



Collingtree Park Phase 2a

Northampton

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Linden
HOMES

Linden HOMES

Linden Homes build award-winning homes across the country in prime locations, striving to create sustainable new developments.

We work with local people to create communities and we're passionate about building the right homes for our customers.

Welcome to Collingtree Park

The next phase of our stunning development includes brand new 3 & 4 bedroom family homes and is enviably located in a highly sought after area, adjacent to the golf course.

Collingtree Park enjoys beautiful countryside views whilst also being less than 5 miles to the centre of Northampton, the perfect combination of urban life and peaceful countryside.





A taste of local life

Collingtree is a beautiful Northamptonshire village surrounded by stunning countryside. The village has a real sense of community and the golf course is at the heart of the picturesque location.

Location

Collingtree Park is located on the desirable south side of Northampton, which is a very sought-after location. 4 miles will take you directly to the centre of the town, while access to the M1 is less than 2 miles from the development. Collingtree Park's ideal location means that Milton Keynes and Daventry are less than 16 miles away, while Towcester is just 10 miles away. Northampton runs regular trains directly into London Euston taking around an hour. Alternatively, a drive to Milton Keynes will mean you can take a train that will get you into the City in less than 40 minutes. Heading north, the train takes about 1 hour 10 mins to Birmingham New Street and just under an hour to Birmingham International Airport.

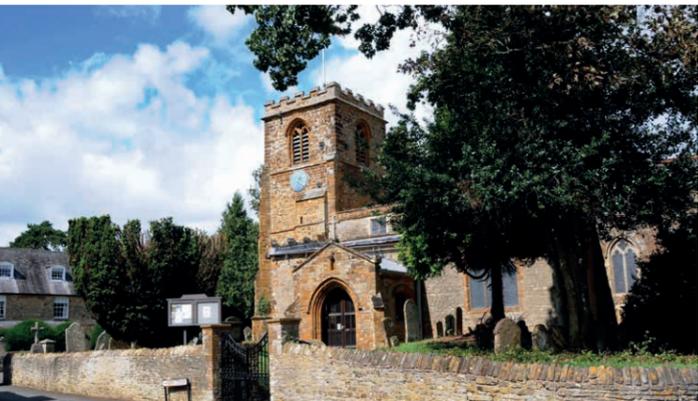
You'll discover many things to do nearby to keep the whole family entertained, including stately homes, Michelin star restaurants and theatres. You can unwind at a spa or stay active with tennis, golf or cricket. The Hilton Health Club and Virgin Active both have great facilities, from a swimming pool and spa to a well-equipped gym. There is a pub and a restaurant in the village and many popular pubs and bars in the town of Northampton. At weekends, explore the countryside with many great walks close by and the Grand Union Canal is just a stone's throw away.

Education

Collingtree has a Church of England Primary School which is only half a mile away. It caters for pupils from reception to year six. For senior pupils there is Caroline Chisholm School two miles away at Wootton, or Northampton High School for girls is two and a half miles away. There are also several other local state and independent schools for children of all ages in the surrounding area.

Entertainment and leisure

About one mile away from Collingtree Park is a Tesco Express for all essentials, while two miles away in Wootton you'll find a Waitrose, and a Tesco Extra store. Northampton town centre offers a great mix of national retailers, smaller independents and several designer boutiques, as well as weekly general markets and a monthly farmers market. The Grosvenor Shopping Centre has more than 60 stores and the town also offers well-known outlets at Nene Valley Retail Park.



Development layout

Collingtree Park Phase 2a boasts a stunning range of 3 and 4 bedroom homes each with unique views and aspects. Discover your dream home in Northampton today!



● The Birkdale
4 bedroom home



● The Portrush
4 bedroom home



● The Lytham
4 bedroom home



● The Troon
3 bedroom home



● The Muirfield
3 bedroom home

Pre-sold homes

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

- v visitor space
- bs bin store

The plan overleaf 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.



Collingtree Park Phase 1

Collingtree Park Golf Club - Hole 2



The Portrush

4 bedroom home

Ground floor

	metres	feet / inches
Kitchen	3.90 x 2.60	12' 7" x 8' 6"
Living / dining area	5.53 x 5.21	18' 2" x 17' 0"

First floor

Bedroom 2	4.75 x 3.17	15' 7" x 10' 4"
Bedroom 3	3.17 x 3.08	10' 4" x 10' 1"
Bedroom 4 / study	3.60 x 2.27	11' 9" x 7' 5"

Second floor

Bedroom 1	4.95 x 4.43	16' 3" x 14' 7"
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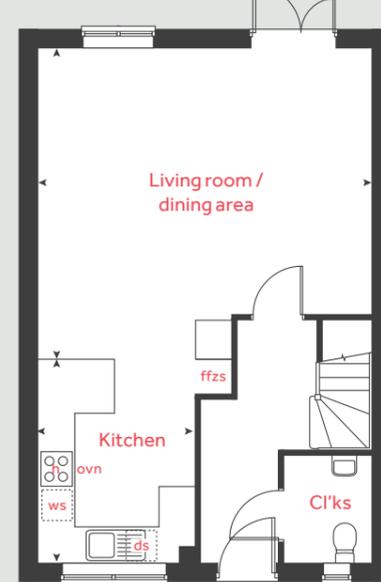
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Portrush | LN304 Collingtree Park Phase 2 |

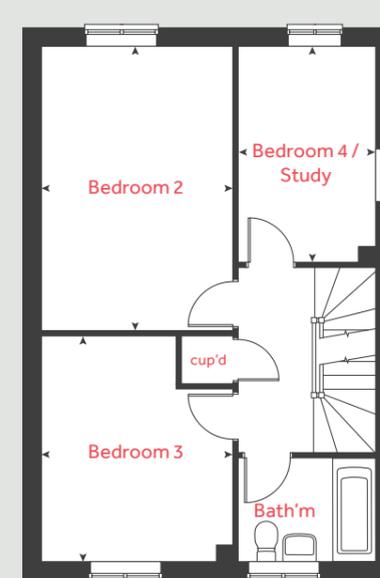
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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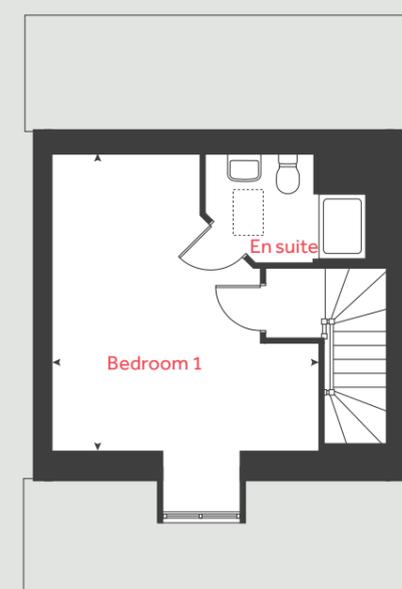
Ground floor



First floor



Second floor



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The Birkdale

4 bedroom home

Ground floor

	metres	feet / inches
Kitchen / family / dining area	6.04 x 2.87	19' 9" x 9' 4"
Living room	4.20 x 3.39	13' 9" x 11' 1"

First floor

Bedroom 1	3.93 x 2.86	12' 10" x 9' 4"
Bedroom 2	3.20 x 2.75	10' 5" x 9' 0"
Bedroom 3	3.20 x 2.18	10' 5" x 7' 1"
Bedroom 4	3.08 x 2.08	10' 1" x 6' 9"

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

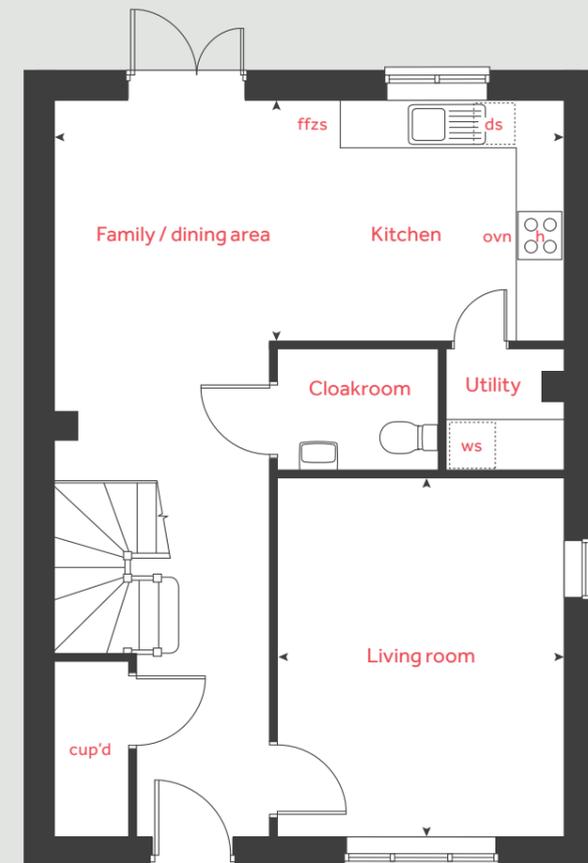
The Birkdale | LN301 Collingtree Park Phase 2 |

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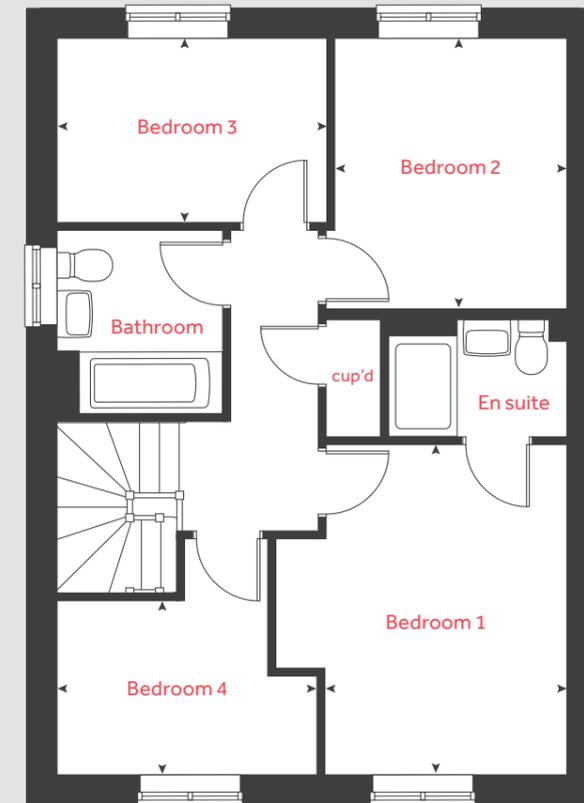
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* Window omitted to selected plots only. Please see sales consultant for further details.

Ground floor



First floor



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The Lytham

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family	8.06 x 2.74	26' 4" x 9' 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	4.28 x 2.86	14' 1" x 9' 5"
Bedroom 2	4.31 x 2.73	14' 2" x 9' 0"
Bedroom 3	3.35 x 2.86	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 1" x 9' 3"

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

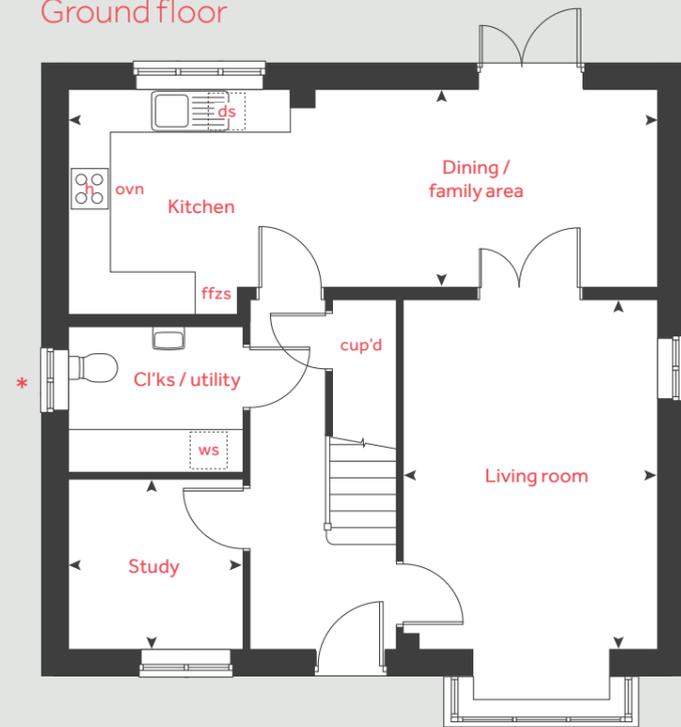
The Lytham | LN402 Collingtree Park Phase 2 |

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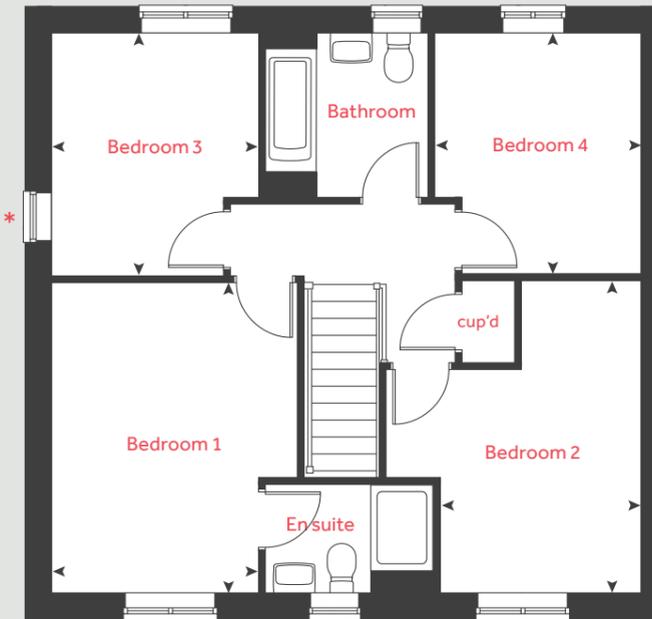
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Ground floor



First floor



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The Muirfield

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.83	18' 4" x 9' 4"
Living room	5.59 x 3.33	18' 4" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.33 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

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

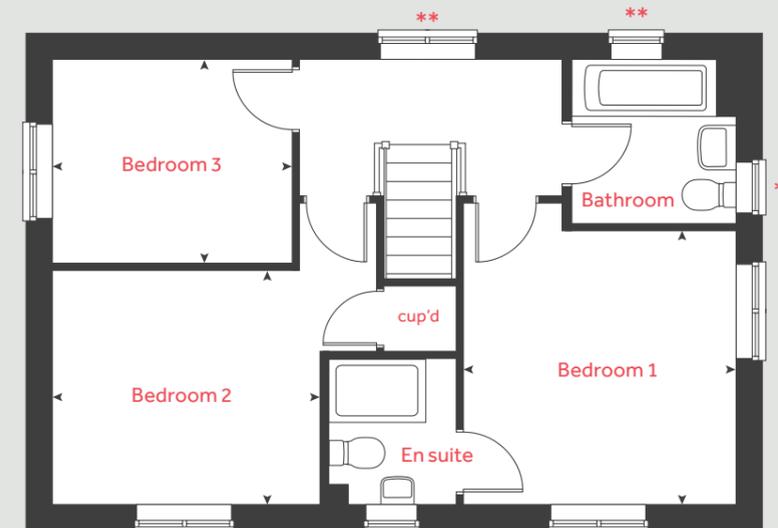
The Muirfield | LN303 Collingtree Park Phase 2 |

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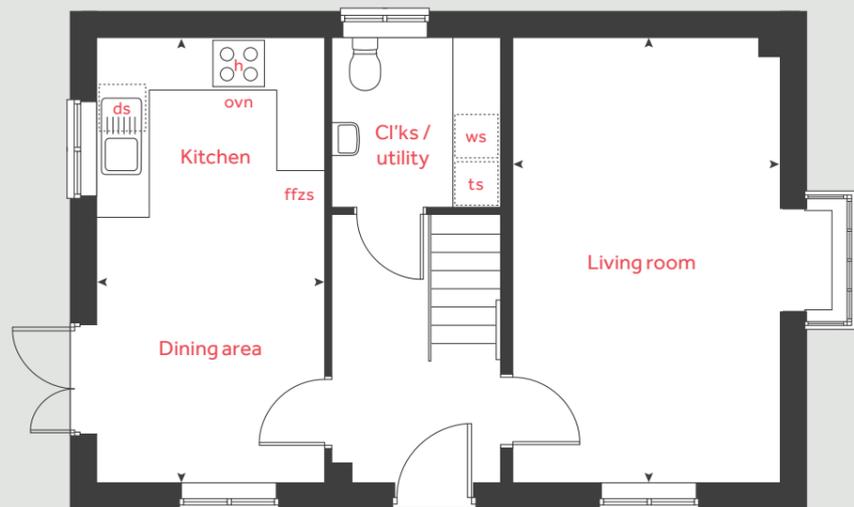
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First floor



Ground floor



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The Troon

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.48 x 2.91	11' 5" x 9' 6"
Living room	4.93 x 2.94	16' 2" x 9' 7"

First floor	metres	feet / inches
Bedroom 1	4.46 x 2.72	14' 8" x 8' 11"
Bedroom 2	2.88 x 2.72	9' 6" x 8' 11"
Bedroom 3	3.19 x 2.10	10' 6" x 7' 0"

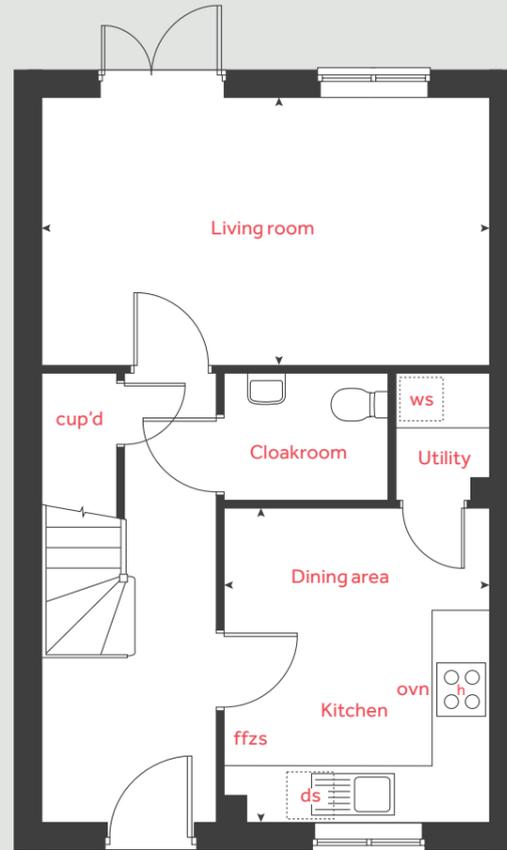
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ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

The Troon | LN301 Collingtree Park Phase 2 |

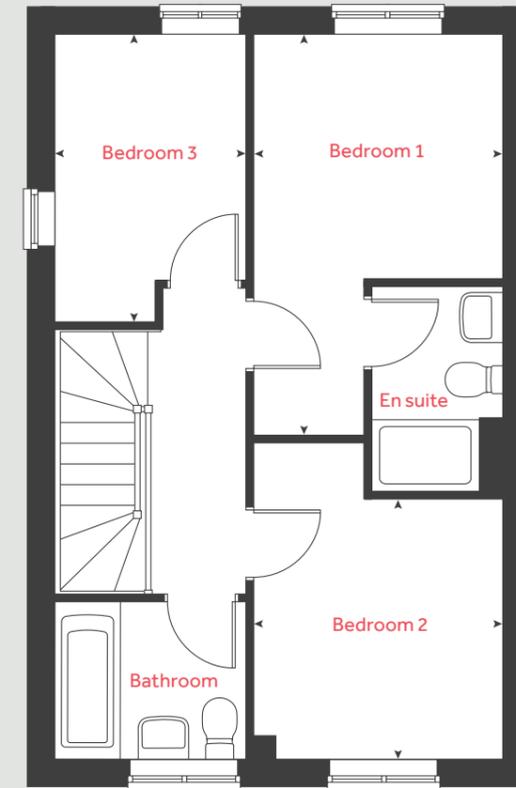
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Ground floor



First floor



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Beautiful spaces for you to **Enhance**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style,

it's your canvass to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home. The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.

A home designed with you in mind



We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Collingtree Park
Windingbrook Lane,
Collingtree, Northampton
NN4 0PA
01604 359 191



Every care has been taken in the preparation of this brochure. [Brand] operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Vistry South Central Midlands region

Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 437 000

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