# Poppyfields

## Wellingborough

NEW HOMES QUALITY CODE

Linden HOMES



# **Poppyfields** at Stanton Cross, Wellingborough

## An exciting development of brand new homes in vibrant Stanton Cross

Poppyfields is in the heart of Stanton Cross, on the edge of Wellingborough. Wellingborough train station is just a mile away, with direct access to London St Pancras. Stanton Cross centre, with its new primary school, forthcoming Neighbourhood centre and Ridge Park is just 100 metres away.

Find many of your favourite stores just off the A45 at Rushden Lakes. This waterside centre has more than 40 shops and cafes including M&S, House of Fraser and many leading fashion outlets.

You can also find a wide range of supermarkets within easy reach.

Stanton Cross is an exciting community on the eastern edge of the historic town of Wellingborough. This flagship development will offer fantastic opportunities for home buyers, with 3,650 new homes on the way, together with leisure, retail and office space. The Southill Fields phase plays host to Linden Homes' Poppyfields.

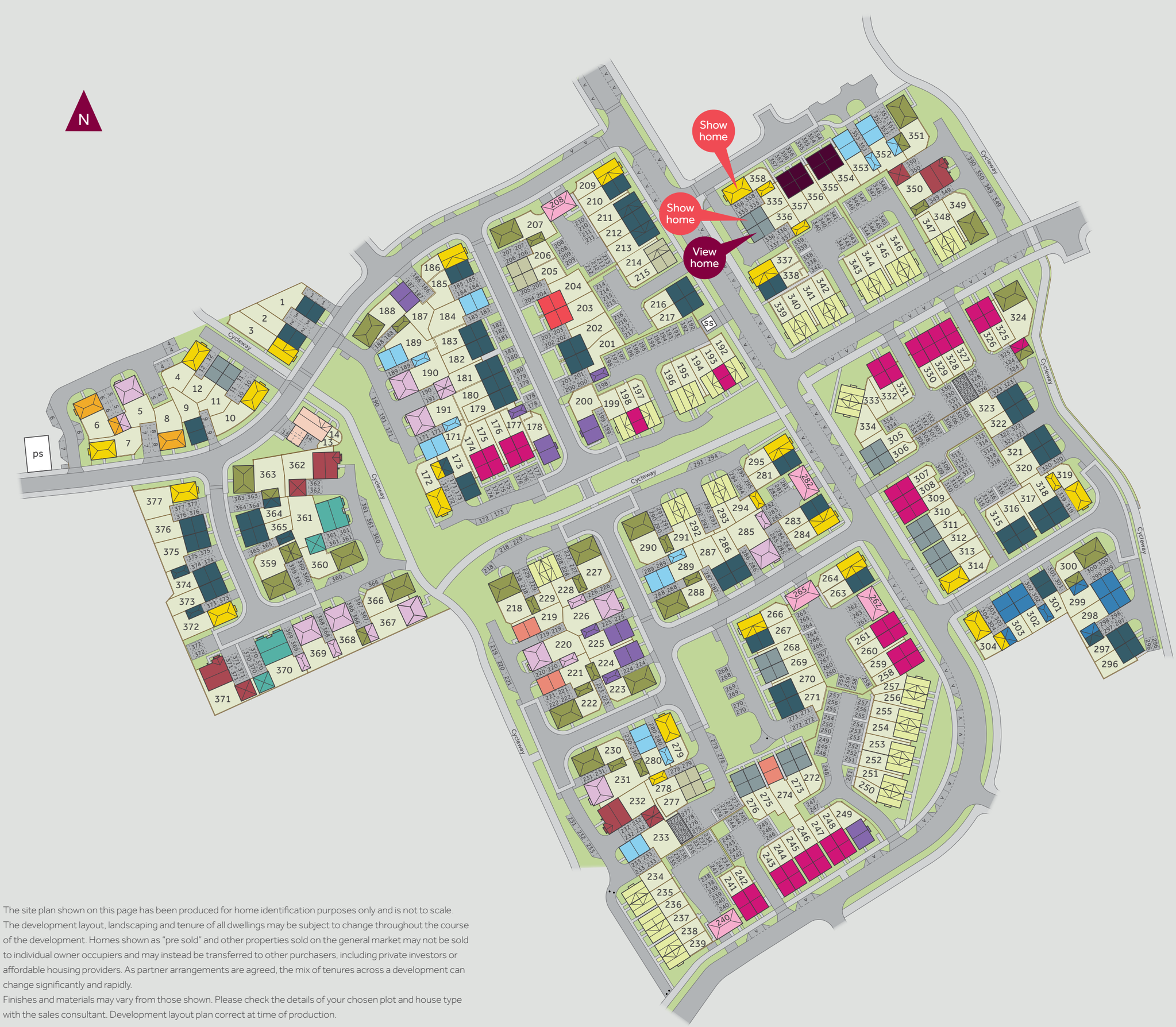

**Poppyfields**

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

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# Poppyfields
## Wellingborough
### Development layout




**5 bedroom home**

- The Ivy
- The Azalea
- The Peony

**4 bedroom home**

- The Lupin
- The Lavender
- The Dahlia
- The Dahlia II

**3 bedroom home**

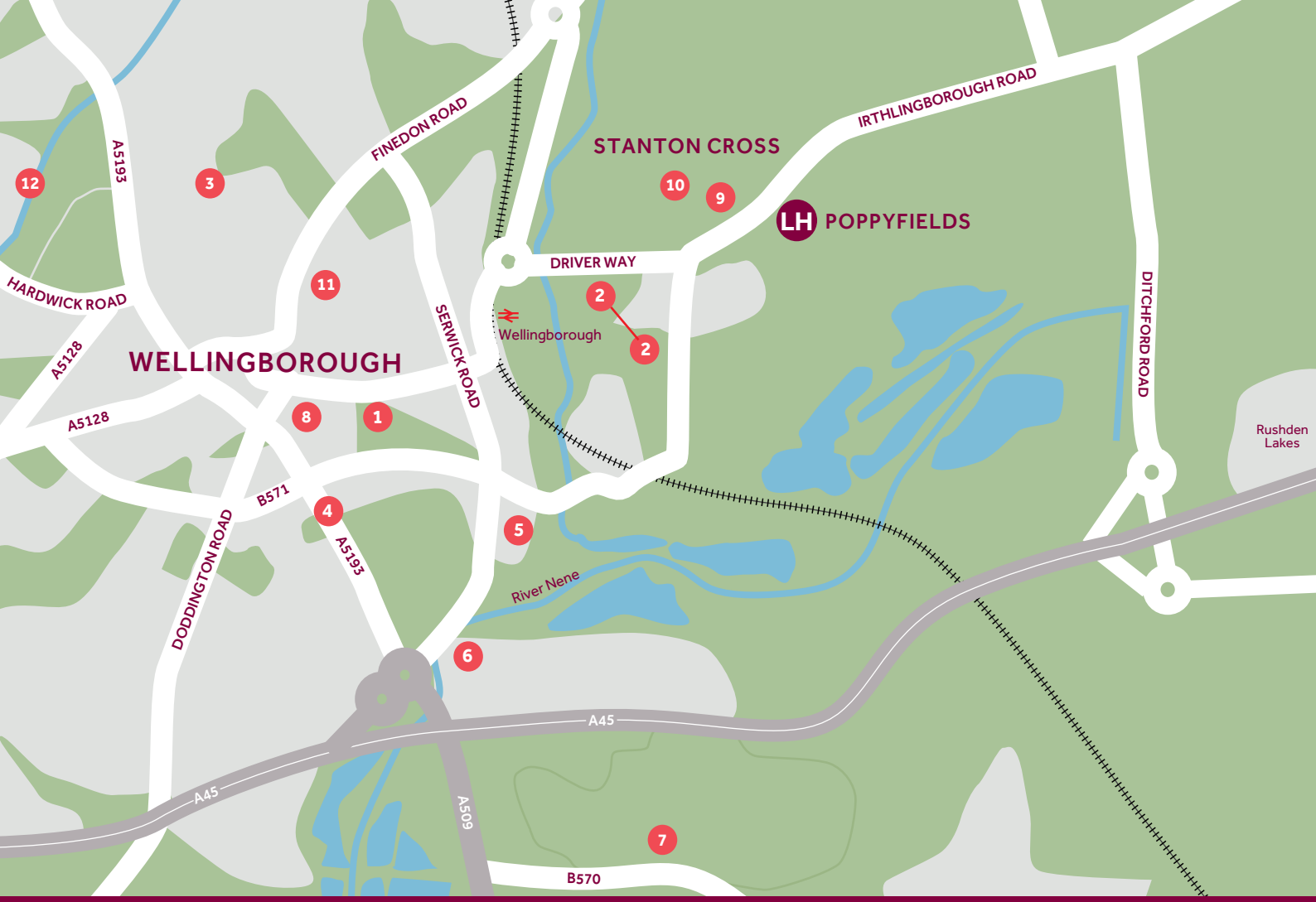
- The Forget Me Not
- The Lily
- The Tulip
- The Sunflower
- The Sunflower II
- The Bluebell
- The Poppy
- The Poppy II

**2 bedroom home**

- The Daisy
- The Sweetpea
- The Snowdrop
- The Twinflower

**ss** substation
**v** visitor space
car barn
**ps** pumping station
● bollards

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

The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088550
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# The Snowdrop

2 bedroom home

## Poppyfields

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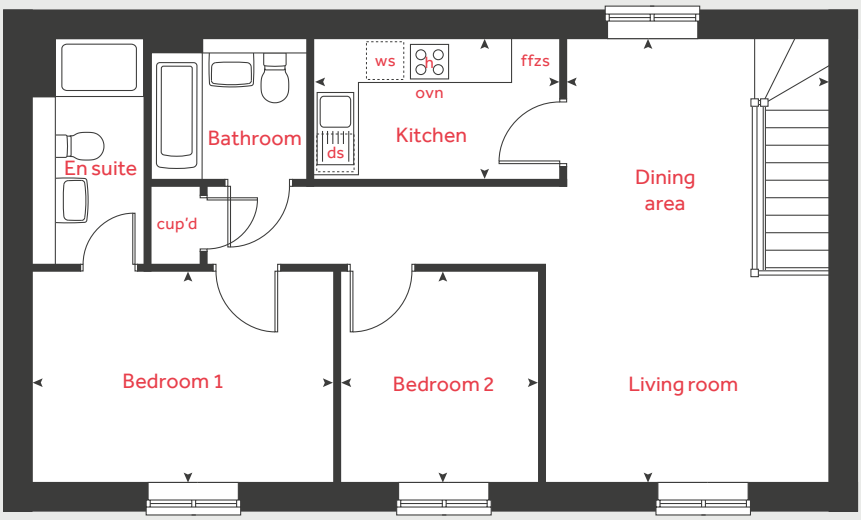
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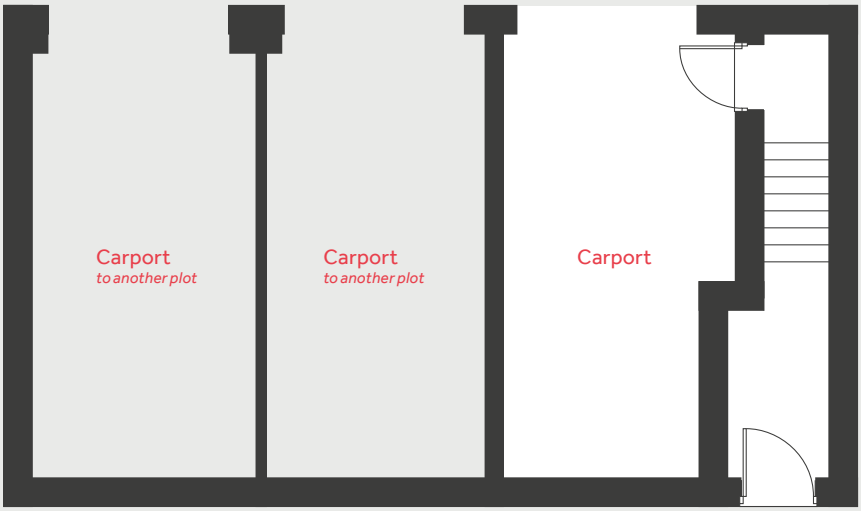
# The Snowdrop

## 2 bedroom home

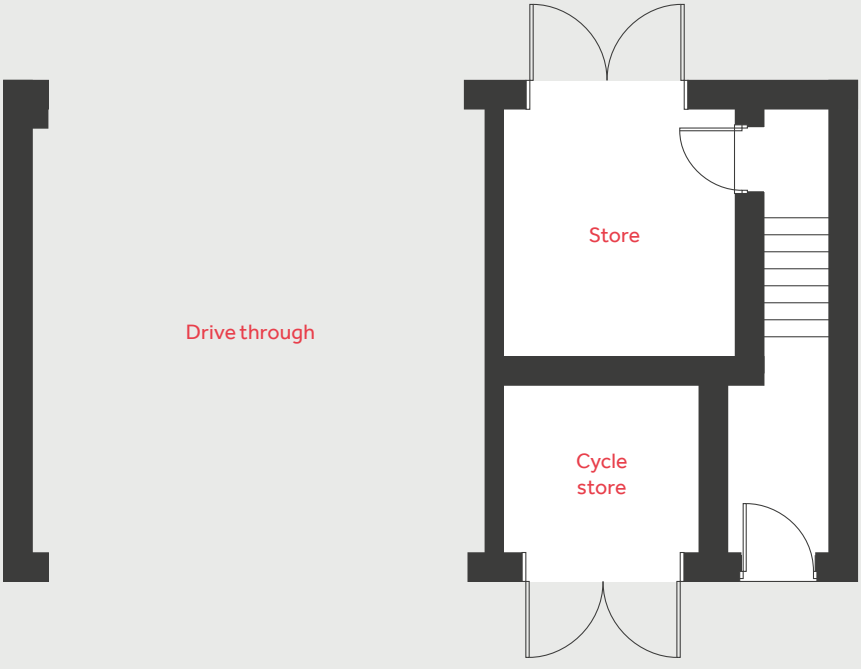
## First floor




## Ground floor




1




| First floor | metres | feet / inches |
|---|---|---|
| Kitchen | 3.59 x 2.24 | 11' 9" x 7' 4" |
| Living room / dining area | 5.99 x 3.23 | 19' 8" x 10' 7" |
| Bedroom 1 | 4.03 x 2.84 | 13' 2" x 9' 3" |
| Bedroom 2 | 2.84 x 2.61 | 9' 3" x 8' 6" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Snowdrop | Poppyfields |**

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# The Sweetpea

2 bedroom home

## Poppyfields

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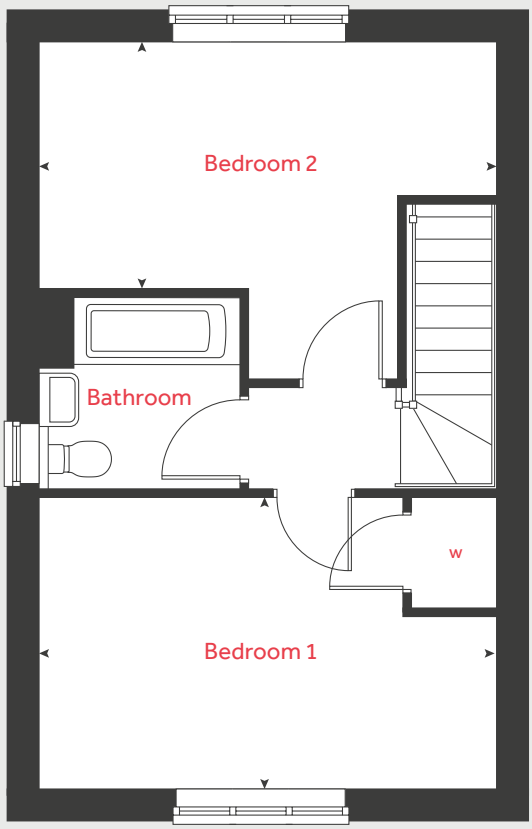
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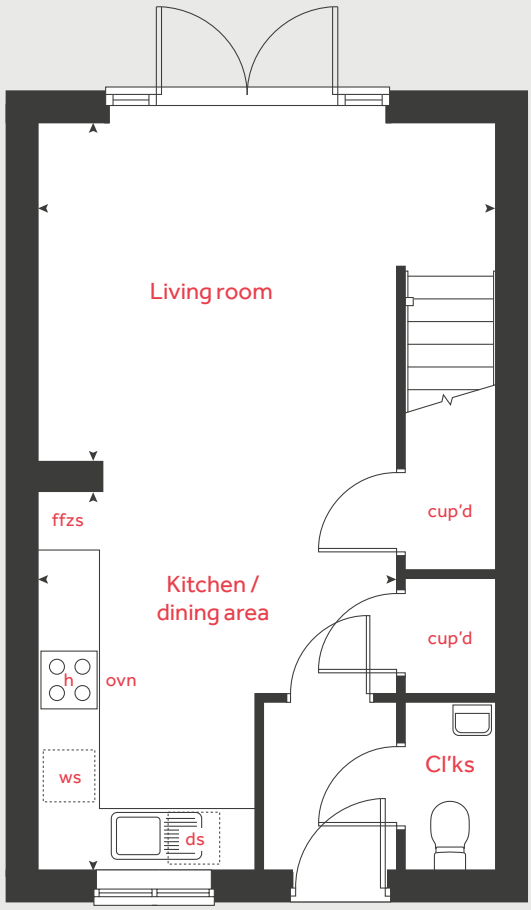
# The Sweetpea

## 2 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 3.92 x 3.60 | 12' 10" x 11' 10" |
| Living room | 4.61 x 3.39 | 15' 0" x 11' 1" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.61 x 2.97 | 15' 1" x 9' 9" |
| Bedroom 2 | 4.61 x 2.51 | 15' 1" x 8' 2" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | w | wardrobe |
| ds | dishwasher space | ◄ ► | measuring points |

**The Sweetpea | Poppyfields |**

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# The Daisy

2 bedroom home

## Poppyfields

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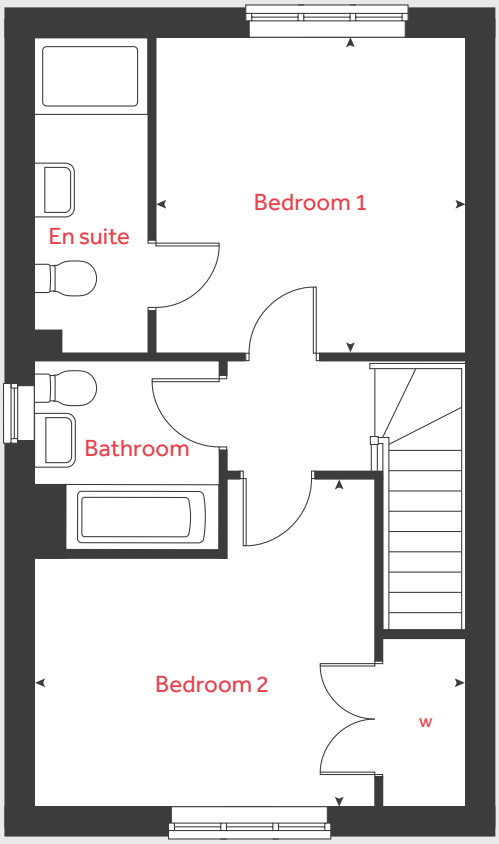
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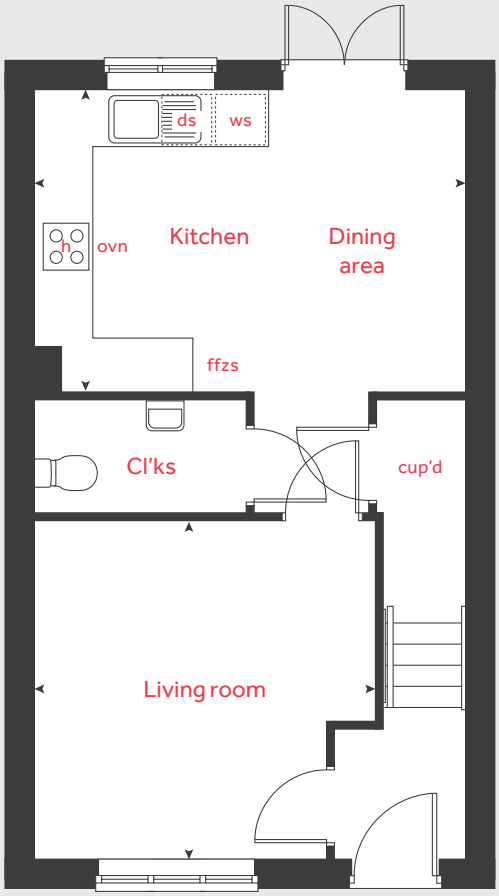
# The Daisy

## 2 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 4.73 x 3.29 | 15' 6" x 10' 9" |
| Living room | 3.75 x 3.71 | 12' 3" x 12' 2" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 3.43 x 3.42 | 11' 3" x 11' 2" |
| Bedroom 2 | 4.73 x 3.59 | 15' 6" x 11' 9" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | w | wardrobe |
| ds | dishwasher space | ◄ ► | measuring points |

**The Daisy | Poppyfields |**

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# The Poppy

3 bedroom home

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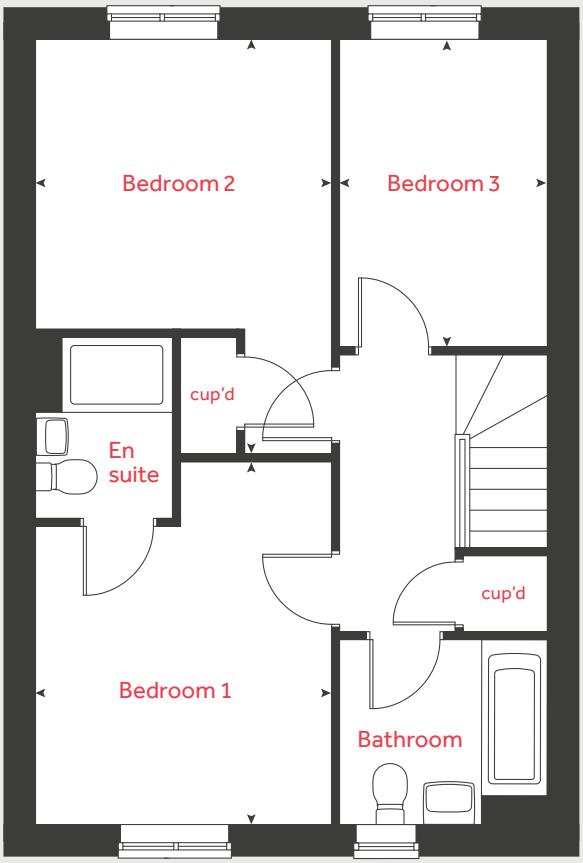
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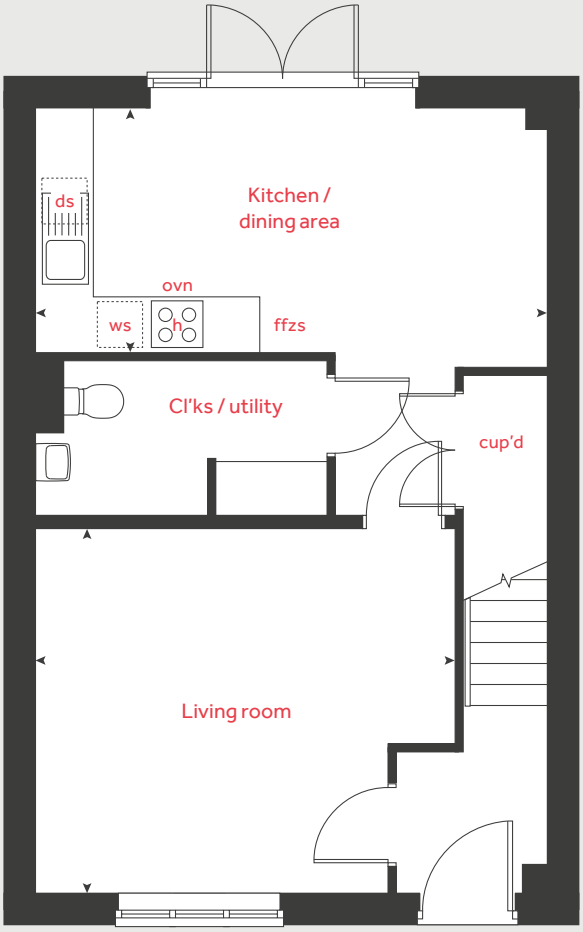
# The Poppy

## 3 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 5.53 x 2.61 | 18' 1" x 8' 6" |
| Living room | 4.51 x 3.92 | 14' 9" x 12' 10" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 3.92 x 3.17 | 12' 10" x 10' 5" |
| Bedroom 2 | 4.38 x 3.17 | 14' 4" x 10' 5" |
| Bedroom 3 | 3.29 x 2.24 | 10' 9" x 7' 4" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Poppy | Poppyfields |**

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# The Poppy II

3 bedroom home

## Poppyfields

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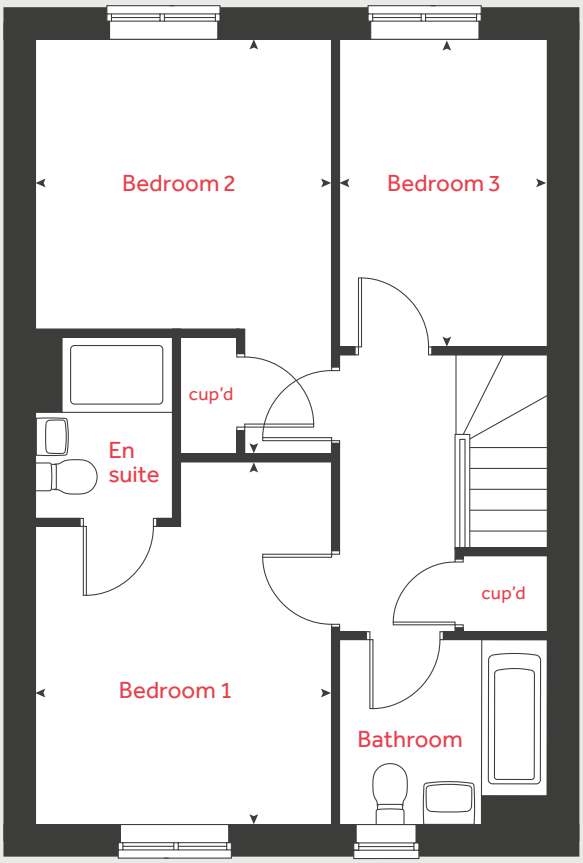
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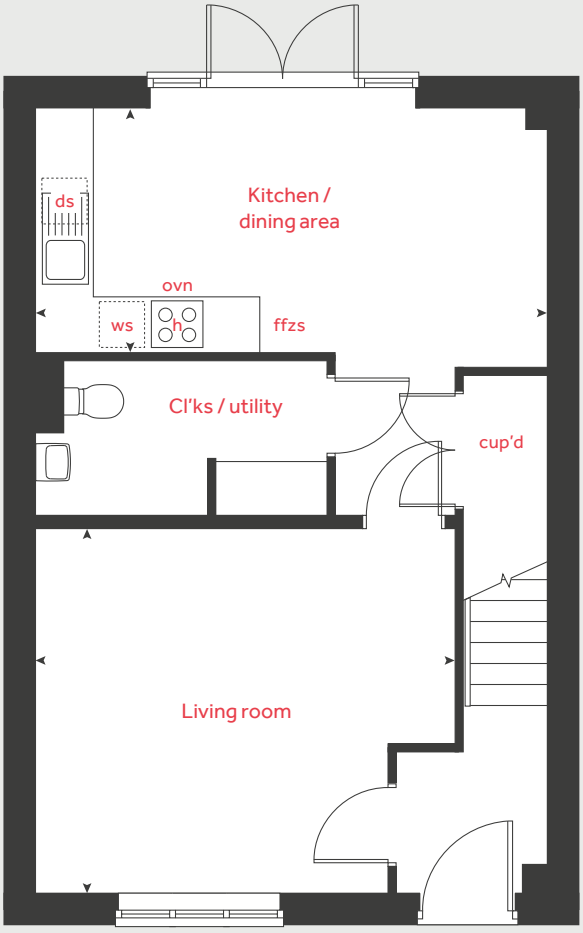
# The Poppy II

## 3 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 5.53 x 2.61 | 18' 1" x 8' 6" |
| Living room | 4.51 x 3.92 | 14' 9" x 12' 10" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 3.92 x 3.17 | 12' 10" x 10' 5" |
| Bedroom 2 | 4.38 x 3.17 | 14' 4" x 10' 5" |
| Bedroom 3 | 3.29 x 2.24 | 10' 9" x 7' 4" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Poppy II | Poppyfields |**

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# The Bluebell

3 bedroom home

## Poppyfields

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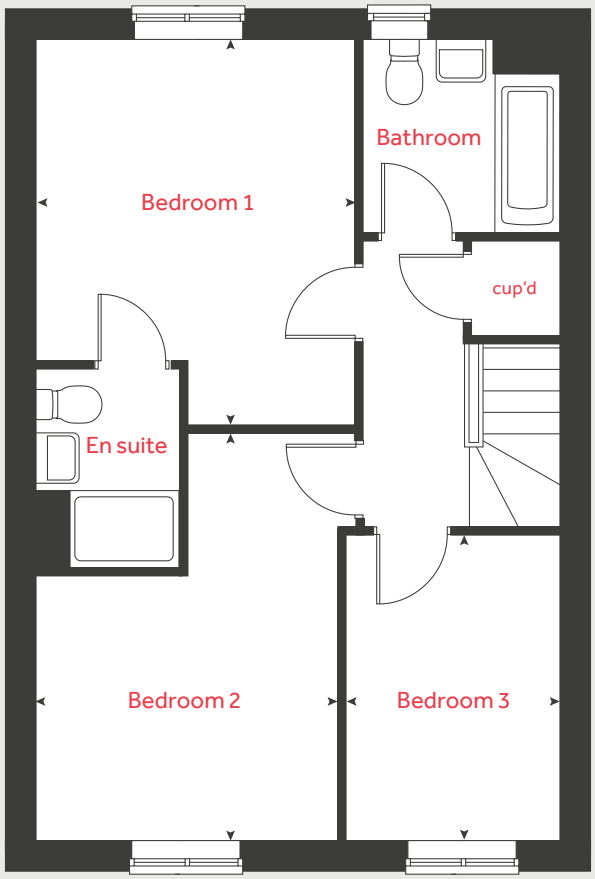
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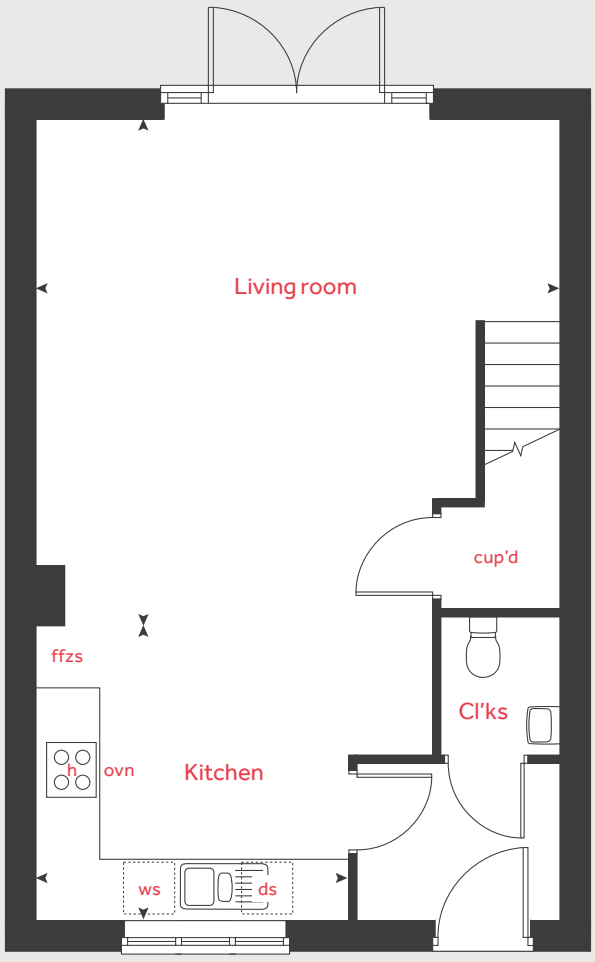
# The Bluebell

## 3 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen | 3.34 x 3.07 | 10' 11" x 10' 1" |
| Living room | 5.64 x 5.43 | 18' 6" x 17' 9" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.06 x 3.39 | 13' 3" x 11' 1" |
| Bedroom 2 | 4.28 x 3.20 | 14' 0" x 10' 6" |
| Bedroom 3 | 3.20 x 2.32 | 10' 6" x 7' 7" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Bluebell | Poppyfields |**

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# The Sunflower

3 bedroom home

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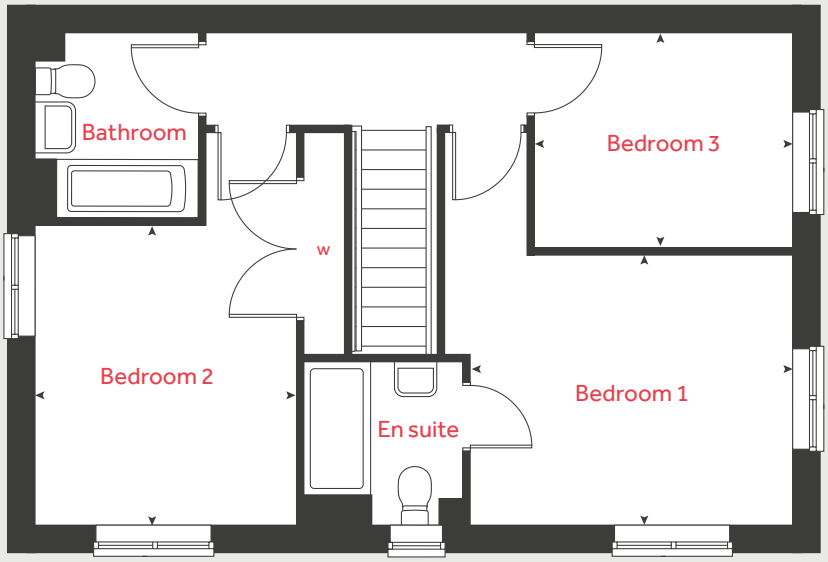
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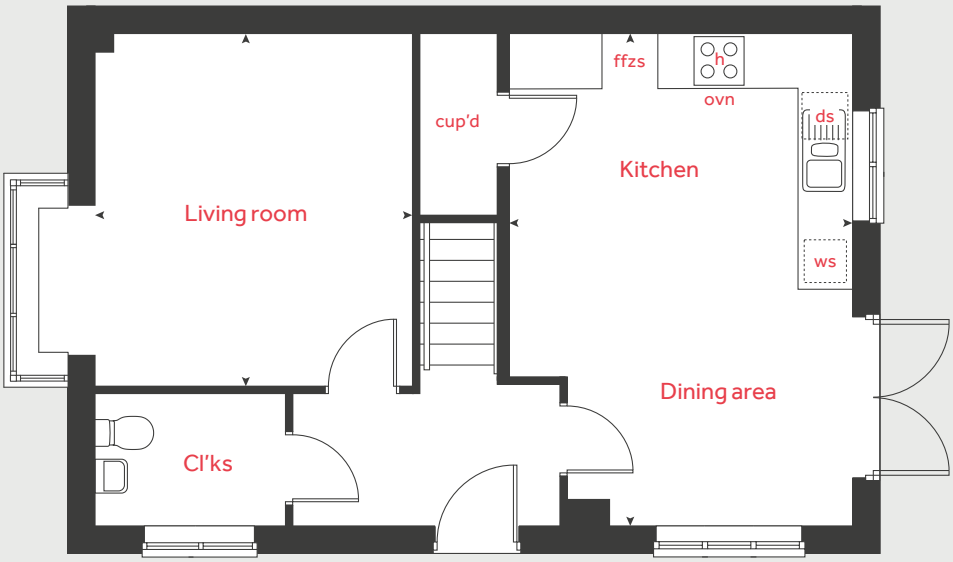
# The Sunflower

## 3 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 5.76 x 4.02 | 18' 10" x 13' 2" |
| Living room | 4.12 x 3.69 | 13' 6" x 12' 1" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.06 x 3.17 | 13' 3" x 10' 4" |
| Bedroom 2 | 3.49 x 3.05 | 11' 5" x 10' 0" |
| Bedroom 3 | 3.00 x 2.47 | 9' 10" x 8' 1" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | w | wardrobe |
| ds | dishwasher space | ◄ ► | measuring points |

**The Sunflower | Poppyfields |**

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# The Sunflower II

3 bedroom home

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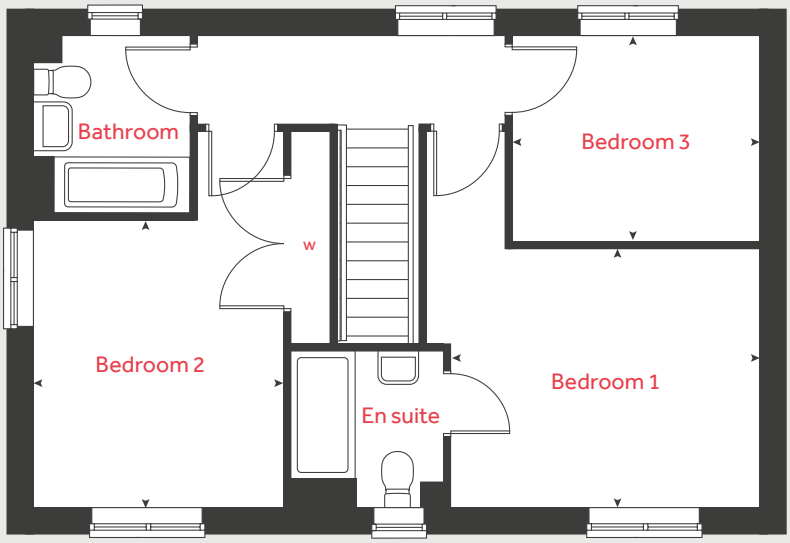
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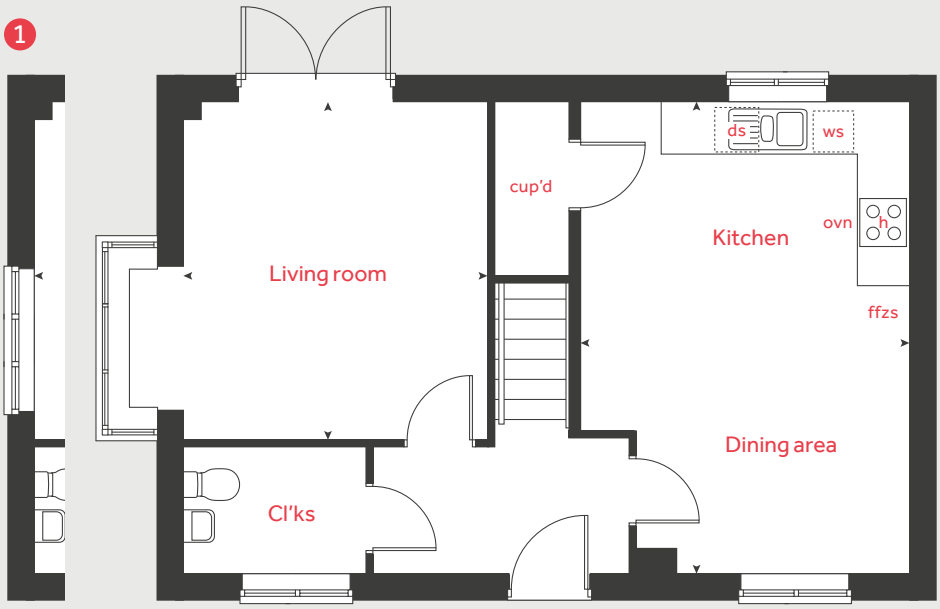
# The Sunflower II

## 3 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 5.76 x 4.02 | 18' 10" x 13' 2" |
| Living room | 4.66 x 3.69 | 15' 3" x 12' 1" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.06 x 3.17 | 13' 3" x 10' 4" |
| Bedroom 2 | 3.49 x 3.05 | 11' 5" x 10' 0" |
| Bedroom 3 | 3.00 x 2.47 | 9' 10" x 8' 1" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | w | wardrobe |
| ds | dishwasher space | ◄ ► | measuring points |

**The Sunflower II | Poppyfields |**

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# The Tulip

3 bedroom home

## Poppyfields

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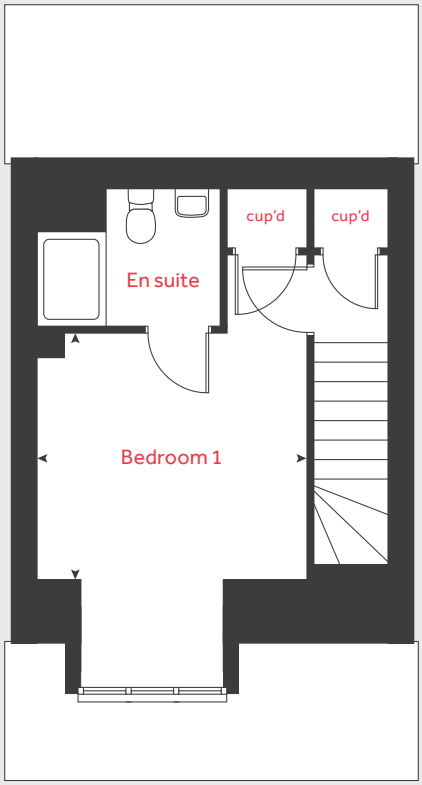
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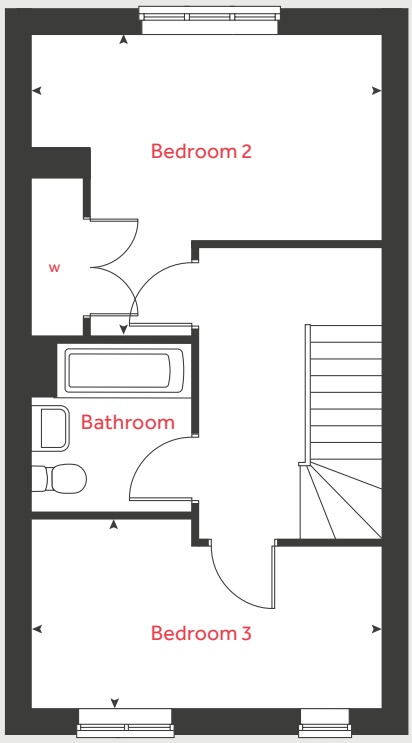
# The Tulip

## 3 bedroom home

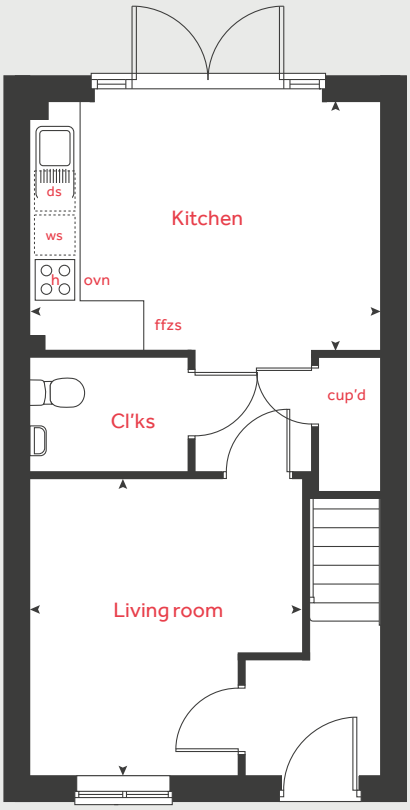
### Second floor




### First floor




### Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen | 4.45 x 3.16 | 14' 7" x 10' 4" |
| Living room | 3.78 x 3.45 | 12' 5" x 11' 4" |

| First floor | | |
|---|---|---|
| Bedroom 2 | 4.45 x 3.82 | 14' 7" x 12' 7" |
| Bedroom 3 | 4.45 x 2.41 | 14' 7" x 7' 4" |

| Second floor | | |
|---|---|---|
| Bedroom 1 | 3.37 x 3.37 | 11' 1" x 11' 1" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | w | wardrobe |
| ds | dishwasher space | ◄ ► | measuring points |

**The Tulip | Poppyfields |**

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# The Lily

3 bedroom home

## Poppyfields

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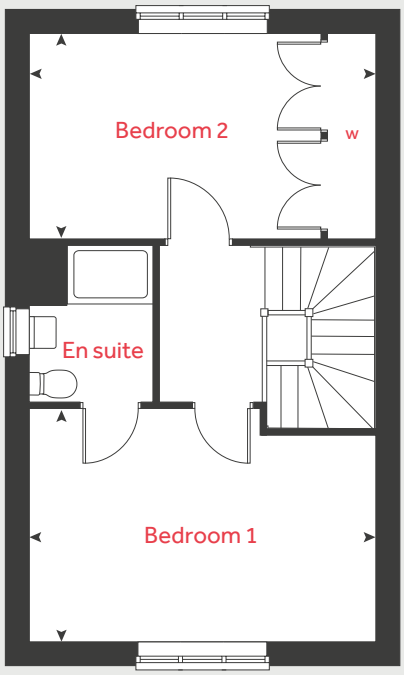
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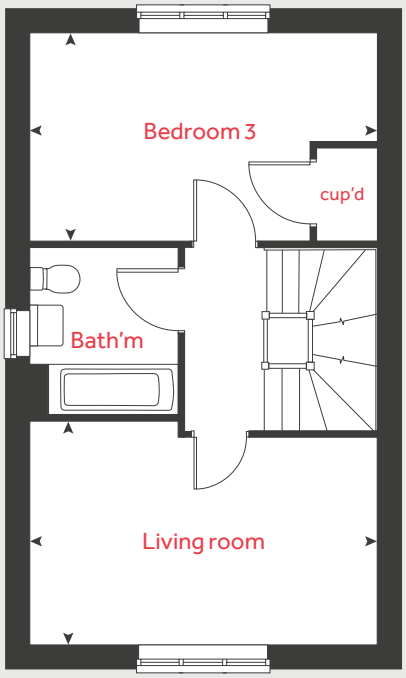
# The Lily

## 3 bedroom home

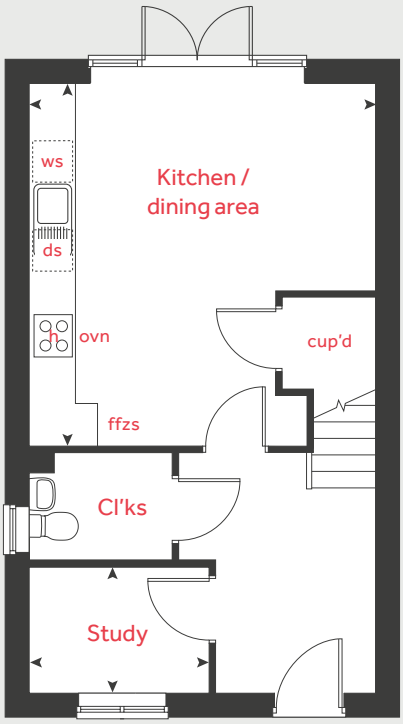
### Second floor



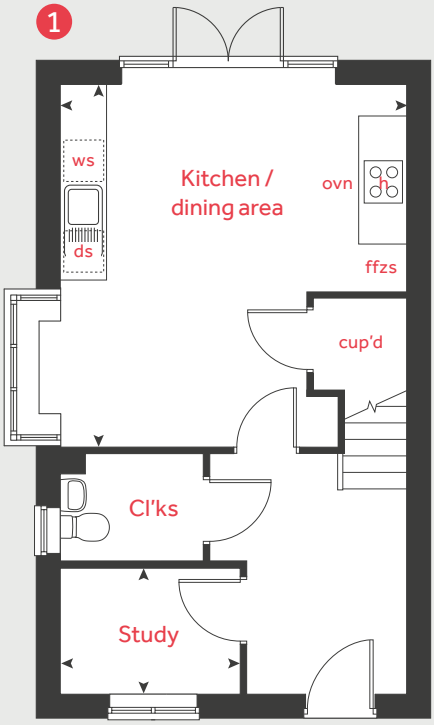

### First floor




### Ground floor




1




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 4.74 x 4.39 | 15' 7" x 14' 5" |
| Study | 2.45 x 1.69 | 8' 0" x 5' 7" |

| First floor | | |
|---|---|---|
| Living room | 4.74 x 3.01 | 15' 7" x 9' 11" |
| Bedroom 3 | 4.74 x 2.81 | 15' 7" x 9' 3" |

| Second floor | | |
|---|---|---|
| Bedroom 1 | 4.74 x 3.15 | 15' 7" x 10' 4" |
| Bedroom 2 | 4.74 x 2.81 | 15' 7" x 9' 3" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | w | wardrobe |
| ds | dishwasher space | ◄ ► | measuring points |

**The Lily | Poppyfields |**

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1 Alternative ground floor layout applies to selected plots only. Please speak to our sales consultant for further details.

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# The Forget Me Not

3 bedroom home

## Poppyfields

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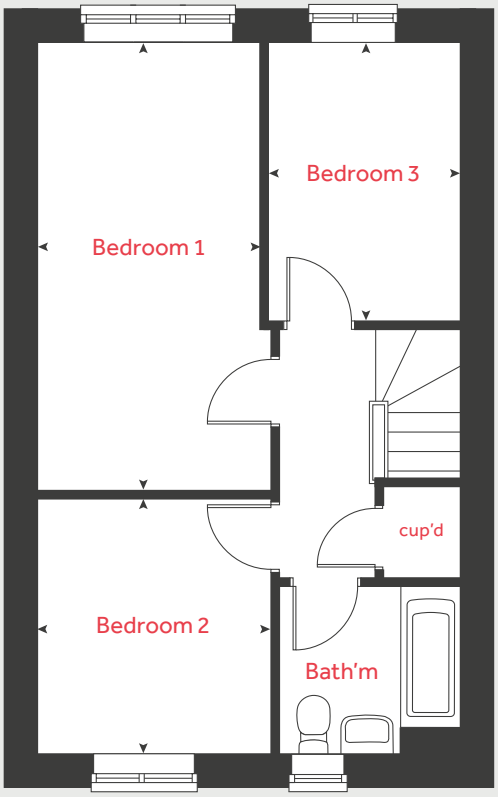
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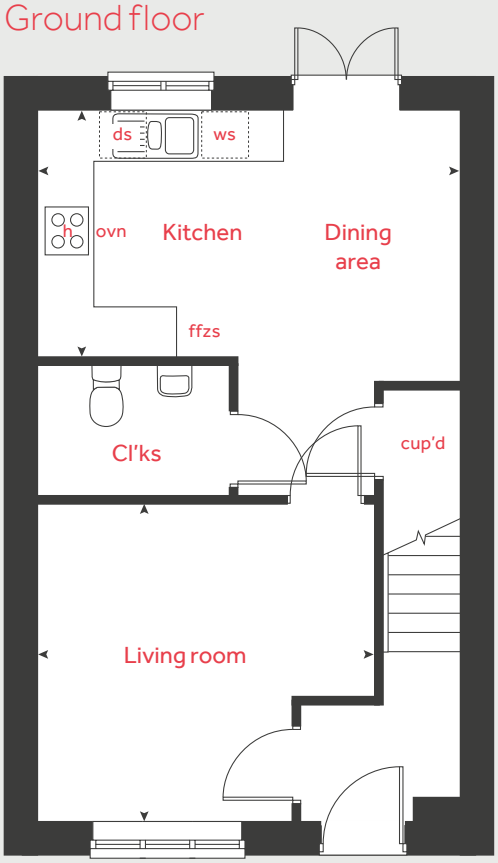
# The Forget Me Not

## 3 bedroom home

### First floor




### Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 4.99 x 2.95 | 16' 4" x 9' 8" |
| Living room | 3.97 x 3.74 | 13' 0" x 12' 3" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 5.31 x 2.61 | 17' 5" x 8' 7" |
| Bedroom 2 | 3.03 x 2.74 | 9' 11" x 8' 11" |
| Bedroom 3 | 3.30 x 2.40 | 10' 10" x 7' 10" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Forget Me Not | Poppyfields |**

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# The Dahlia

4 bedroom home

## Poppyfields

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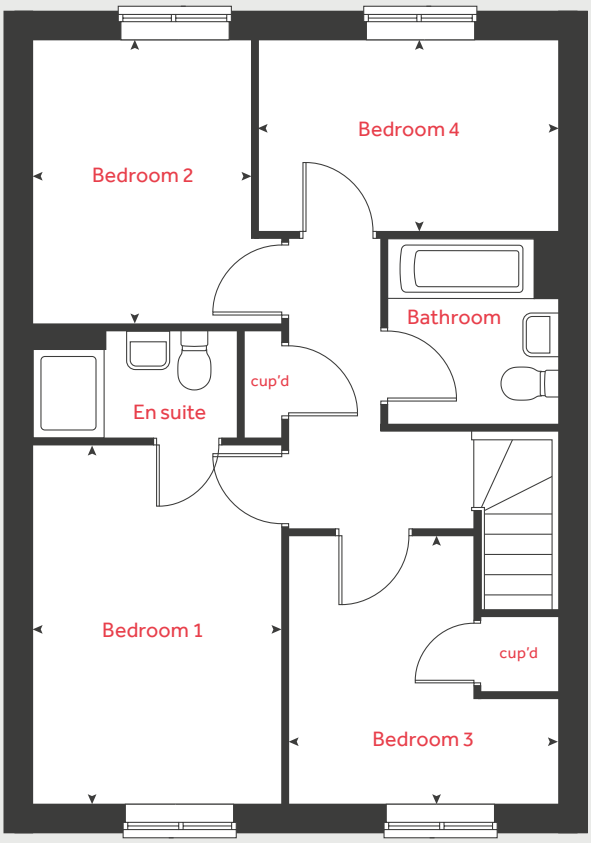
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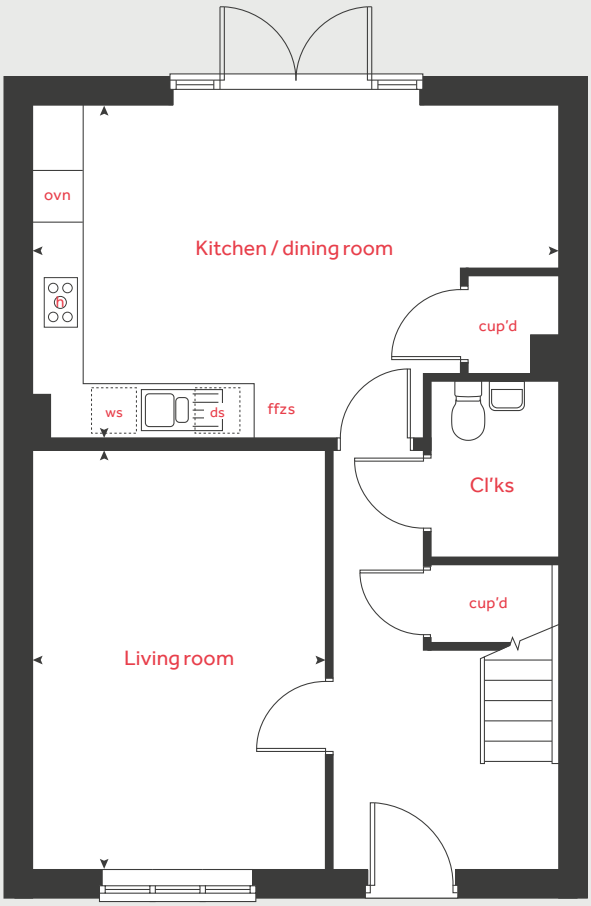
# The Dahlia

## 4 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 5.98 x 3.80 | 19' 7" x 12' 5" |
| Living room | 4.84 x 3.24 | 15' 10" x 10' 7" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.12 x 2.77 | 13' 6" x 9' 1" |
| Bedroom 2 | 3.21 x 2.41 | 10' 6" x 7' 10" |
| Bedroom 3 | 3.10 x 3.05 | 10' 2" x 10' 0" |
| Bedroom 4 | 3.46 x 2.15 | 11' 4" x 7' 0" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Dahlia | Poppyfields |**

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# The Dahlia II

4 bedroom home

## Poppyfields

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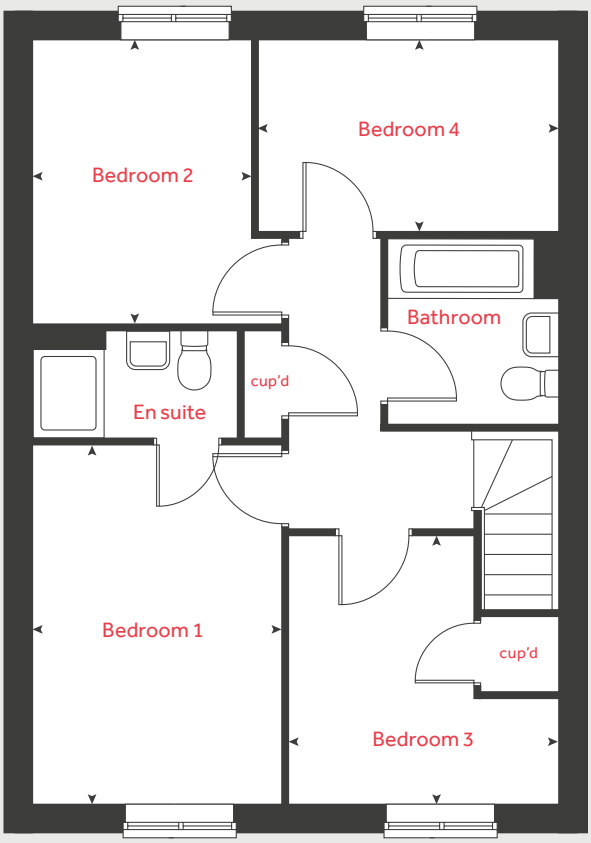
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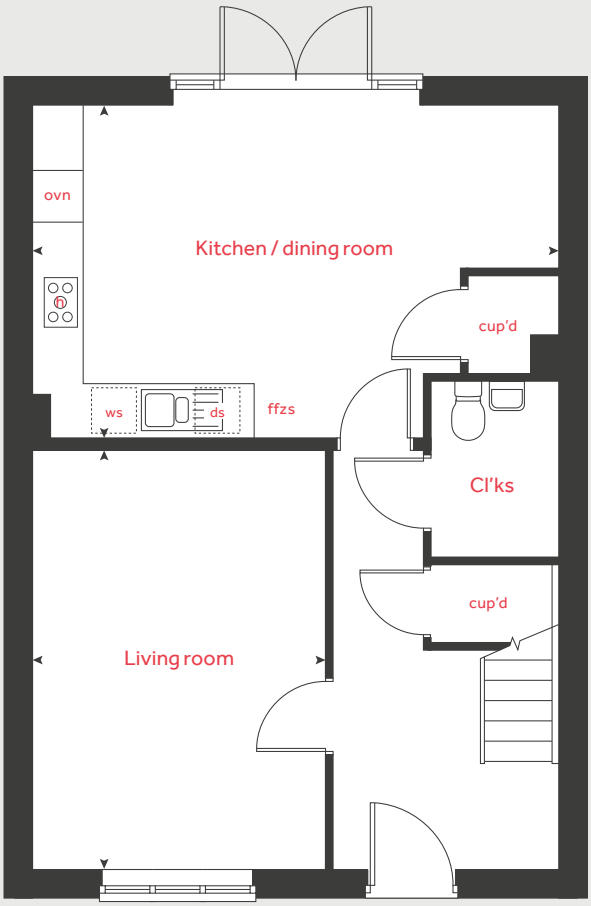
# The Dahlia II

## 4 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 5.98 x 3.80 | 19' 7" x 12' 5" |
| Living room | 4.84 x 3.24 | 15' 10" x 10' 7" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.12 x 2.77 | 13' 6" x 9' 1" |
| Bedroom 2 | 3.21 x 2.41 | 10' 6" x 7' 10" |
| Bedroom 3 | 3.10 x 3.05 | 10' 2" x 10' 0" |
| Bedroom 4 | 3.46 x 2.15 | 11' 4" x 7' 0" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Dahlia II | Poppyfields |**

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# The Lavender

4 bedroom home

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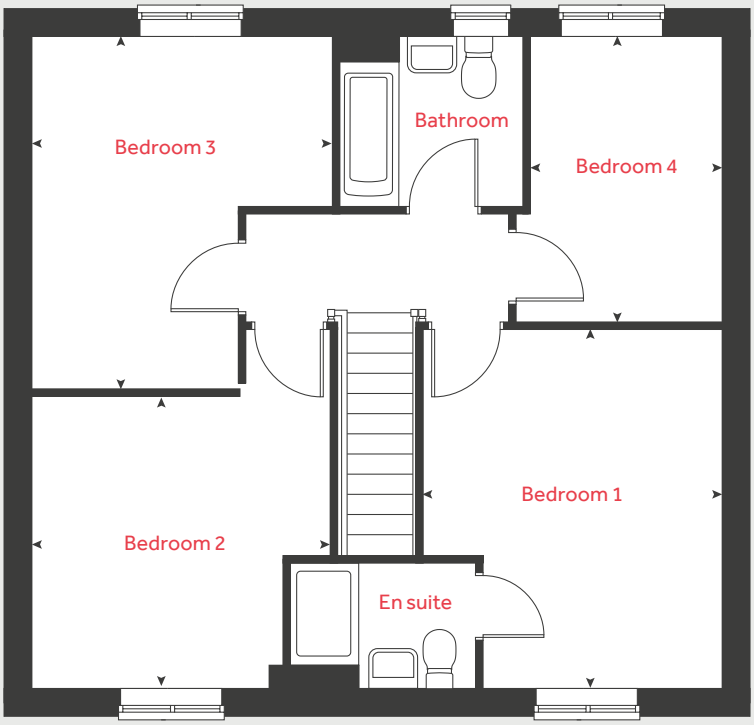
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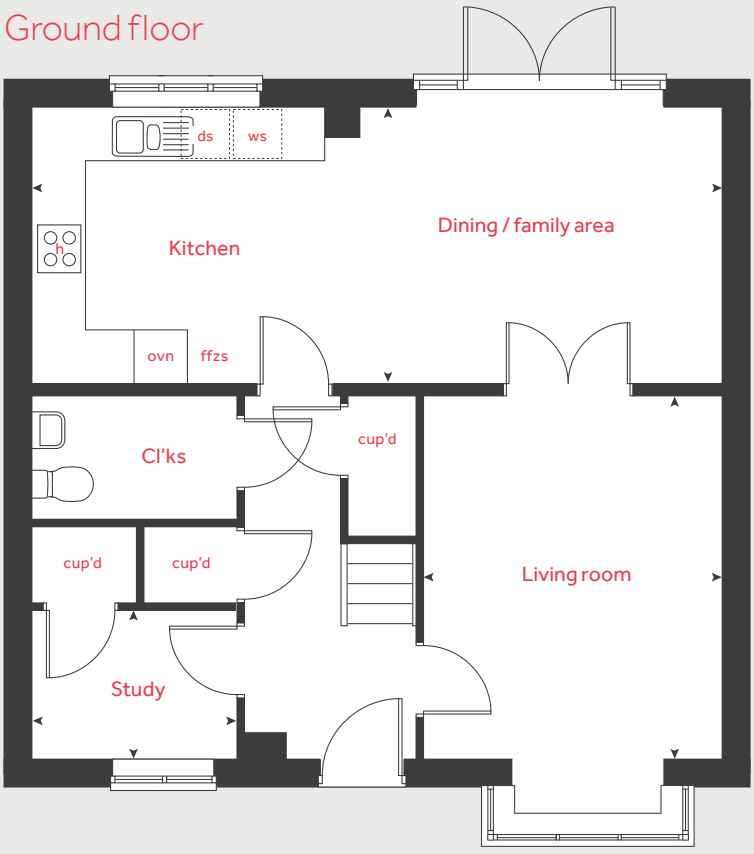
# The Lavender

## 4 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining / family area | 8.01 x 3.18 | 26' 3" x 10' 5" |
| Living room | 4.22 x 3.40 | 13' 10" x 11' 2" |
| Study | 2.36 x 1.69 | 7' 9" x 5' 6" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.19 x 3.44 | 13' 9" x 11' 3" |
| Bedroom 2 | 3.37 x 3.36 | 11' 0" x 11' 0" |
| Bedroom 3 | 4.08 x 3.40 | 13' 4" x 11' 1" |
| Bedroom 4 | 3.25 x 2.28 | 10' 8" x 7' 5" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Lavender | Poppyfields |**

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# The Lupin

4 bedroom home

## Poppyfields

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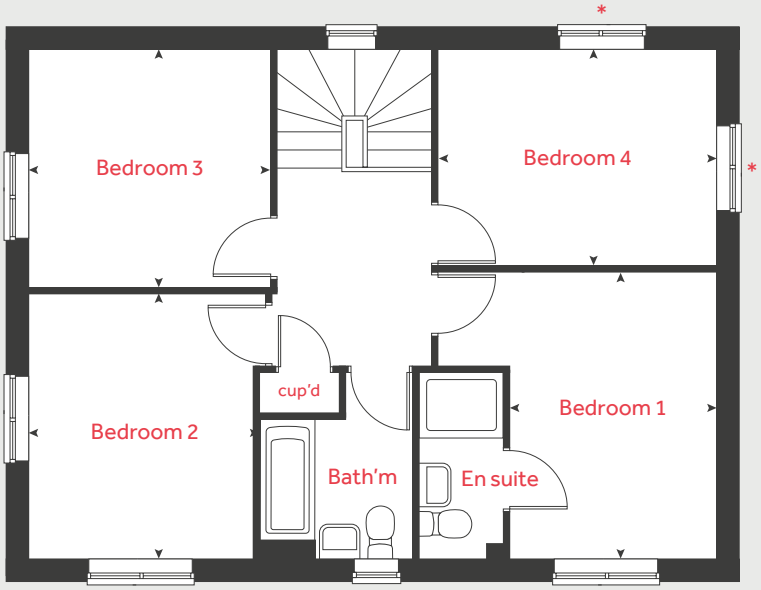
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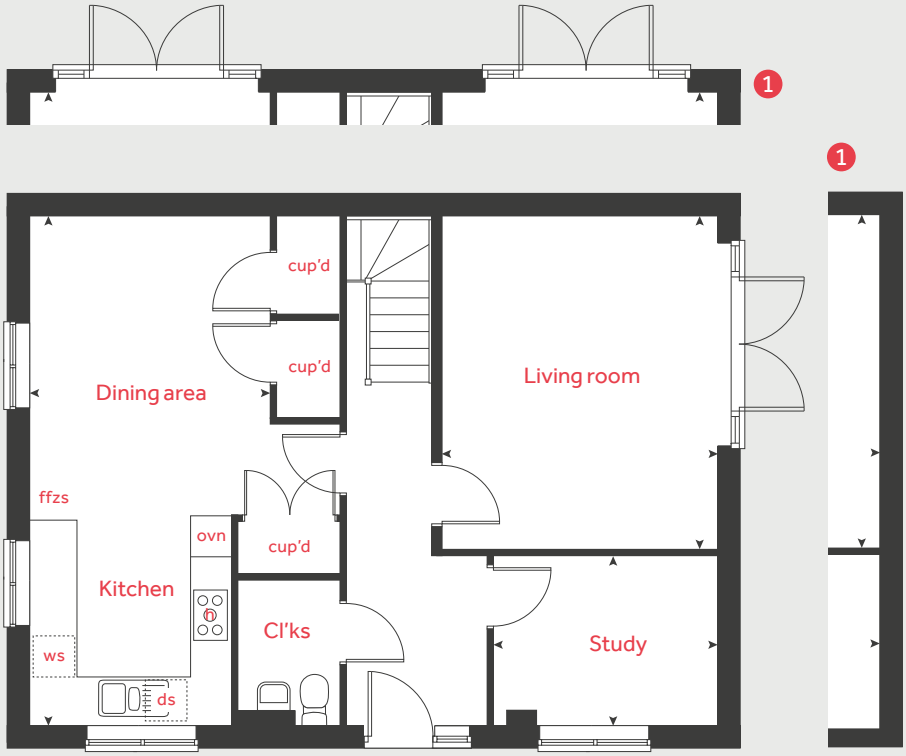
# The Lupin

## 4 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 6.99 x 3.27 | 22' 11" x 10' 9" |
| Living room | 4.58 x 3.78 | 15' 0" x 12' 5" |
| Study | 3.04 x 2.30 | 9' 11" x 7' 6" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 3.90 x 2.79 | 12' 9" x 9' 2" |
| Bedroom 2 | 3.66 x 3.08 | 12' 0" x 10' 1" |
| Bedroom 3 | 3.30 x 3.21 | 10' 10" x 10' 6" |
| Bedroom 4 | 3.78 x 2.94 | 12' 5" x 9' 7" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

The Lupin | Poppyfields |

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* Windows apply to selected plots only. Please speak to our sales consultant for further details.

1 Alternative layout applies to selected plots only. Please speak to our sales consultant for further details.

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# The Peony

5 bedroom home

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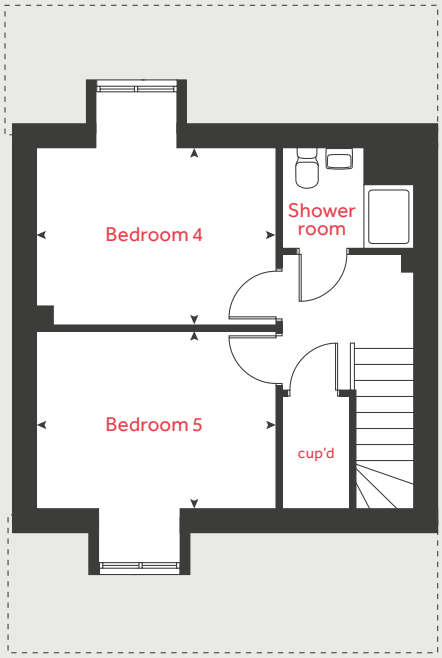
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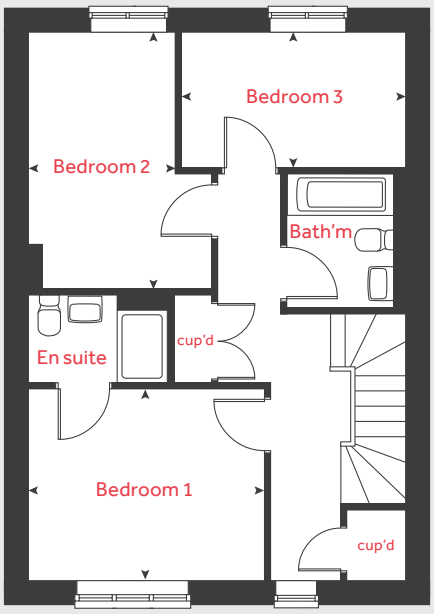
# The Peony

## 5 bedroom home

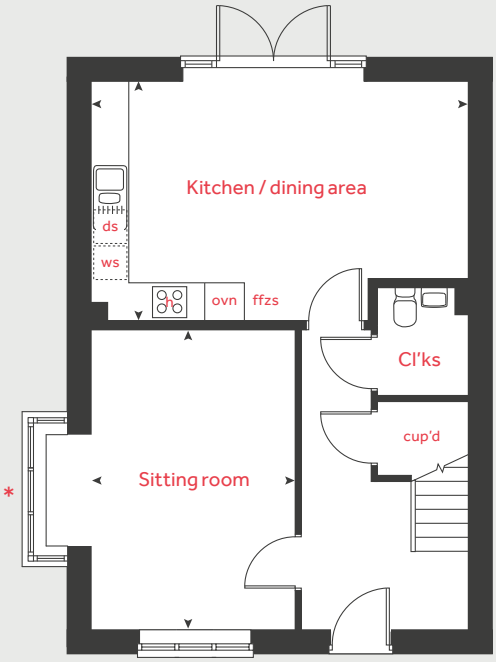
### Second floor




### First floor




### Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / dining area | 6.30 x 3.53 | 20' 8" x 11' 7" |
| Living room | 4.04 x 3.85 | 13' 3" x 12' 8" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 3.70 x 3.09 | 12' 2" x 10' 2" |
| Bedroom 2 | 4.09 x 2.30 | 13' 5" x 7' 6" |
| Bedroom 3 | 3.57 x 2.14 | 11' 8" x 7' 0" |

| Second floor | | |
|---|---|---|
| Bedroom 4 | 3.91 x 2.95 | 12' 10" x 9' 8" |
| Bedroom 5 | 2.62 x 2.31 | 8' 7" x 7' 7" |

| | | | |
|---|---|---|---|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◄ ► | measuring points |
| ds | dishwasher space | | |

**The Peony | Poppyfields |**

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* Bay window applies to selected plots only.
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# The Azalea

5 bedroom home

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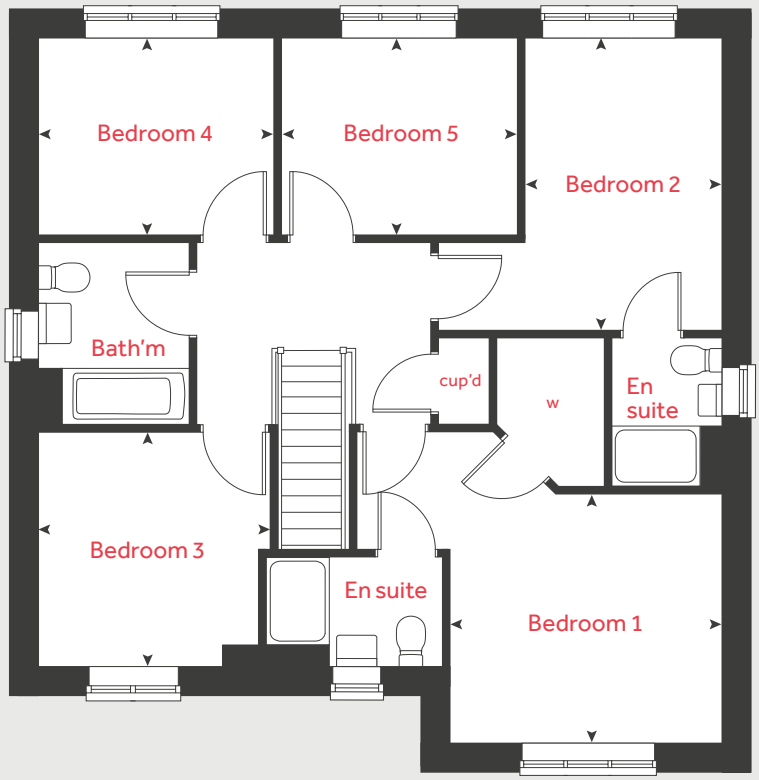
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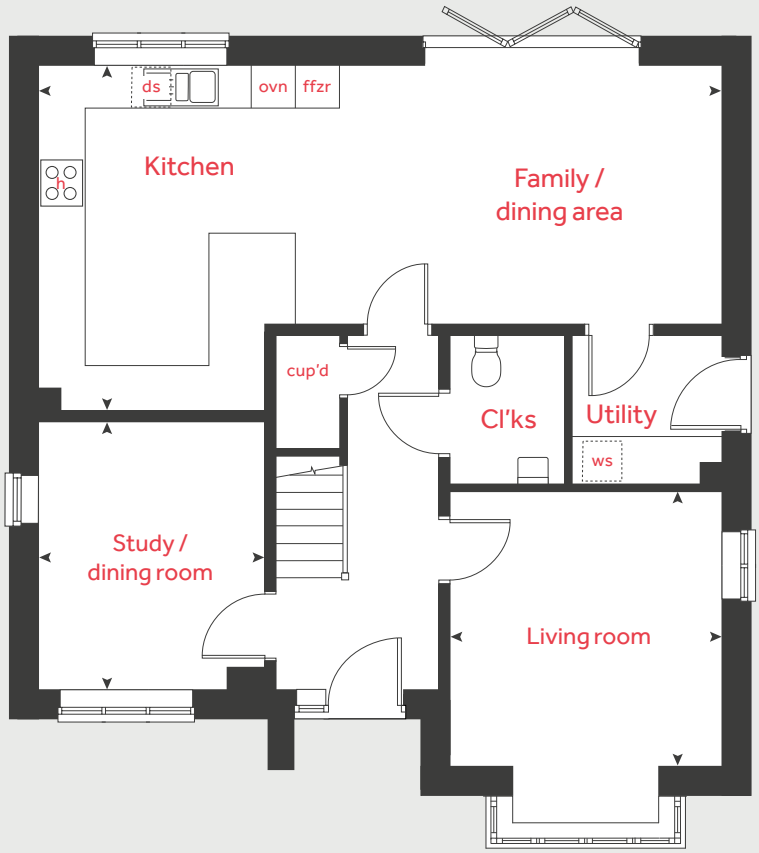
# The Azalea

## 5 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen / family / dining | 9.13 x 4.62 | 29' 11" x 15' 2" |
| Living room | 3.65 x 3.63 | 12' 0" x 11' 11" |
| Study / dining room | 3.57 x 3.03 | 11' 9" x 9' 11" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 3.62 x 3.34 | 11' 10" x 11' 0" |
| Bedroom 2 | 3.83 x 2.64 | 12' 7" x 8' 8" |
| Bedroom 3 | 3.15 x 3.08 | 10' 4" x 10' 1" |
| Bedroom 4 | 3.13 x 2.55 | 10' 3" x 8' 4" |
| Bedroom 5 | 3.14 x 2.55 | 10' 4" x 8' 4" |

| | | | |
|---|---|---|---|
| h | hob | cup'd | cupboard |
| ovn | oven | cyl | hot water cylinder |
| ffzr | fridge freezer | w | wardrobe |
| dw | dishwasher | ◄ ► | measuring points |
| ws | washing machine space | | |

**The Azalea | Poppyfields |**

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# The Ivy

5 bedroom home

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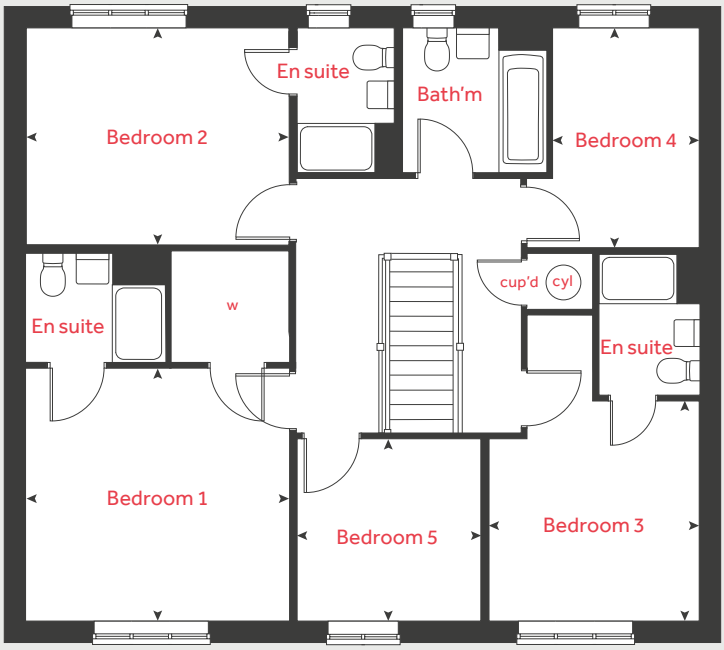
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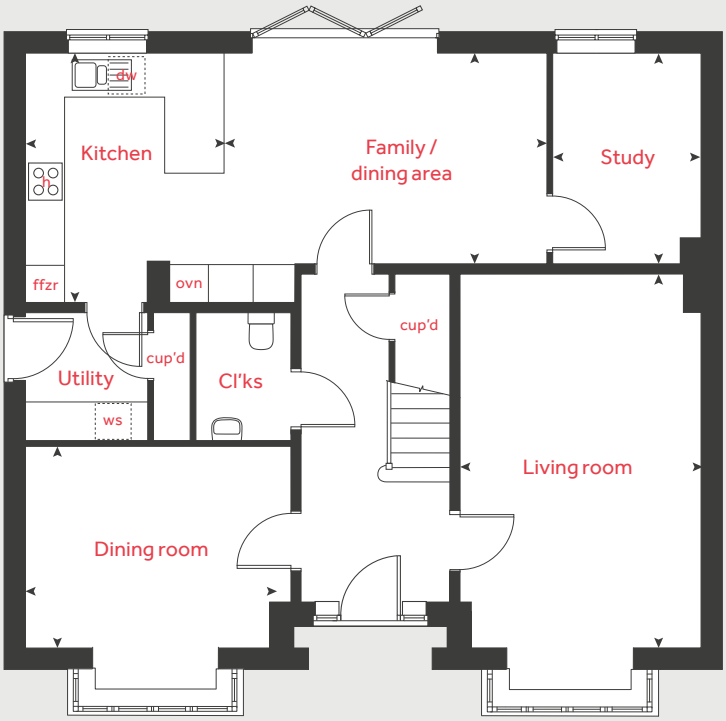
# The Ivy

## 5 bedroom home

## First floor




## Ground floor




| Ground floor | metres | feet / inches |
|---|---|---|
| Kitchen | 3.82 x 3.01 | 12' 6" x 9' 11" |
| Living room | 5.76 x 3.68 | 18' 11" x 12' 1" |
| Family / dining area | 5.09 x 3.22 | 16' 8" x 10' 7" |
| Dining room | 4.09 x 3.07 | 13' 5" x 10' 1" |
| Study | 3.22 x 2.22 | 10' 7" x 7' 3" |

| First floor | | |
|---|---|---|
| Bedroom 1 | 4.05 x 3.89 | 13' 3" x 12' 9" |
| Bedroom 2 | 4.05 x 3.31 | 13' 3" x 10' 10" |
| Bedroom 3 | 3.37 x 3.19 | 11' 1" x 10' 6" |
| Bedroom 4 | 3.38 x 2.20 | 11' 1" x 7' 3" |
| Bedroom 5 | 2.90 x 2.80 | 9' 6" x 9' 2" |

| | | | |
|---|---|---|---|
| h | hob | cup'd | cupboard |
| ovn | oven | w | wardrobe |
| ffzr | fridge freezer | cyl | hot water cylinder |
| dw | dishwasher | ◄ ► | measuring points |
| ws | washing machine space | | |

**The Ivy | Poppyfields |**

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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# Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

**Vistry Northern Home Counties region**
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088 500

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Linden HOMES

## Poppyfields

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

lindenhomes.co.uk

Linden HOMES

# Poppyfields

## Wellingborough

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

| | 2 bedroom | | | 3 bedroom | | | | | | | | 4 bedroom | | | | 5 bedroom | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | The Snowdrop | The Sweetpea | The Daisy | The Poppy | The Poppy II | The Bluebell | The Sunflower | The Sunflower II | The Tulip | The Lily | The Forget Me Not | The Dahlia | The Dahlia II | The Lavender | The Lupin | The Peony | The Azalea | The Ivy |
| **Kitchen** | | | | | | | | | | | | | | | | | | |
| Symphony Koncept range kitchen with laminate worktop | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer with chrome mixer tap | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | | |
| Stainless steel sink and a half, drainer with chrome mixer tap | | | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 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 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | | |
| Indesit hob (60 cm) with Indesit built-in single high-level oven, with stainless steel splashback and stainless steel chimney hood | | | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| **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 Saloni wall tiling (splashback, half-height over bath and full-height to shower cubicle)* | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Radiator in bathroom / en suite | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| **Bedrooms** | | | | | | | | | | | | | | | | | | |
| En suite to bedroom 1 | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| En suite to bedroom 2 | | | | | | | | | | | | | | | | | ■ | ■ |
| Ensuite to bedroom 3 | | | | | | | | | | | | | | | | | | ■ |

■ 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.

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.







| | 2 bedroom | | | 3 bedroom | | | | | | | | 4 bedroom | | | | 5 bedroom | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | The Snowdrop | The Sweetpea | The Daisy | The Poppy | The Poppy II | The Bluebell | The Sunflower | The Sunflower II | The Tulip | The Lily | The Forget Me Not | The Dahlia | The Dahlia II | The Lavender | The Lupin | The Peony | The Azalea | The Ivy |
| **Doors and Windows** | | | | | | | | | | | | | | | | | | |
| Front door with multi-point security locking system, viewer and security chain | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ladder-style internal doors either pre-finished or primed | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| PVCu double glazing to windows | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Double glazed PVCu French doors | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | |
| Double glazed powder-coated aluminium bi-fold doors | | | | | | | | | | | | | | | | | ■ | ■ |
| Paving outside door/s to the garden | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| **General** | | | | | | | | | | | | | | | | | | |
| White painted walls & ceilings | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Smoke detectors | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Landscaped front garden | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 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 roomswith separate thermostat control) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Contemporary porch light to front door and wiring only to the rear door (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Mains wired smoke or heat 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 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |