

Linden Homes@Quantum Fields

Littleport



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Linden Homes @ Quantum Fields Littleport

A collection of 2, 3 & 4 bedroom homes in a pretty Cambridgeshire village.

These new homes are located in the beautiful village of Littleport in the Cambridgeshire fens, within easy reach of Cambridge. The surrounding countryside has a unique charm, and is ideal for walks, bike rides and relaxing days fishing on the River Great Ouse.

Neighbouring Ely is also just minutes away and has a good range of shops, pubs and restaurants, a weekly market, cinema and sports centre with swimming pool.

Parents, meanwhile, will be pleased to find Ofsted-rated and independent schools for all ages nearby.

The town is close to the A10, with links to the A11, A14 and M11, and there are regular bus services to Ely and Cambridge. Littleport train station also offers half-hourly commuter services to London King's Cross in around 75 minutes.

Linden Homes @ Quantum Fields
Littleport CB6 1HW | 01353 260 154
lindenhomes.co.uk/quantumfields

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Littleport

Development layout



4 bedroom homes

- The Aslin
- The Grainger
- The Knightley
- The Leverton
- The Mylne
- The Pembroke

3 bedroom homes

- The Eveleigh
- The Mountford
- The Turner

2 bedroom homes

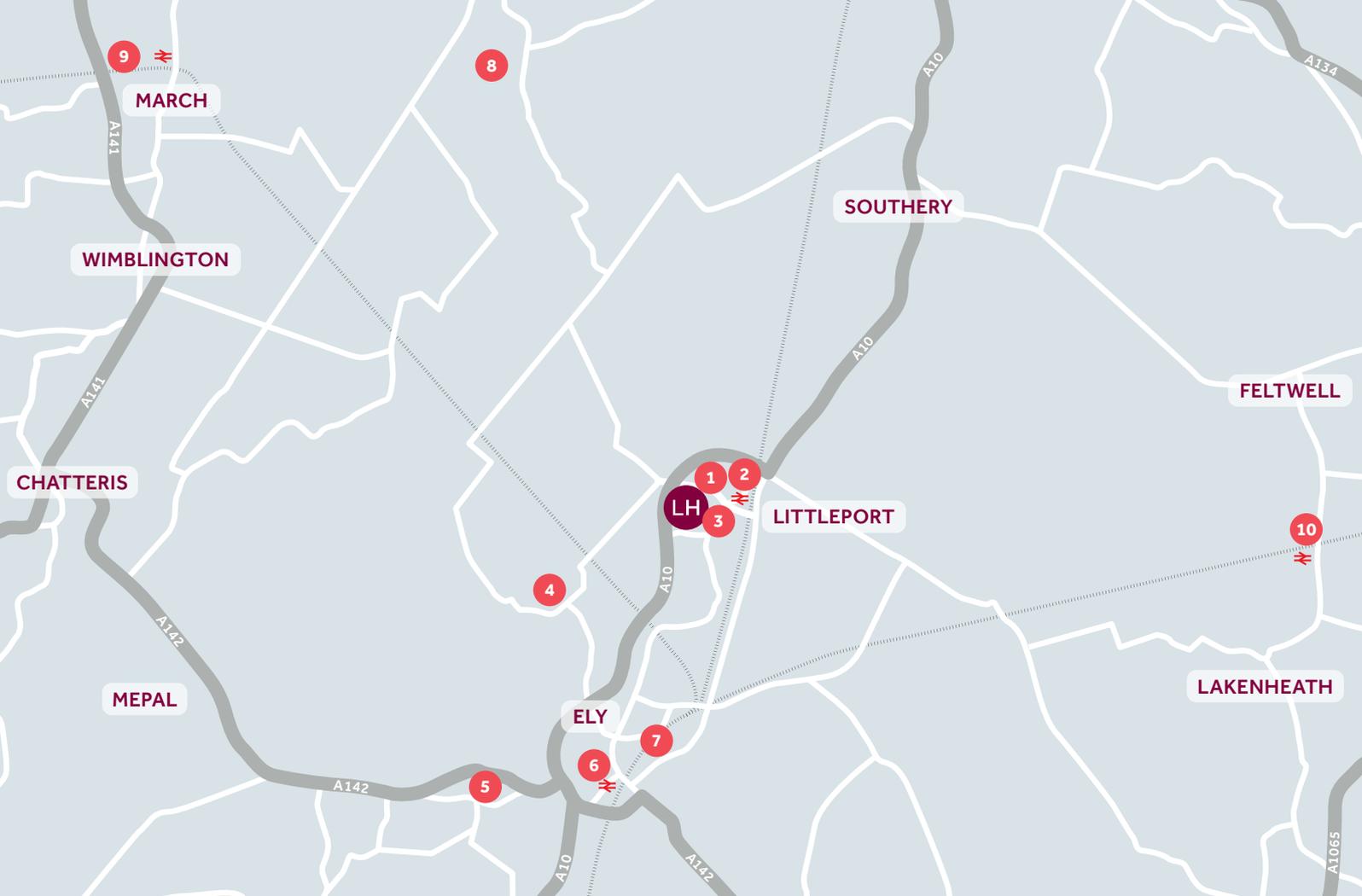
- The Ashbee
- The Glaston
- The Hardwick

Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

bc	bin collection point	ps	pumping station
•	bollards	v	visitor parking space
ss	sub station		

The site plan shown 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. 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 | Littleport Leisure
CB6 1EW | 5 | Witchford Village College
CB6 2JA | 9 | Tesco Superstore
PE15 0AX |
| 2 | Littleport train station
CB6 1JL | 6 | Ely City Golf Club
CB7 4HX | 10 | RSPB Lakenheath Fen
nature reserve
IP27 9AD |
| 3 | Millfield Primary School
CB6 1HW | 7 | Ely Country Park
CB7 4PU | | |
| 4 | Downham Feoffees
Primary Academy
CB6 2ST | 8 | Croft Country Club
PE14 9JD | | |

Linden Homes, East Anglia region.
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. T: 0800 975 5939

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). Produced by Oliver. When you have finished with this leaflet please recycle it. DS16380 / 05.26

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Specification

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Specification

Applicable to plots 21, 23, 24, 27, 28, 29, 31, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92

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

2 & 3 bedroom homes

4 bedroom homes

	2 & 3 bedroom homes	4 bedroom homes
Kitchen		
Symphony fitted kitchen with laminate worktop and 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		•
Integrated fridge freezer		•
Space for dishwasher and washing machine with plumbing and electrical supply	•	•
Single bowl stainless steel sink with mixer tap	•	
1½ bowl stainless steel sink with mixer tap		•
Single bowl stainless steel sink with mixer tap to utility (where applicable)		•
Multigrid switch to kitchen appliances	•	•
Bathroom, en suite and cloakroom		
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	•	•
Close-coupled WCs with soft close seat and cover	•	•
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	•	•
Tiling to perimeter of bath (approx. 400mm above bath)	•	•
Full height tiling to en suite shower area	•	•
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	•	•
Honeywell 7 day programmable thermostat control	•	•
Myson radiators with thermostatic valves	•	•
Internal finishes		
White internal doors with satin chrome ironmongery	•	•
Timber staircase with gloss painted woodwork	•	•
Internal woodwork in gloss white	•	•
Walls in white emulsion	•	•
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 white windows and casement doors with multi point locking system	•	•
Contemporary external light to front	•	•
Mains operated doorbell	•	•
Buff riven paving slabs to paths and patio	•	•

This specification indicates, by means of a dot (•), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please ask your sales consultant.

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Specification

Applicable from June 2023

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

2 & 3 bedroom homes

4 bedroom homes

	2 & 3 bedroom homes	4 bedroom homes
Kitchen		
Symphony fitted kitchen with laminate worktop and upstands	●	●
Single under-counter oven in stainless steel	●	●
4 burner gas hob with stainless steel splashback behind hob	●	●
Integrated extractor hood	●	
Chimney hood		●
Space for dishwasher and washing machine with plumbing and electrical supply	●	●
Single bowl stainless steel sink with mixer tap	●	●
Single bowl stainless steel sink with mixer tap to utility (where applicable)		●
Multigrid switch to kitchen appliances	●	●
Bathroom, en suite and cloakroom		
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	●	●
Close-coupled WCs with soft close seat and cover	●	●
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	●	●
Tiling to perimeter of bath (approx. 400mm above bath)	●	●
Full height tiling to en suite shower area	●	●
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	●	●
Honeywell 7 day programmable thermostat control	●	●
Myson radiators with thermostatic valves	●	●
Internal finishes		
White internal doors with satin chrome ironmongery	●	●
Timber staircase with gloss painted woodwork	●	●
Internal woodwork in gloss white	●	●
Walls in white emulsion	●	●
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 white windows and casement doors with multi point locking system	●	●
Contemporary external light to front	●	●
Buff riven paving slabs to paths and patio	●	●

This specification indicates, by means of a dot (●), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

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The Hardwick

2 bedroom home

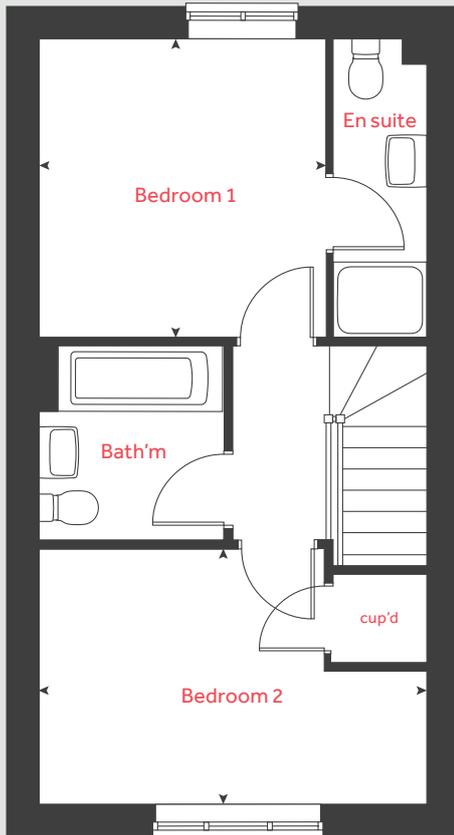
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First floor



The Hardwick

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

The Hardwick | Part L Littleport |

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.

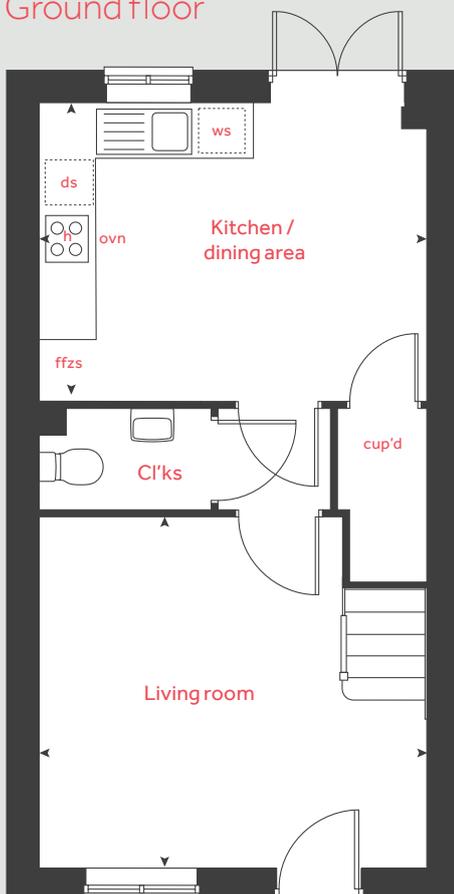
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DS11306 / 10.24

Ground floor



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The Ashbee

2 bedroom home

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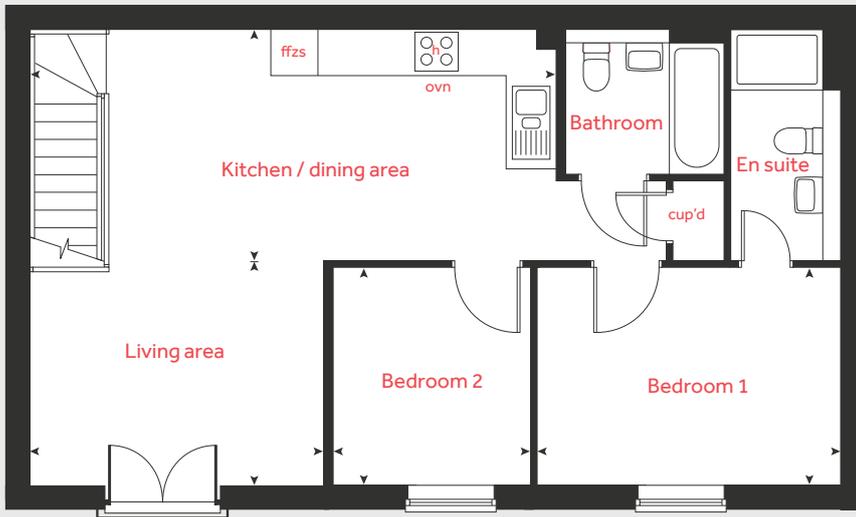
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The Ashbee

2 bedroom home

First floor



Ground floor

First floor

Living area

3.86m x 2.97m 12'8" x 9'9"

Kitchen / dining area

6.93m x 3.07m 22'9" x 10'1"

Bedroom 1

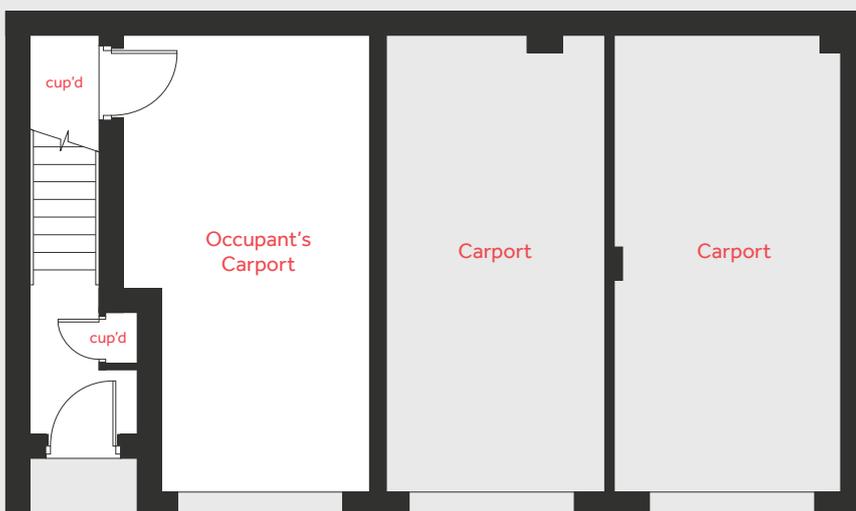
3.99m x 2.89m 13'1" x 9'6"

Bedroom 2

2.89m x 2.60m 9'6" x 8'6"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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 products 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 see our sales consultant.

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The Glaston

2 bedroom home

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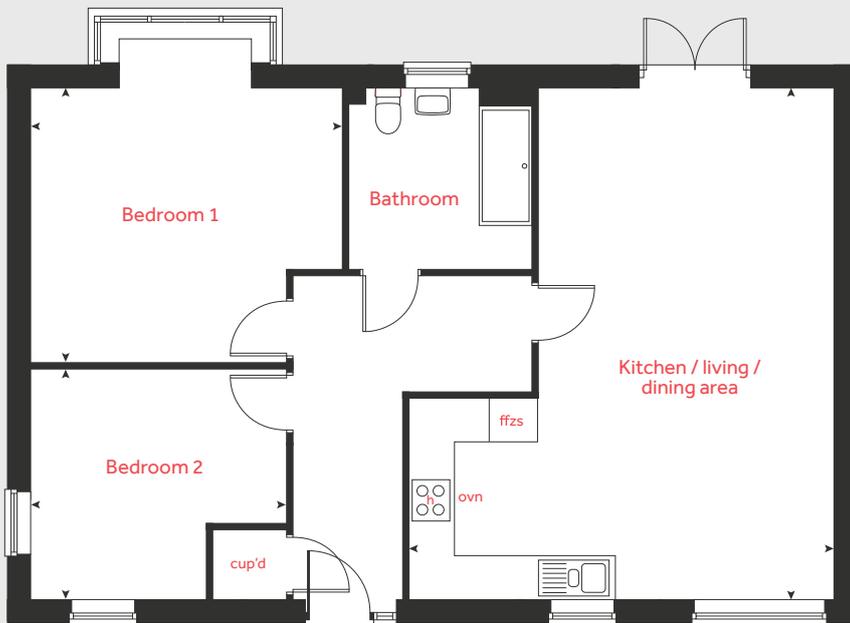
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The Glaston

2 bedroom home

Ground floor



Ground floor

Kitchen / living / dining area

7.08m x 5.86m 23'3" x 19'3"

Bedroom 1

4.30m x 3.80m 14'1" x 12'6"

Bedroom 2

3.48m x 3.21m 11'5" x 10'6"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

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The Eveleigh

3 bedroom home

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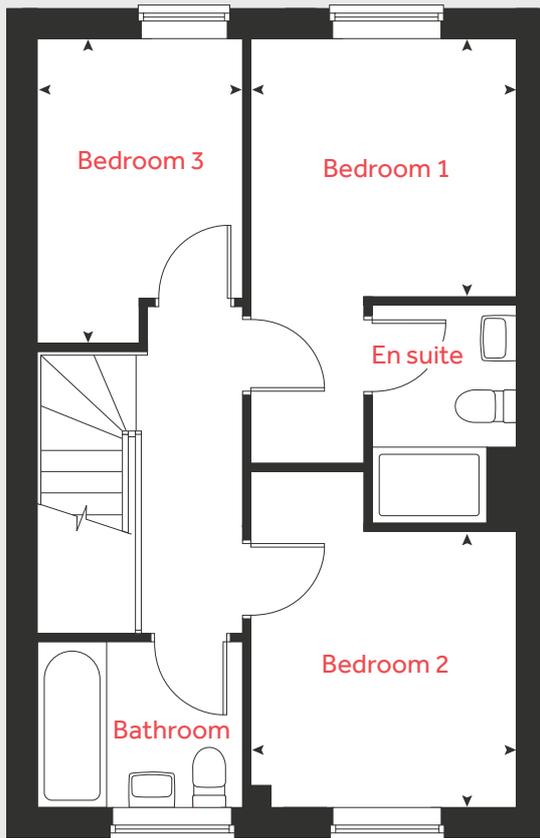
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The Eveleigh

3 bedroom home

First floor



Ground floor

Living room

4.98m x 3.19m 16'4" x 10'6"

Kitchen / dining area

4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 1

2.77m x 2.71m 9'1" x 8'11"

Bedroom 2

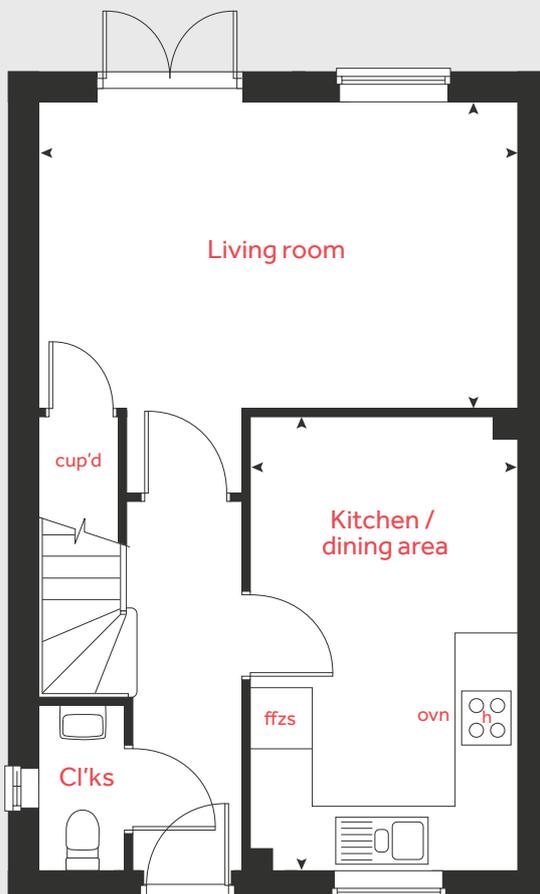
2.89m x 2.77m 9'6" x 9'1"

Bedroom 3

3.19m x 2.12m 10'6" x 6'11"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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The Turner

3 bedroom home

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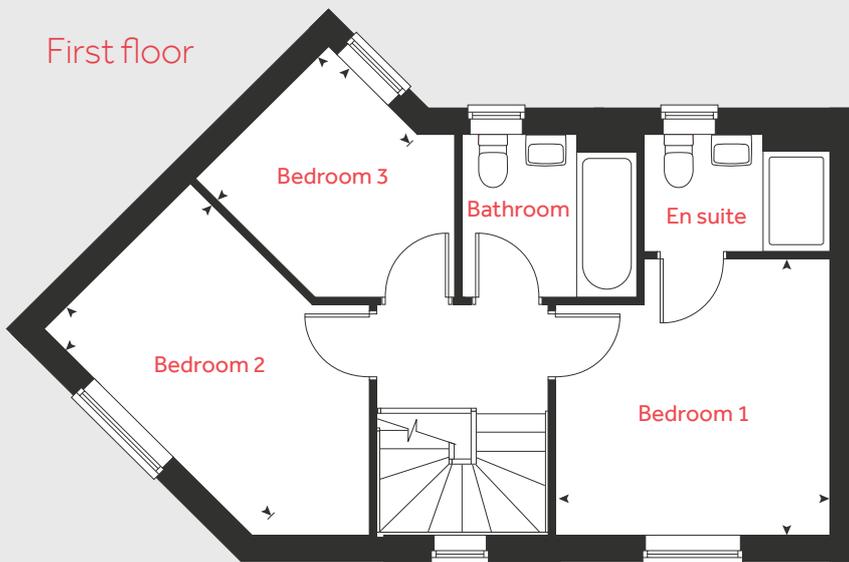
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The Turner

3 bedroom home

First floor



Ground floor

Living room

4.80m x 3.23m 15'9" x 10'7"

Kitchen / dining area

4.80m x 2.55m 15'9" x 8'4"

First floor

Bedroom 1

3.32m x 3.25m 10'11" x 10'8"

Bedroom 2

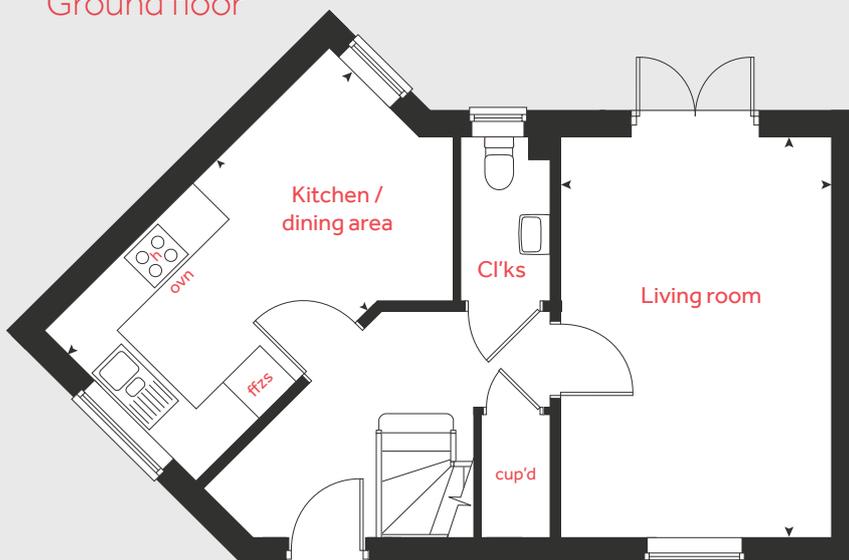
3.50m x 2.47m 11'6" x 8'1"

Bedroom 3

2.25m x 1.51m 7'5" x 4'11"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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The Mountford

3 bedroom home

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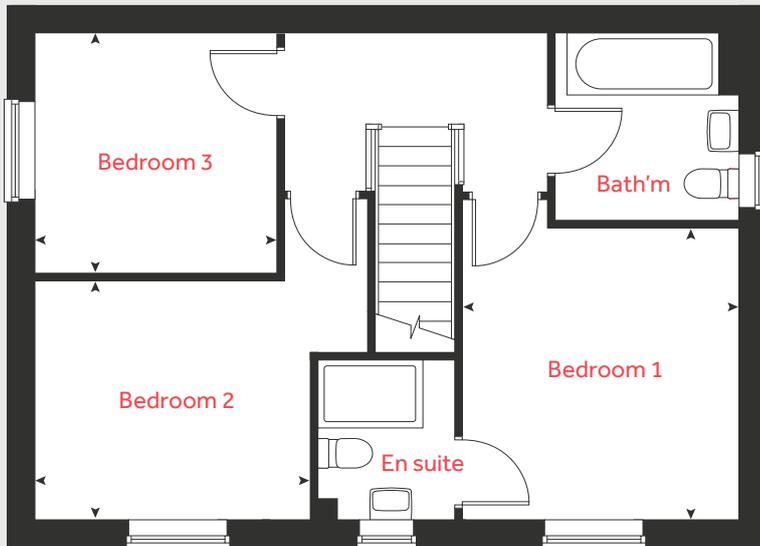
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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.12m 18'4" x 10'3"

Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.35m x 3.18m 11'0" x 10'5"

Bedroom 2

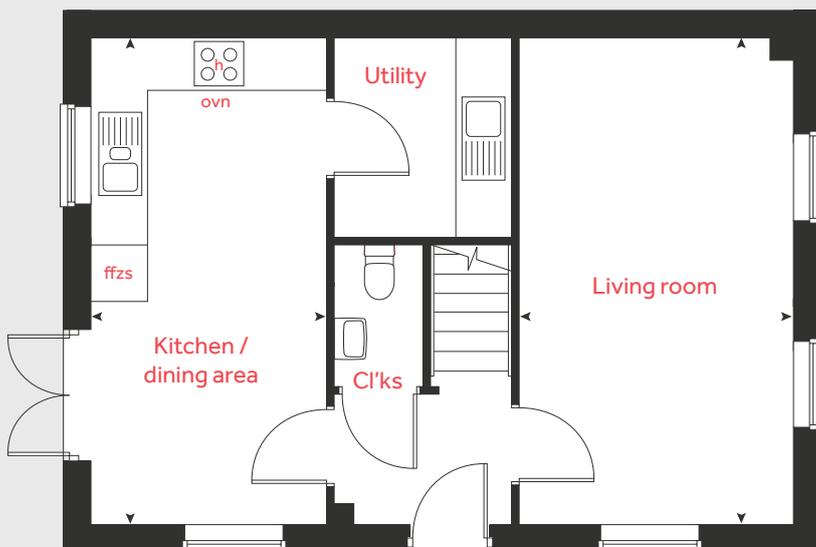
3.14m x 2.74m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

h hob ffzs fridge freezer space
 ovn oven ◀ ▶ measuring points

Ground floor



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The Aslin

4 bedroom home

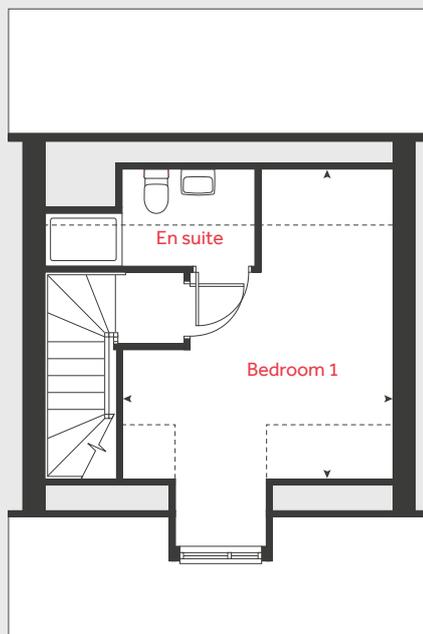
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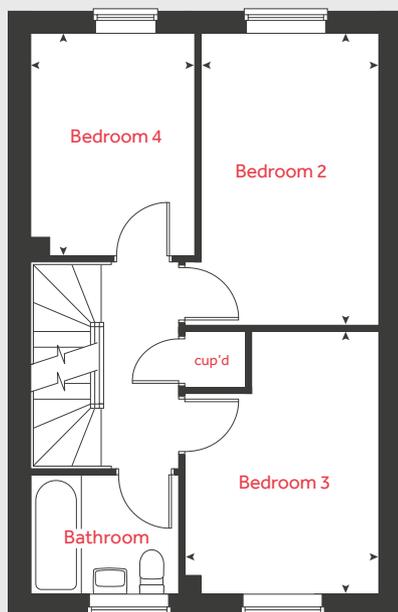
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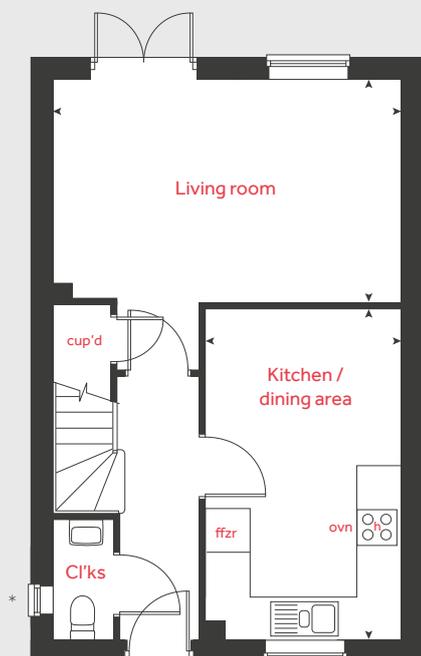
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor

Living room

4.98m x 3.21m 16'2" x 10'6"

Kitchen / dining area

4.77m x 2.80m 15'8" x 9'2"

First floor

Bedroom 2

4.20m x 2.52m 13'9" x 8'3"

Bedroom 3

3.78m x 2.77m 12'5" x 9'1"

Bedroom 4

3.19m x 2.37m 10'6" x 7'9"

Second floor

Bedroom 1

4.30m x 3.88m 14'1" x 12'9"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀ ▶	measuring points
cup'd	cupboard	- - -	reduced ceiling height

Chimney applicable to selected plots only.

*Windows apply to selected plots only.

Please see sales consultant for further details.

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The Mylne

4 bedroom home

Quantum Fields

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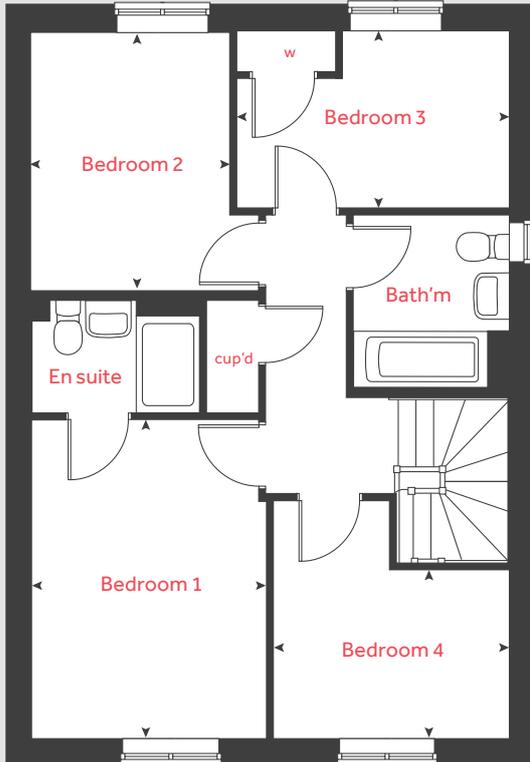
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The Mylne

4 bedroom home

First floor

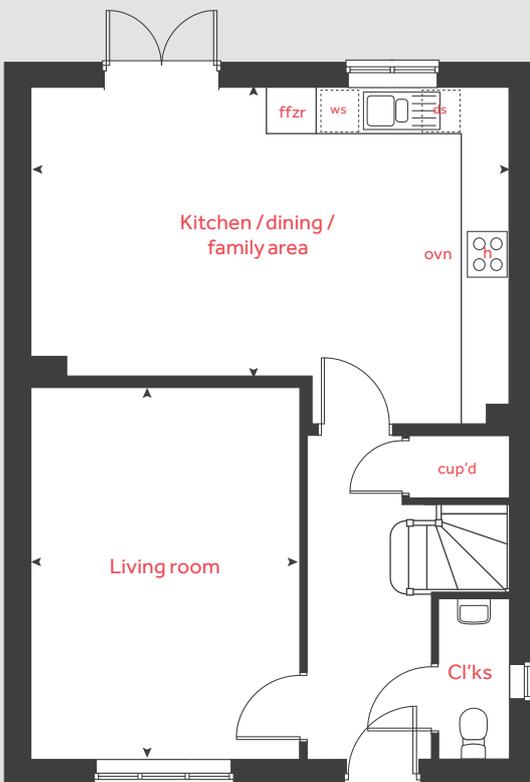


Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.97 x 2.98	13' 0" x 9' 8"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 2"
Bedroom 3	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.09 x 2.08	9' 10" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	< >	measuring points

Ground floor



The Mylne | Part L vt Littleport |

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The Leverton

4 bedroom home

Quantum Fields

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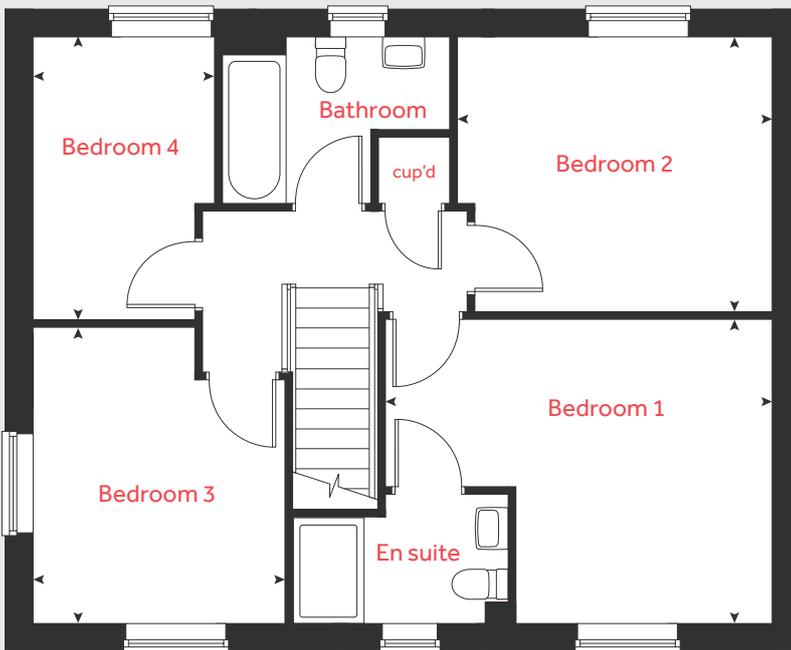
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The Leverton

4 bedroom home

First floor



Ground floor

Living room	4.81m x 3.40m	15'9" x 11'2"
Kitchen	2.98m x 2.77m	9'9" x 9'1"
Dining area	3.95m x 2.81m	13'0" x 9'3"
Study	3.40m x 1.82m	11'2" x 6'0"

First floor

Bedroom 1	4.39m x 3.48m	14'5" x 11'5"
Bedroom 2	3.56m x 3.15m	11'8" x 10'4"
Bedroom 3	3.37m x 2.87m	11'1" x 9'5"
Bedroom 4	3.26m x 2.07m	10'8" x 6'9"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Chimney applicable to selected plots only

Ground floor



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The Pembroke

4 bedroom home

Quantum Fields

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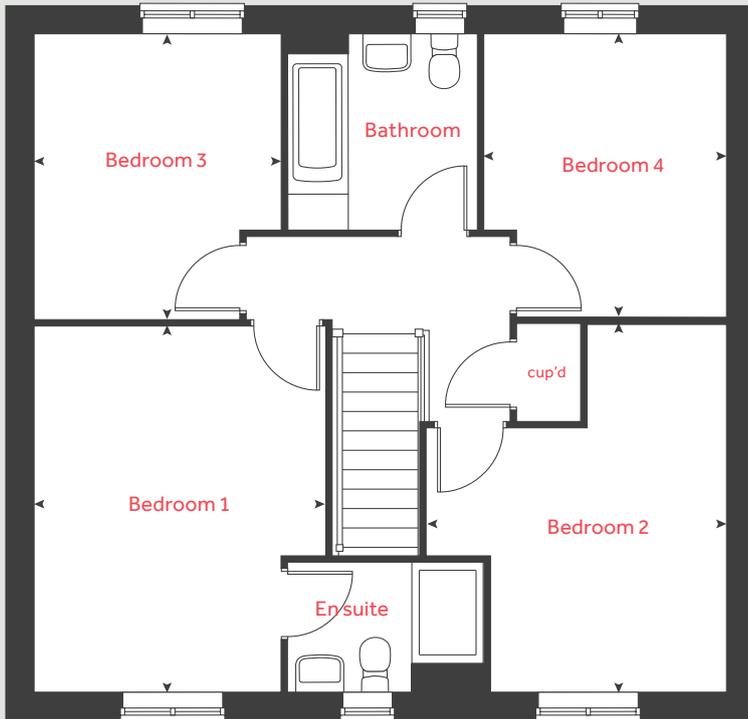
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The Pembroke

4 bedroom home

Homes 211, 222, 225, 247, 249, 250, 312, 314, & 316

First floor

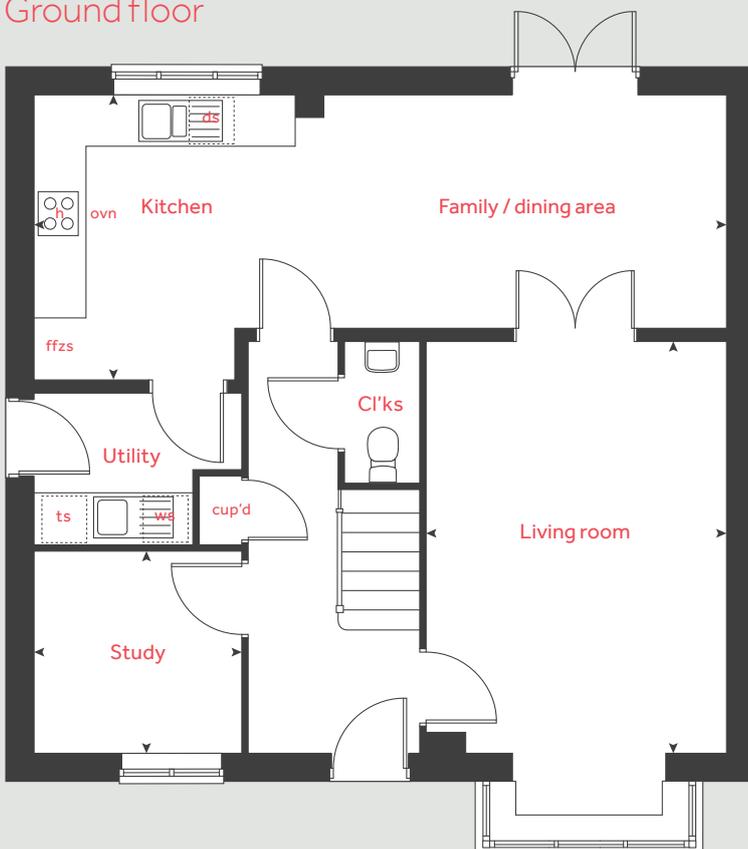


Ground floor	metres	feet / inches
Kitchen / dining / family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	4.31 x 3.47	14' 2" x 11' 3"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

h	hob	ts	tumble dryer space
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

Ground floor



The Pembroke | Part L Littleport |

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.

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DS11309 / 10.24

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The Knightley

4 bedroom home

Quantum Fields

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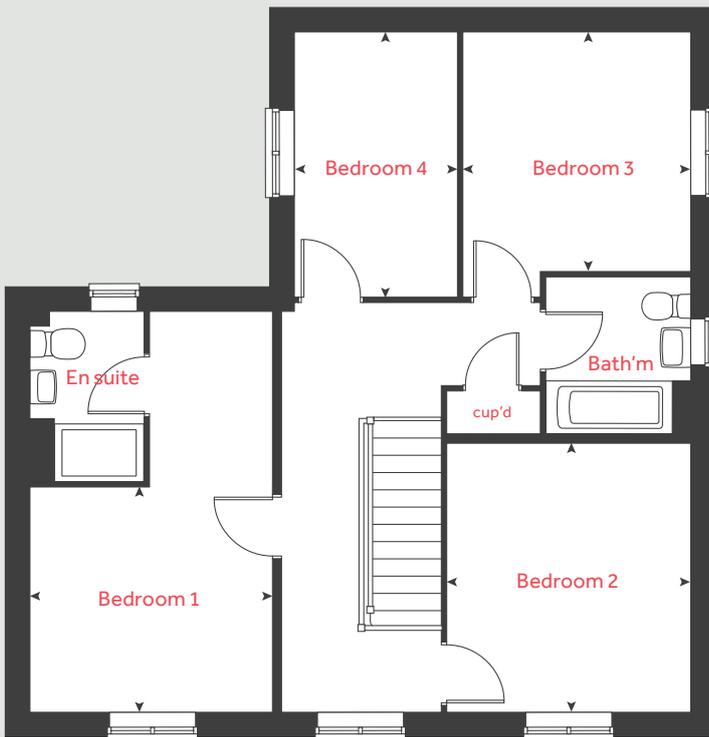
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HOMES

The Knightley

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.20 x 2.85	10' 6" x 9' 4"
Dining area	3.79 x 2.40	12' 5" x 7' 11"
Living room	5.37 x 3.23	17' 7" x 10' 7"
Family room	3.94 x 3.22	12' 11" x 10' 7"

First floor	metres	feet / inches
Bedroom 1	3.20 x 2.99	10' 6" x 9' 10"
Bedroom 2	3.59 x 3.22	11' 9" x 10' 7"
Bedroom 3	3.18 x 3.02	10' 5" x 9' 11"
Bedroom 4	3.53 x 2.15	11' 7" x 7' 1"

h hob ws washing machine space
 ovn oven cup'd cupboard
 ffzs fridge freezer space < > measuring points
 ds dishwasher space

The Knightley | Littleport |

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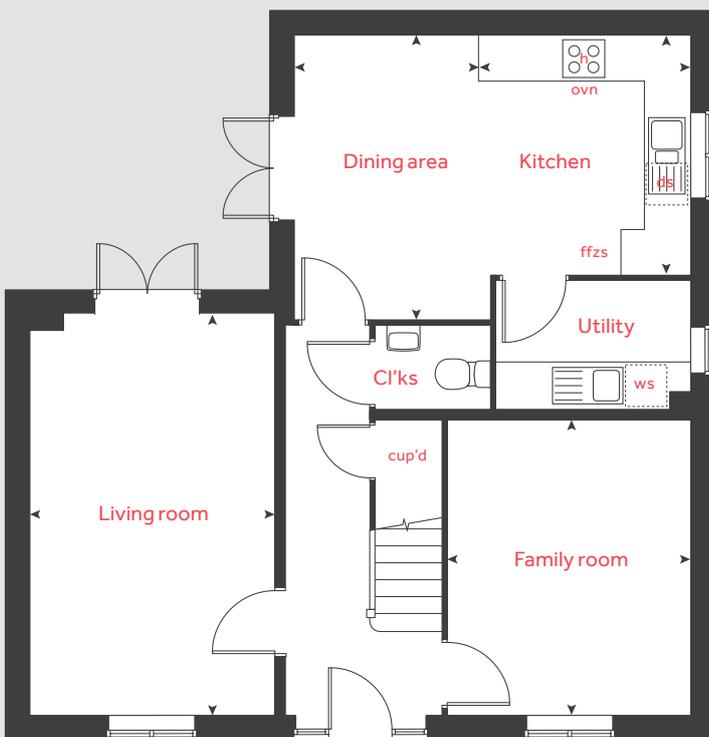
Chimney applicable to selected plots only

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DS13242 / 02.25

Ground floor



Linden HOMES



The Grainger

4 bedroom home

Quantum Fields

Littleport CB6 1HW | 01353 260154

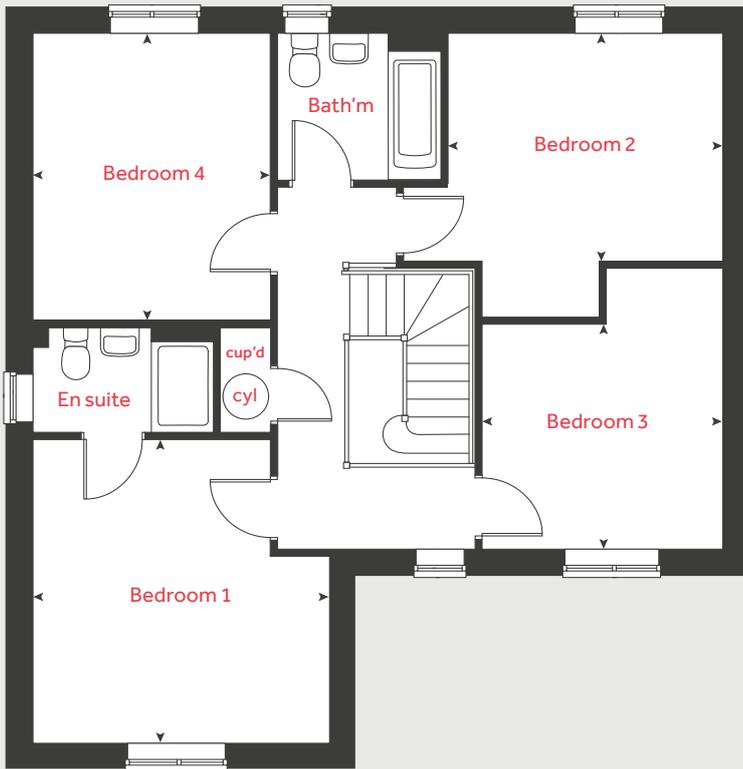
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The Grainger

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.85 x 3.63	19' 2" x 11' 9"
Living room	4.39 x 3.90	14' 5" x 12' 10"

First floor

Bedroom 1	4.01 x 3.90	13' 2" x 12' 10"
Bedroom 2	3.58 x 3.08	11' 9" x 10' 2"
Bedroom 3	3.13 x 2.96	10' 3" x 9' 9"
Bedroom 4	3.79 x 3.11	12' 5" x 10' 3"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ds	dishwasher space	< >	measuring points

Ground floor



The Grainger | Part L Littleport |

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