## Poppyfields

Wellingborough







## 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



Stanton Cross Primary School To Irthlingborough and Kettering > Existing housing To the neighbourhood centre and Irthlingborough Road East Irthlingborough Road East Wellingborough town centre feature Existing and future development by others 27 26 25 9 45 44 43 Equipped play area Possible future Irthlingborough ▲ Road Ise Valley Way Balancing feature 133 134 Balancing Masterplan bcp 117 118 119 120 feature Future residential development ▲ Possible future link to Irthlingborough Road Future residential Driver Way development Future residential development Train station Possible future access to ▶ Irthlingborough Road via new development Future residential development Development by others Neighbourhood centre Future development This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all Poppyfields dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Primary School ---- Proposed new roads Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

# Poppyfields Wellingborough

Development layout

#### 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 coll

pos public open space

visitor space

te trail equipment

**bs** bus stop

bollards



## Around the local neighbourhood

- All Saints CEVA Primary School and Nursery NN8 1LS
- Ise View Play Park (South) and The Grange Play Park NN8 1FU and NN8 1TL
- Sir Christopher Hatton Academy NN8 4RP
- Wellingborough School and Wrenn School NN8 2BX

- 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
- Ridge Park NN8 1GN
- Waendel Leisure Centre
  NN8 1DZ
- 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.





Specification

the specification snown 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







## 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

The Canal The Bear The Bear The Bear The Bear The Alc The Alc The Butte	The Cartwright  S bedroom  The Becket!!  4 bedroom  The Aldridge  The Mylne  The Burnet  The Pembroke  The Knightley  The Cottingham  5 bedroom
---	---

#### Kitchen

esit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood  thob (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 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,														Kitchen
Stainless steel sink and a half, drainer with chrome mixer tap in utility esit hob (60 cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood thob (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 contemporary white sanitaryware suite  Handheld hair wash attachment to bath Thermostatic shower over bath with glazed screen  Choice of standard Porcelanosa wall tiling (splashback,	•	•	•	•	•	•	•	•	•	•	•	•	•	Symphony Koncept range kitchen with laminate worktop
mixer tap  mless steel sink and drainer with chrome mixer tap in utility  esit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood  thob (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 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,											•	•	•	Stainless steel sink and drainer with chrome mixer tap
esit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood  thob (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 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,	•	•		•	•	•	•	•	•	•				
stainless steel splashback and integrated hood  thob (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 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,	•	•	•	•	•	•		•			•	•		Stainless steel sink and drainer with chrome mixer tap in utility
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,											•	•	•	Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood
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,	•		•	•	•	•	•	•	•	•				Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood
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,	•	-	•	•	•	•	•	•	•	-	•	•	•	Fridge / freezer space
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,	•	•	•	•	•	•	•	•	•	•	•	•	•	Space for dishwasher with plumbing and electrics
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,	•	•	•	•	•	•		•			•	•		
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,							•		•	•			•	
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,														Bathrooms and en suite(s)
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,	•	•	•	•	•	•	•	•	•	•	•	•	•	Ideal Standard contemporary white sanitaryware suite
Handheld hair wash attachment to bath  Thermostatic shower over bath with glazed screen  Choice of standard Porcelanosa wall tiling (splashback,	•	•	•	•	•	•	•	•	•	•	•	•	•	Ideal Standard close coupled WC to cloakroom
Thermostatic shower over bath with glazed screen  Choice of standard Porcelanosa wall tiling (splashback,	•	•	•	•	•	•	•	•	•	•	•	•		Thermostatic shower within glass enclosure in en suite
Choice of standard Porcelanosa wall tiling (splashback,	•	•	•	•	•	•	•	•	•	•	•	•		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	•	•	•	•	•	•	•	•	•	•	•	•	•	Radiator in bathroom / en suite
Bedrooms														Bedrooms
En suite to bedroom 1	•	•	•	•	•	•	•	•		•	•	•		En suite to bedroom 1
En suite to bedroom 2	•	•		•										En suite to bedroom 2







The Cartwright	3 bedroom	The Becket	The Becket II	4 bedroom	The Aldridge	The Mylne	The Leverton	The Burnet	The Pembroke	The Knightley	The Cottingham	5 bedroom	The Nash	The Lutyens	- GH
----------------	-----------	------------	---------------	-----------	--------------	-----------	--------------	------------	--------------	---------------	----------------	-----------	----------	-------------	------

#### Doors and Windows

Doors and Windows															
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		1			1										
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	•		•	•		•	•	•	•	•	•	•	•	-	•
		1			1										

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.



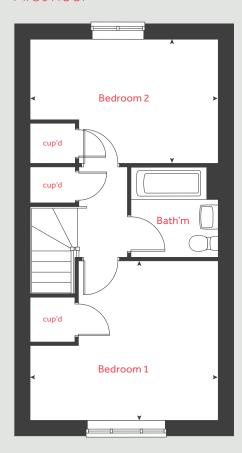
## The Cartwright

2 bedroom home

## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270





#### Ground floor



# The Cartwright

#### 2 bedroom home

Ground floor	metres	feet / inches
Kitchen/dining area	4.82 x 2.13	15′ 10″ × 7′ 0″
Living room	4.20 × 3.57	13'9"×11'9"
First floor		

 $4.20 \times 3.56$ 

4.20 x 2.76

13'9"×11'8"

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 |

Bedroom 1

Bedroom 2

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





## The Becket

3 bedroom home

## **Poppyfields**

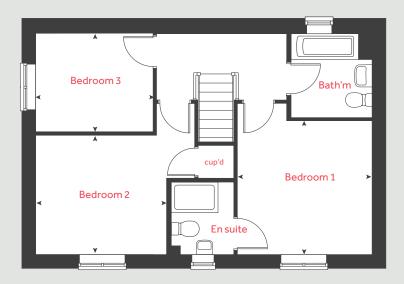
Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

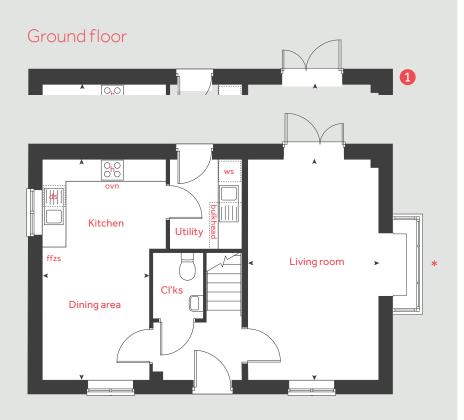


## The Becket

#### 3 bedroom home

#### First floor





#### 

#### First floor

Bedroom 1	$3.32 \times 3.30$	10' 11" × 10' 10'
Bedroom 2	3.42 x 2.92	11′3″×9′7′
Bedroom 3	2.97 x 2.54	9'9"×8'4'

hob	WS	washing machine space
oven	cup'd	cupboard
fridge freezer space	< ≻	measuring points
dishwasher space		
	oven fridge freezer space	hob ws oven cup'd fridge freezer space   ✓ ► 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.

- 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





## The Becket II

3 bedroom home

## **Poppyfields**

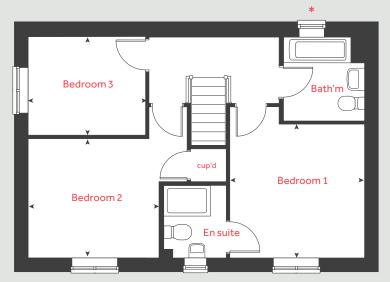
Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270



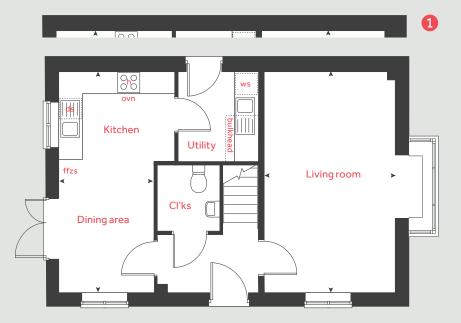
## The Becket II

#### 3 bedroom home

#### First floor



#### Ground floor



Ground	floor	metres	feet/inches
Kitchen ,	/ dining area	5.59 x 2.43	18' 4" × 8' 0"
Living ro	om	5.59 x 3.27	18' 4" × 10' 9"
First flo	or		
Bedroor	n 1	3.32 × 3.30	10′ 11″ × 10′ 10″
Bedroor	n 2	3.42 × 2.92	11′3″×9′7″
Bedroor	n 3	3.02 × 2.60	9′ 11″ × 8′ 6″
h	hob	ws was	shing 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.

- 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





## The Burnet

4 bedroom home

## **Poppyfields**

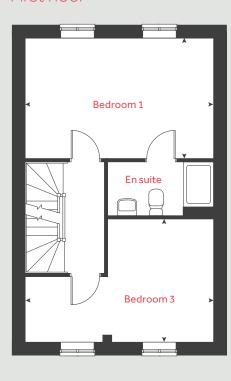
Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270



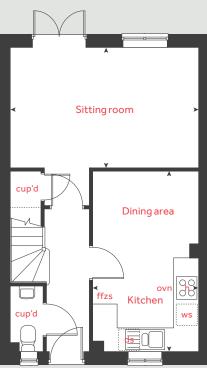
#### Second floor



#### First floor



#### Ground floor



## The Burnet

#### 4 bedroom home

Ground fl	oor	metres	feet / inches
Kitchen/c	lining area	4.80 x 2.78	15′9″×9′1′
Living roor	m	4.98 x 3.15	16' 4" × 10' 4"
First floor	-		
Bedroom :	1	4.98 × 3.18	16' 4" × 10' 5'
Bedroom 3	3	4.98 x 3.25	16' 4" × 10' 8'
Second fl	oor		
Bedroom 2	2	4.98 × 3.18	16' 4" × 10' 4'
Bedroom 4	4	4.77 x 2.77	15′8″×9′1′
h	ho	ob <b>ws</b> w	ashing machine space
ovn	OVE	en <mark>cup'd</mark>	cupboard
ffzs ds	fridge freezer spac dishwasher spac		measuring points

#### 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 -50 mm 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





## The Aldridge

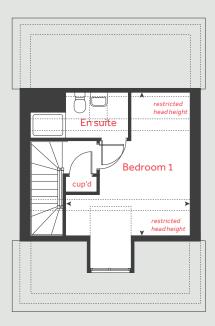
4 bedroom home

## **Poppyfields**

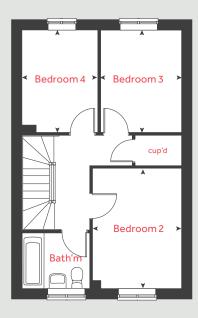
Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

Linden HOMES

#### Second floor



#### First floor



#### Ground floor



## The Aldridge

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 2.83	15'7"×9'4"
Living room	4.98 x 3.19	16' 4" × 10' 6"
First floor		
Bedroom 2	3.73 x 2.77	12' 3" × 9' 1"
Bedroom 3	3.18 x 2.52	10′ 5″ × 8′ 4″
Bedroom 4	3.18 x 2.35	10′ 5″ × 7′ 9″

Bedroom 1 4.38 x 3.88 14' 4" × 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





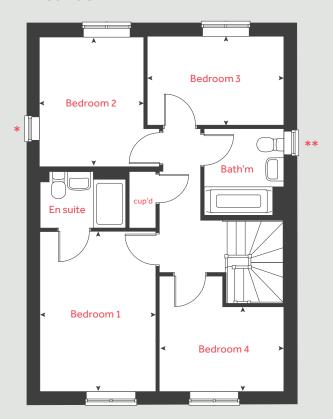
## The Mylne

4 bedroom home

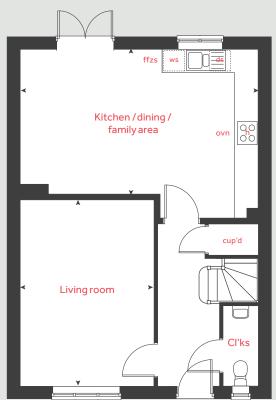
## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

Linden



#### Ground floor



## The Mylne

#### 4 bedroom home

Ground floor	metres	feet/inches
Kitchen / dining / family area	6.04 x 3.74	19′ 10″ × 12′ 3″
Living room	4.84 x 3.38	15′11″×11′1″
First floor		
Bedroom 1	3.92 x 2.94	12′10″×9′8″
Bedroom 2	3.22 x 2.50	10'7"×8'3"
Bedroom 3	3.42 × 2.17	11'3"×7'2"
Bedroom 4	2.98 × 2.10	9′10″×6′11″
h hob	ws washi	ng 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





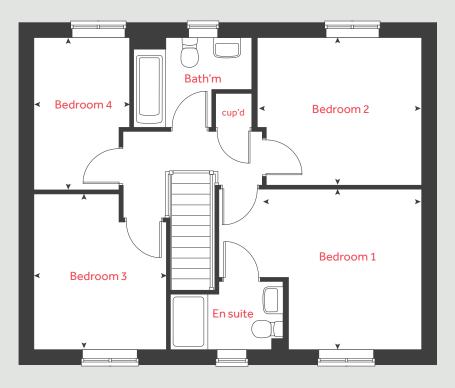
## The Leverton

4 bedroom home

## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

Linden



# Ground floor Utility Dining area Dining area Study

## The <u>Leverton</u>

#### 4 bedroom home

Ground f	loor		metre	es	feet / inch	es
Kitchen		2.	96 x 2.	71	9′9″×8′1	11"
Living roc	m	4.	79 x 3.	39	15'9"×11'	1"
Dining are	ea	4.	00 x 2.8	81	13′2″×9′	2"
Study		3.	39 x 1.8	80	11'1"×5'1	11"
First floo	or					
Bedroom	1	3.4	19 x 3.4	6	11'6"×11'	4"
Bedroom	2	3.5	57 x 3.1	3	11'9"×10'	3"
Bedroom	3	3.3	36 x 2.8	5	11'0"×9'	4"
Bedroom	4	3.2	24 x 2.0	5	10′8″×6′	9"
h		hob	ws	washin	g machine spa	ice
ovn	(	oven	cup'd		cupboa	ard
ffzs	fridge freezer s	pace	b		boi	iler
ds	dishwasher s	pace	< ≻	1	measuring poir	nts

#### 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





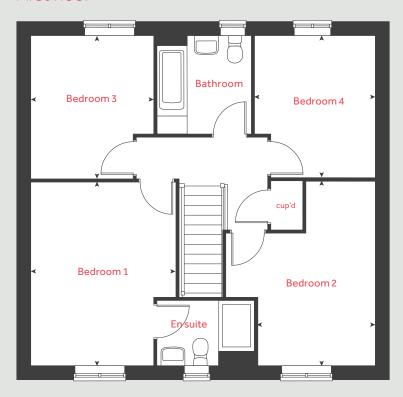
## The Pembroke

4 bedroom home

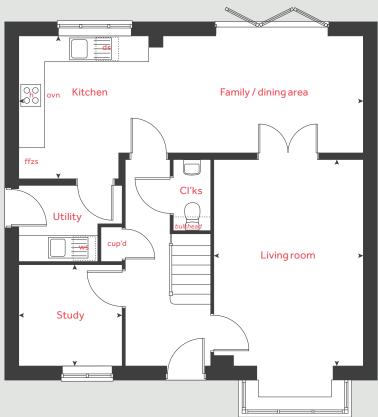
## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

Linden



#### Ground floor



# The Pembroke

#### 4 bedroom home

Ground flo	oor	me	tres	feet / inches
Kitchen / di	ning / family area	8.06 x	3.34	26'5" x 11'0"
Living room	١	4.82 x	3.47	15' 10" × 11' 5"
Study		2.38 x 3	2.34	7' 10" × 7' 8"
First floor				
Bedroom 1		4.29 x 3	3.37	14′ 1″ × 11′ 1″
Bedroom 2		4.31×2	2.72	14' 2" × 8' 11"
Bedroom 3		3.35 x 2	2.85	11'0"×9'4"
Bedroom 4		3.32 x 2	2.79	10' 11" x 9' 2"
h	hob	ws	washi	ng machine space
ovn	oven	cup'd		cupboard
ffzs fr	ridge 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





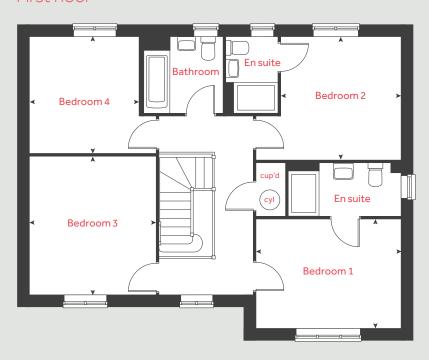
## The Cottingham

4 bedroom home

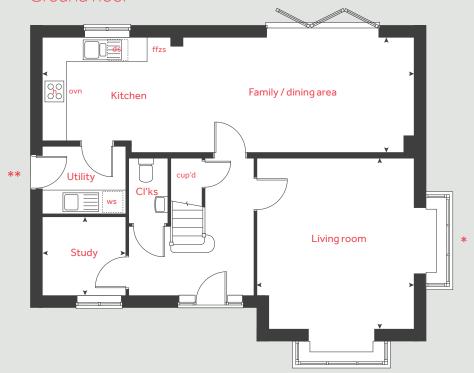
## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270





#### Ground floor



# The Cottingham

4 bedroom home

Ground	floor	me	tres	feet / inches
Kitchen /	dining / family area	9.97 x	3.09	32′8″×10′1″
Living ro	om	4.59 x	4.20	15′ 1″ × 13′ 9″
Study		2.22 x	2.08	7′ 3″ × 6′ 10″
First floo	or			
Bedroon	n 1	3.90 x 2	2.93	12'9"×9'7"
Bedroon	n 2	3.30 x 3	3.20	10′ 10″ × 10′ 6″
Bedroon	n 3	3.71×3	3.36	12'2"×11'0"
Bedroon	n 4	3.11×2	2.93	10'3"×9'7"
h	hob	ws	wash	ning 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





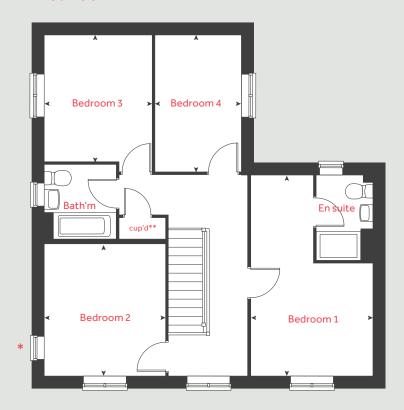
## The Knightley

4 bedroom home

## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270





#### Ground floor



## The Knightley

#### 4 bedroom home

Ground fl	oor	me	tres	feet / inches
Kitchen / d	ining area	5.25 x	3.18	17′ 3″ × 10′ 6″
Living roor	n	5.36 x	3.22	17' 7" × 10' 7"
Family roo	m	3.94 x	3.20	12′ 11″ × 10′ 6″
First floor				
Bedroom :	L	5.36 x 3	3.22	17' 7" × 10' 7"
Bedroom 2		3.66 x 3.20		12'0" × 10'6"
Bedroom 3		3.16 × 3	3.00	10' 4" × 9' 10"
Bedroom 4	1	3.36 x 2	2.13	11'0"×7'0"
h	hob	ws	washi	ng 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





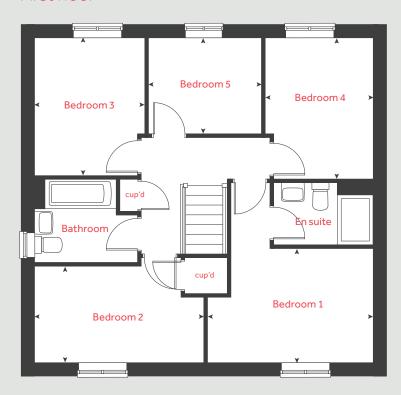
## The Nash

5 bedroom home

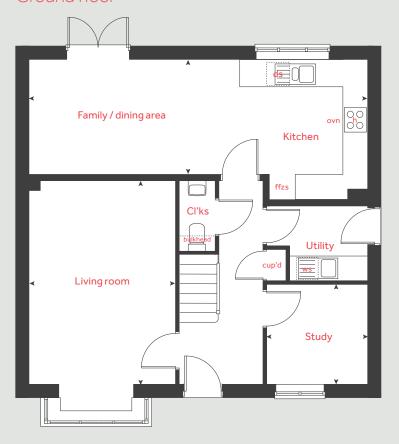
## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270





#### Ground floor



## The Nash

#### 5 bedroom home

Ground flo	oor	me	tres	feet / inches
	mily / dining area			26' 5" x 9' 1"
Living room	-	4.83 x		15' 10" x 12' 5"
Study		2.38 x i		7' 10" x 7' 9"
,				
First floor				
Bedroom 1		3.93 x 2	2.69	12' 11" × 8' 10"
Bedroom 2		4.01 × 2	2.27	13'2"×7'6"
Bedroom 3		3.26 x 2	2.60	10'8"×8'7"
Bedroom 4		3.34 x 2	2.56	11'0"×8'5"
Bedroom 5		2.67 x 2	2.26	8′9″×7′5″
h	hob	ws	washi	ng machine space
ovn	oven	cup'd		cupboard
ffzs f	ridge 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





## The Lutyens

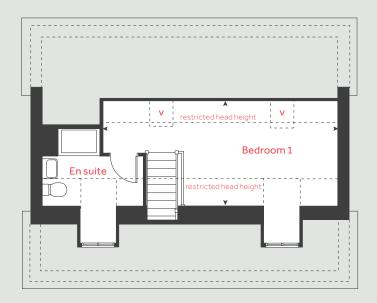
5 bedroom home

## **Poppyfields**

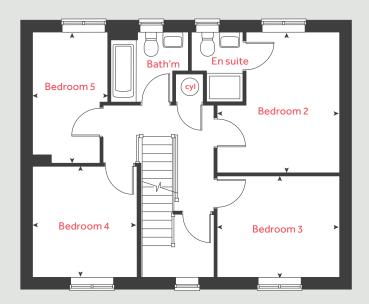
Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

Linden HOMES

#### Second floor



#### First floor





## The Lutyens

#### 5 bedroom home

Grou	und floor		metres	feet / inches
Kitch	ien / dining area	6	.71×2.81	22'0"×9'3"
Living	g room	4	.81 x 3.39	15′9″×11′2″
Stud	у	3	.39 x 1.79	11' 2" × 5' 10"
First	floor			
Bedr	oom 2	3.8	84 x 3.33	12′7″×10′11″
Bedr	oom 3	3.3	33 x 2.76	10′ 11″ × 9′ 1″
Bedr	oom 4	3.02 x 2.83		9′ 11″ x 9′ 4″
Bedroom 5		3.57 × 2.04		11′9″×6′8″
Seco	ond floor			
Bedr	oom 1	6.0	56 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





## The Lutyens II

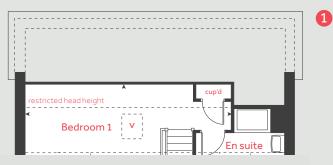
5 bedroom home

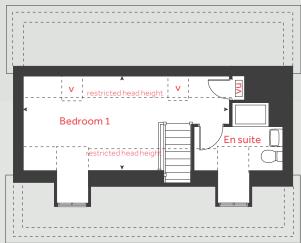
## **Poppyfields**

Irthlingborough Road, Wellingborough NN8 1GP | 01933 558270

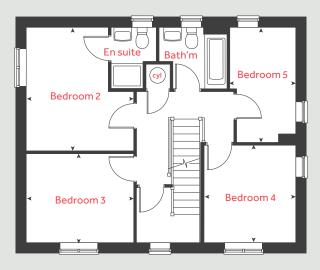


#### Second floor





#### First floor



#### Ground floor



## The Lutyens II

5 bedroom home

Grou	nd floor		metres	feet / inches
Kitche	en / dining area	6	71 x 2.81	22′0″×9′3″
Living	room	4	.81 x 3.39	15′9″×11′2″
Study	,	3.	.39 x 1.79	11' 2" x 5' 10"
First	floor			
Bedro	oom 2	3.8	34 × 3.33	12'7" x 10' 11"
Bedro	oom 3	3.3	33 x 2.76	10′ 11″ × 9′ 1″
Bedroom 4		3.0	02 x 2.83	9′11″×9′4″
Bedroom 5		3.57 × 2.04		11'9"×6'8"
Seco	nd floor			
Bedro	oom 1	6.6	54 × 3.04	21'9"×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	ventilati	on 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.

 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

