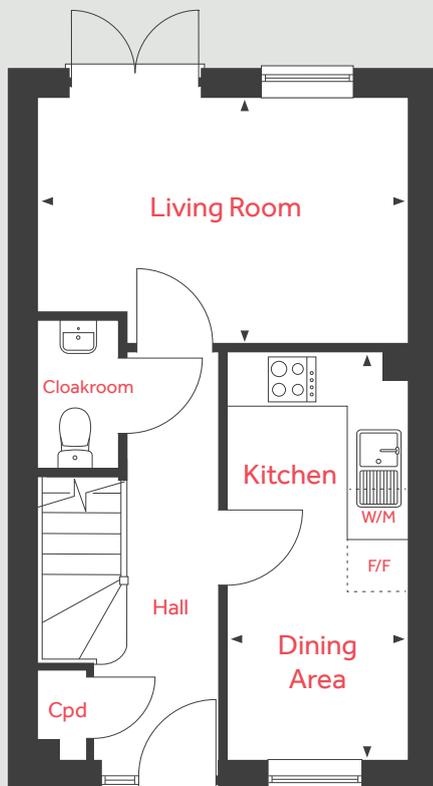
2 bedroom home

Homes 145,147,230,231 & 232

First Floor



Ground Floor



Ground Floor

Living Room
4.08m x 2.75m 13'4" x 9'0"

Kitchen/Dining Area
4.56m x 2.00m 14'11" x 6'7"

First Floor

Bedroom 1
4.08m x 2.84m 13'4" x 9'4"

Bedroom 2
4.08m x 2.41m 13'4" x 7'11"

LH Loft hatch W/M Space for washing machine
Cpd Cupboard ◀ ▶ Measuring points
F/F Space for fridge freezer

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The Ashley 2 bedroom home

Homes 171, 225, 226 & 227

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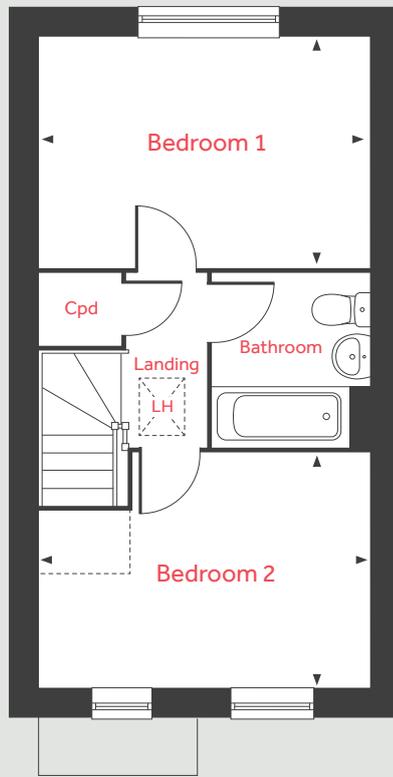
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The Ashley

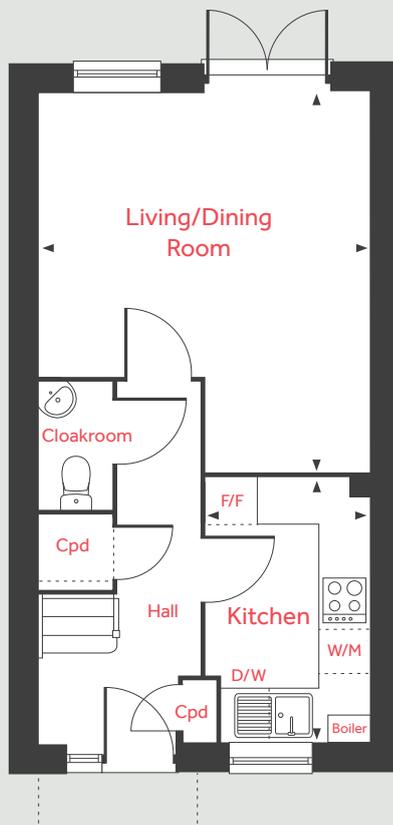
2 bedroom home

Homes 171, 225, 226 & 227

First Floor



Ground Floor



Ground Floor

Living/Dining Room
4.70m x 4.04m 15'5" x 13'3"

Kitchen
3.29m x 1.99m 10'9" x 6'6"

First Floor

Bedroom 1
4.04m x 2.85m 13'3" x 9'4"

Bedroom 2
4.04m x 2.91m 13'3" x 9'7"

LH Loft hatch W/M Space for washing machine
Cpd Cupboard F/F Space for dishwasher
F/F Space for fridge freezer ◀ ▶ Measuring points

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The Barton

2 bedroom home

Homes 172, 235, 236 & 237

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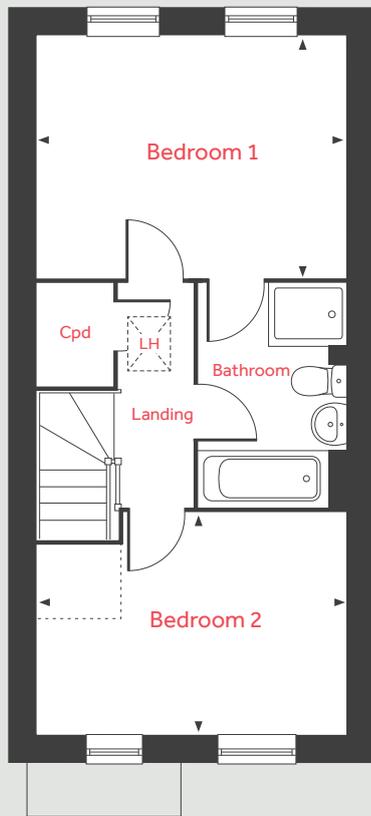
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The Barton

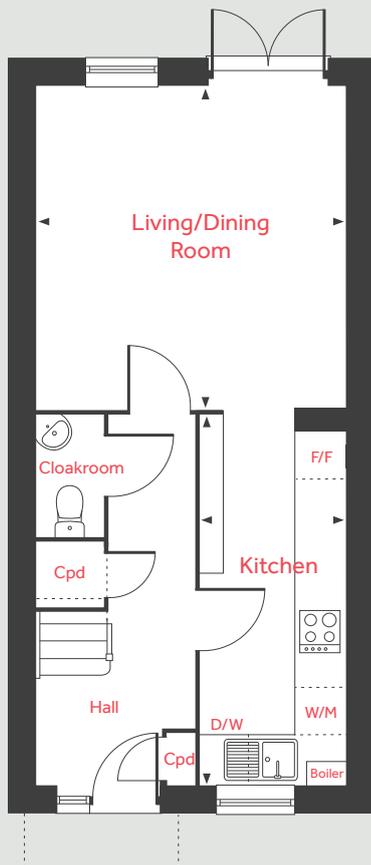
2 bedroom home

Homes 172, 235, 236 & 237

First Floor



Ground Floor



Ground Floor

Living/Dining Room

4.24m x 4.04m 13'11" x 13'3"

Kitchen

4.88m x 1.89m 16'0" x 6'2"

First Floor

Bedroom 1

4.04m x 3.17m 13'3" x 10'5"

Bedroom 2

4.04m x 2.91m 13'3" x 9'7"

LH	Loft hatch	W/M	Space for washing machine
Cpd	Cupboard	F/F	Space for dishwasher
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Cheveley

3 bedroom home

Homes 179, 182, 195, 221, 224, 251 & 252



Variation for homes 179 & 182

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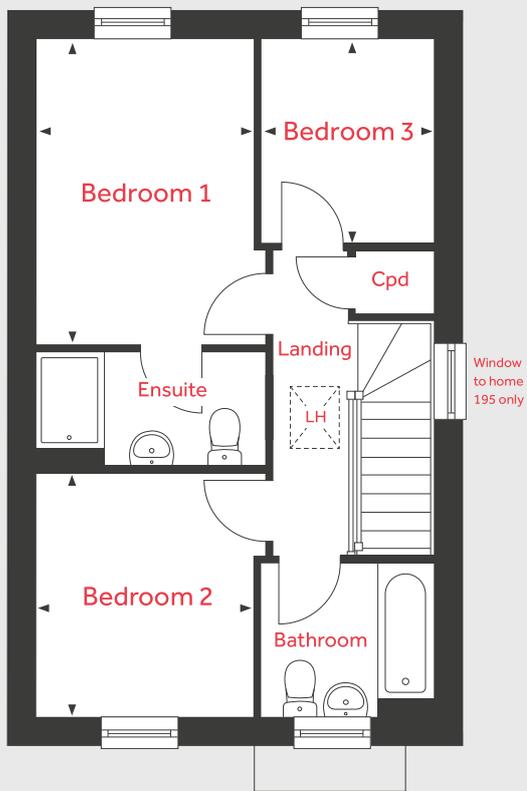
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The Cheveley

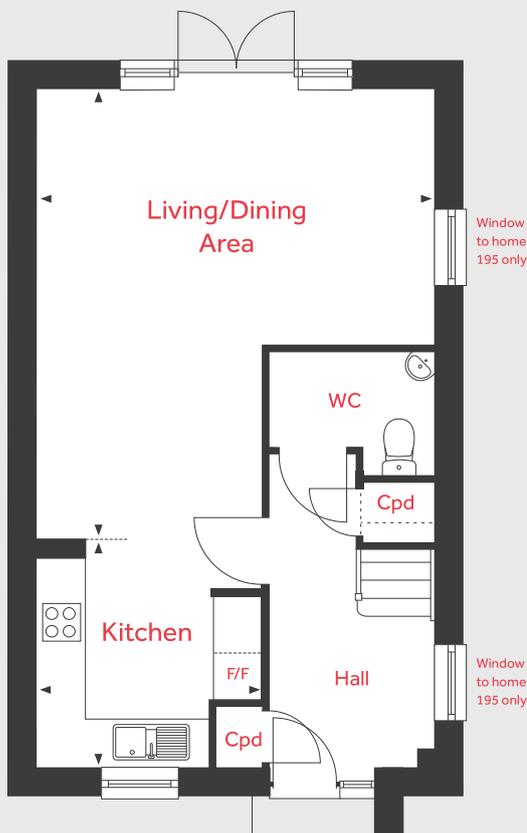
3 bedroom home

Homes 179, 182, 195, 221, 224, 251 & 252

First Floor



Ground Floor



Ground Floor

Living Room
5.10m x 4.93m 16'9" x 16'3"

Kitchen
3.42m x 2.81m 11'3" x 9'3"

First Floor

Bedroom 1
3.86m x 2.72m 12'8" x 8'11"

Bedroom 2
3.06m x 2.71m 10'0" x 8'11"

Bedroom 3
2.58m x 2.15m 8'6" x 7'1"

LH Loft hatch F/F Space for fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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The Doddington

3 bedroom home

Homes 178, 183, 188, 189, 223 & 267

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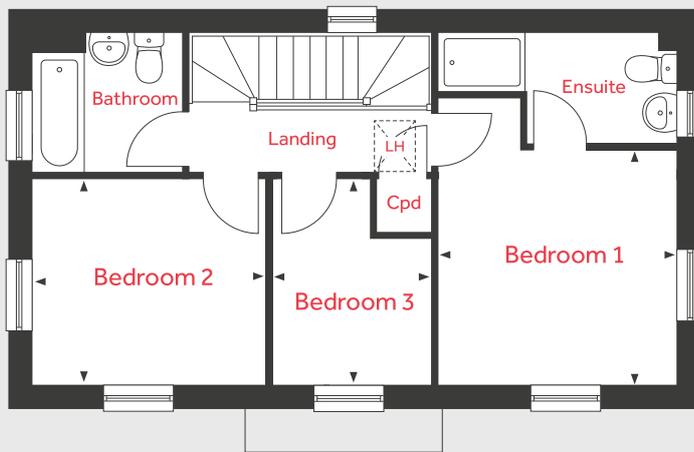
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The Doddington

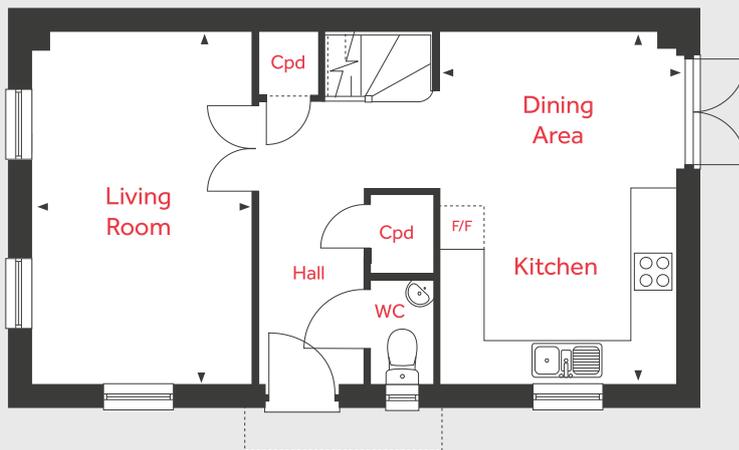
3 bedroom home

Homes 178, 183, 188, 189, 223 & 267

First Floor



Ground Floor



Ground Floor

Living Room

4.91m x 3.04m 16'1" x 10'0"

Kitchen/Dining Area

4.91m x 3.30m 16'1" x 10'10"

First Floor

Bedroom 1

3.32m x 3.30m 10'11" x 10'10"

Bedroom 2

3.25m x 2.86m 10'8" x 9'4"

Bedroom 3

2.86m x 2.24m 9'4" x 7'4"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Doddington 2 3 bedroom home

Home 222

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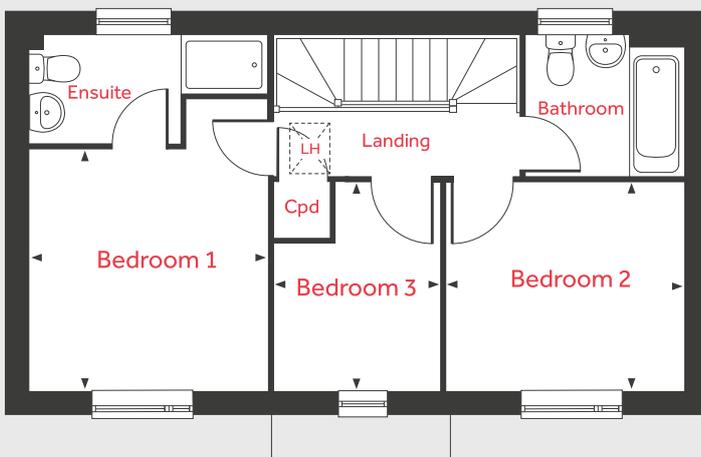
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The Doddington 2

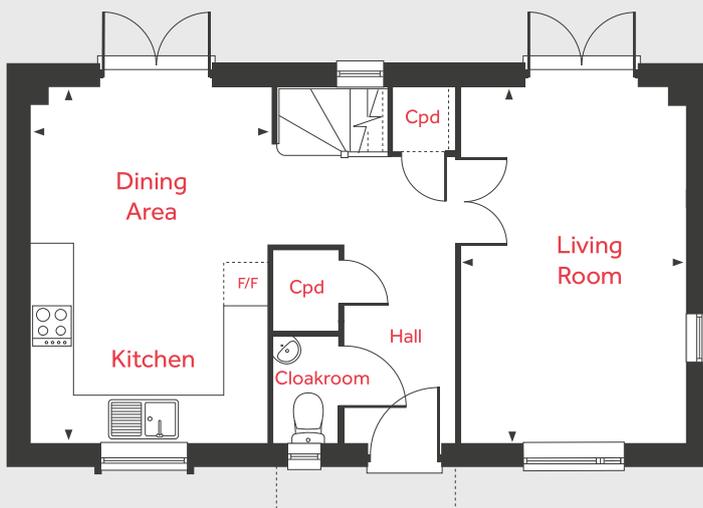
3 bedroom home

Home 222

First Floor



Ground Floor



Ground Floor

Living Room
4.91m x 3.10m 16'1" x 10'2"

Kitchen/Dining Area
4.91m x 3.30m 16'1" x 10'10"

First Floor

Bedroom 1
3.32m x 3.30m 10'11" x 10'10"

Bedroom 2
3.26m x 2.86m 10'7" x 9'4"

Bedroom 3
2.86m x 2.29m 9'4" x 7'6"

LH	Loft hatch	F/F	Space for fridge freezer
AC	Airing Cupboard	◀ ▶	Measuring points
Cpd	Cupboard		

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The Girton 3 bedroom home

Homes 43, 44, 191, 192, 193, 194, 213, 214, 254 & 255



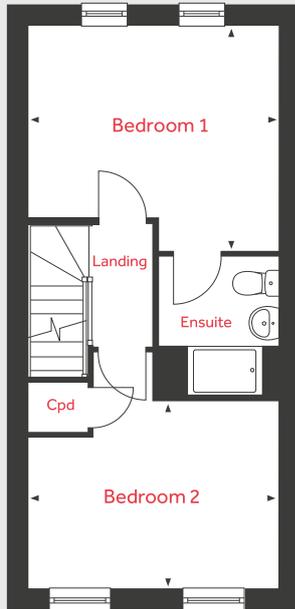
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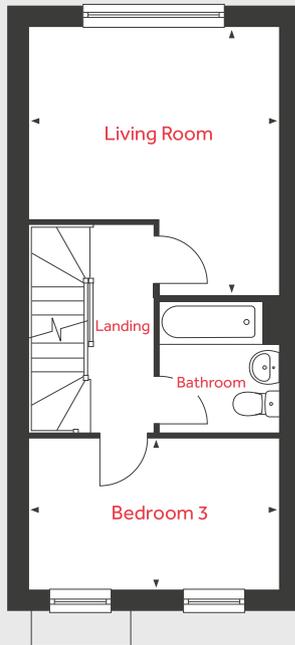
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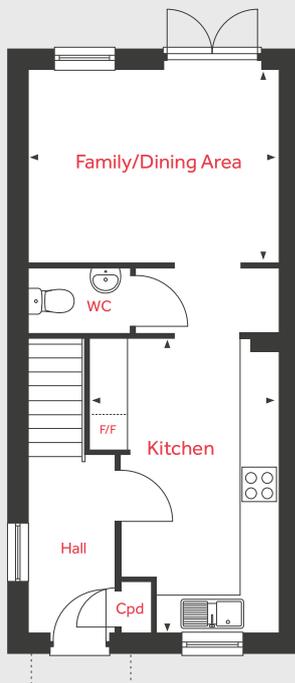
Second Floor



First Floor



Ground Floor



Window to homes 192 & 193 only

The Girton

3 bedroom home

Homes 43, 44, 191, 192, 193, 194, 213, 214, 254 & 255

Ground Floor

Family/Dining Area

4.03m x 3.16m 13'3" x 10'4"

Kitchen

4.80m x 3.06m 15'9" x 10'0"

First Floor

Living Room

4.24m x 4.03m 13'11" x 13'3"

Bedroom 3

4.03m x 2.63m 13'3" x 8'7"

Second Floor

Bedroom 1

4.03m x 3.68m 13'3" x 12'1"

Bedroom 2

4.03m x 3.05m 13'3" x 10'0"

AC Airing Cupboard F/F Space for fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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The Stapleford

4 bedroom home

Homes 165, 166, 167, 242, 243, 264 & 265

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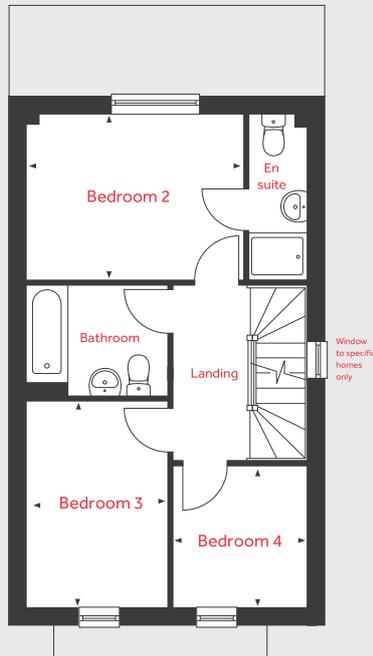
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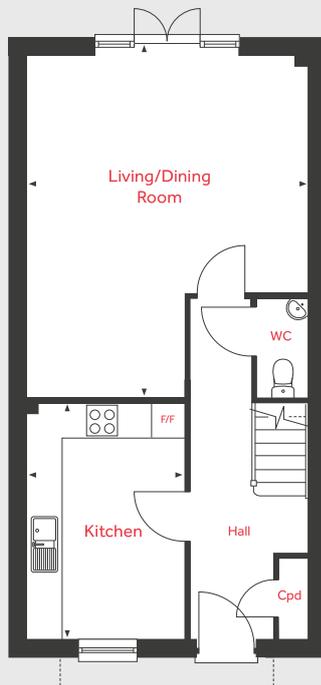
Second Floor



First Floor



Ground Floor



The Stapleford

4 bedroom home

Homes 165, 166, 167, 242, 243, 264 & 265

Ground Floor

Living/Dining Room

5.98m x 4.80m 19'7" x 15'9"

Kitchen

4.03m x 2.64m 13'3" x 8'8"

First Floor

Bedroom 2

3.72m x 2.86m 12'2" x 9'5"

Bedroom 3

3.57m x 2.40m 11'9" x 7'10"

Bedroom 4

2.42m x 2.32m 7'11" x 7'7"

Second Floor

Bedroom 1

5.57m x 3.60m 18'3" x 11'10"

LH	Loft hatch	F/F	Integrated fridge freezer
AC	Airing Cupboard	■	Velux window
Cpd	Cupboard	◀ ▶	Measuring points

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The Yaxley 4 bedroom home

Homes 215, 216, 217, 218, 219, 249 & 250

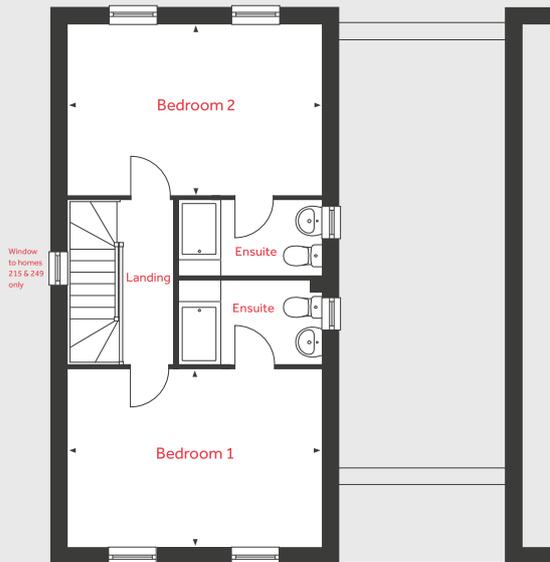
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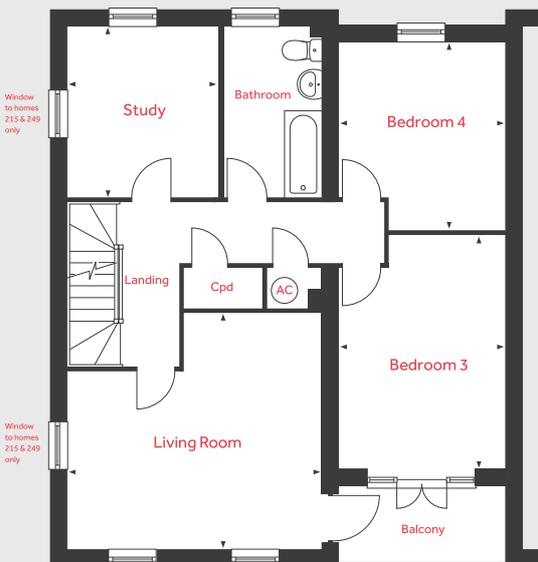
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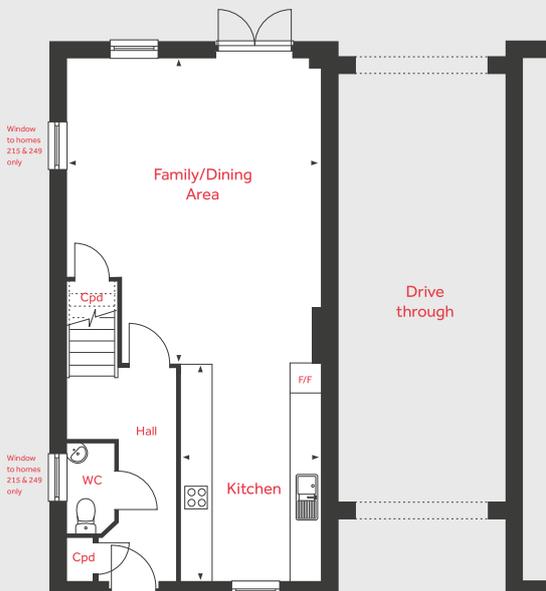
Second Floor



First Floor



Ground Floor



The Yaxley

4 bedroom home

Homes 215, 216, 217, 218, 219, 249 & 250

Ground Floor

Family/Dining Area
6.30m x 4.94m 20'8" x 16'2"

Kitchen
4.01m x 2.57m 13'2" x 8'5"

First Floor

Living Room
4.94m x 4.73m 16'2" x 15'6"

Study
3.39m x 2.95m 11'1" x 9'8"

Bedroom 3
4.67m x 3.22m 15'4" x 10'7"

Bedroom 4
3.66m x 3.22m 12'0" x 10'7"

Second Floor

Bedroom 1
4.94m x 3.36m 16'2" x 11'0"

Bedroom 2
4.94m x 3.39m 16'2" x 11'1"

AC Airing Cupboard F/F Integrated fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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The Clarence 4 bedroom home

Homes 206, 212 & 238



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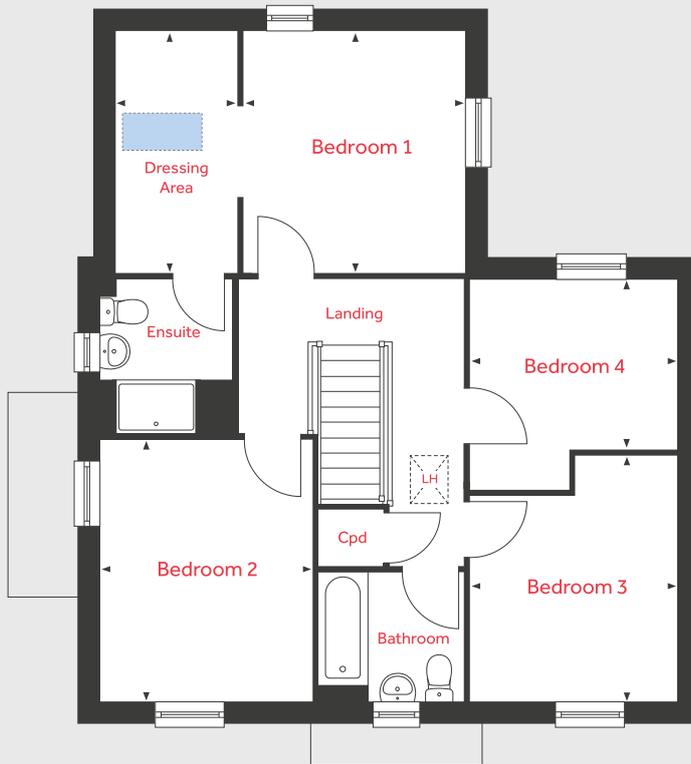
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The Clarence

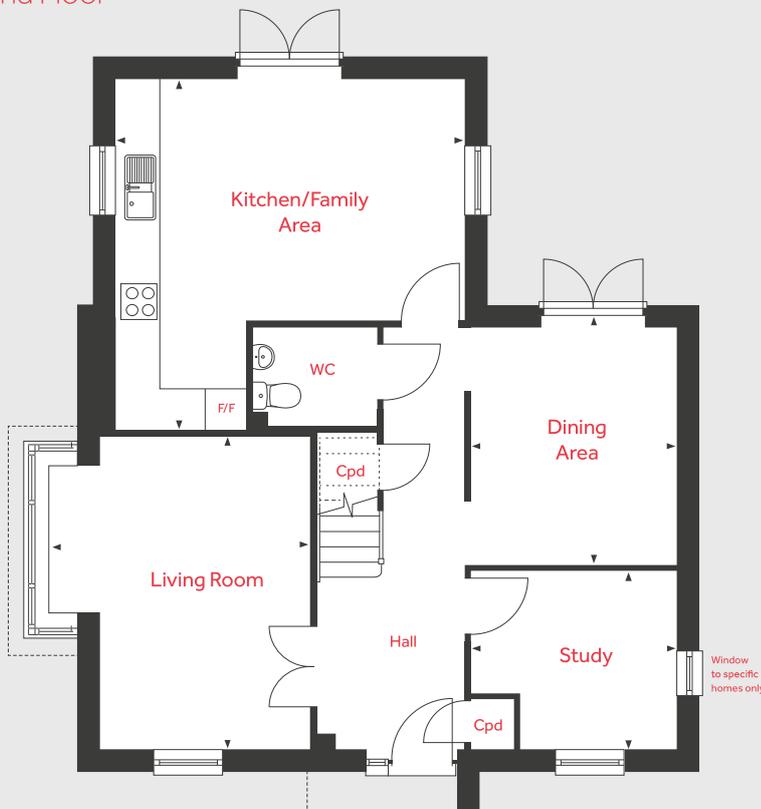
4 bedroom home

Homes 206, 212 & 238

First Floor



Ground Floor



Ground Floor

Kitchen/Family Area	5.24m x 5.14m	17'2" x 16'9"
Dining Area	3.52m x 3.00m	11'6" x 9'10"
Living Room	4.66m x 3.84m	15'3" x 12'7"
Study	3.00m x 2.67m	9'10" x 8'9"

First Floor

Bedroom 1	3.56m x 3.26m	11'8" x 10'8"
Dressing Area	3.56m x 1.80m	11'8" x 5'11"
Bedroom 2	3.92m x 3.15m	12'10" x 10'4"
Bedroom 3	3.68m x 3.06m	12'1" x 10'0"
Bedroom 4	3.06m x 2.51m	10'0" x 8'3"

LH	Loft hatch		Velux window
F/F	Integrated fridge freezer		Measuring points
Cpd	Cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. April 2021.

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The Fordham 5 bedroom home

Homes 240 & 241

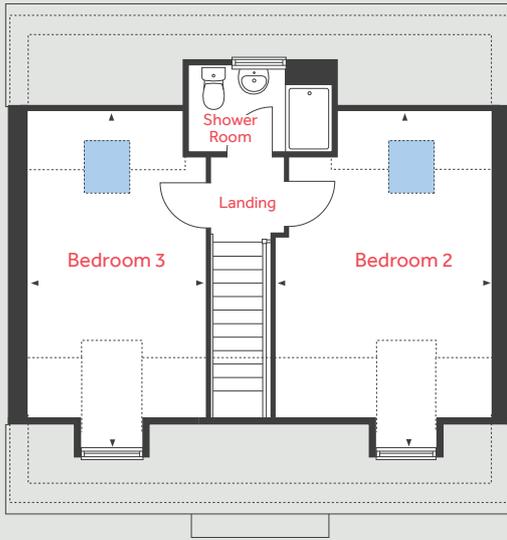
The Boulevards

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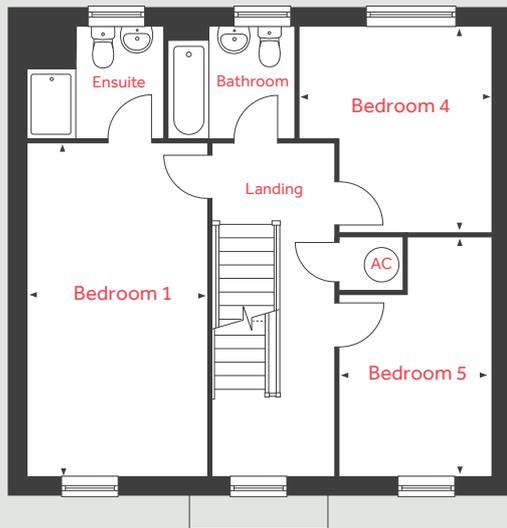
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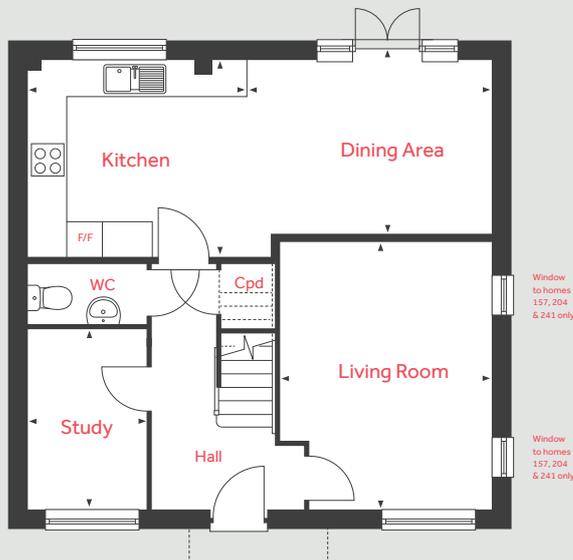
Second Floor



First Floor



Ground Floor



The Fordham

5 bedroom home

Homes 240 & 241

Ground Floor

Kitchen

3.43m x 3.21m 11'3" x 10'6"

Dining Area

4.44m x 2.87m 14'7" x 9'5"

Living Room

4.70m x 3.68m 15'5" x 12'1"

Study

3.31m x 2.02m 10'10" x 6'7"

First Floor

Bedroom 1

5.70m x 3.06m 18'8" x 10'0"

Bedroom 4

3.53m x 3.26m 11'7" x 10'8"

Bedroom 5

4.11m x 2.55m 13'6" x 8'4"

Second Floor

Bedroom 2

5.83m x 3.68m 19'1" x 12'1"

Bedroom 3

5.83m x 3.02m 19'1" x 9'11"

	Velux window		Cupboard
	Airing Cupboard		Measuring points
	Integrated fridge freezer		Reduced ceiling height

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Linden HOMES