



An exciting new collection of 2, 3 and 4 bedroom homes close to the town centre

Linden
HOMES



kaleidoscope

D u n s t a b l e

Offering a range of 2 bedroom apartments and coach houses, 3 and 4 bedroom terraced and semi-detached homes, Kaleidoscope is conveniently situated off College Drive, within the Bedfordshire town of Dunstable.

Close to the town centre, with access to the new Busway and within easy reach of the M1, Luton and Milton Keynes, this great location becomes even better by having some of the county's finest countryside nearby.

Brought to you by Linden Homes, an award-winning housebuilder, and offering the very latest designer kitchens and bathrooms, spacious energy efficient accommodation and high quality fittings throughout, our passion for design and quality is evident in every aspect of the homes at Kaleidoscope.





Bring some colour into your life





Just 30 miles north of London, at the base of the Chiltern Hills, Dunstable is a historic market town that isn't afraid of change. As Bedfordshire's oldest charter town it is proud of its rich heritage, but with the help of considerable local investment, it is a town of the present and for the future.

Living at Kaleidoscope affords you easy access to the town's shops, outdoor market, supermarkets and retail parks. In addition to pubs, cafés and restaurants, other leisure and entertainment opportunities are close at hand. The Little Theatre, home to Dunstable Rep, is one of the town's hidden gems, while nearby, overlooking Grove House Gardens, the Grove Theatre is a splendid new entertainment venue, built alongside restaurants, bars, bowling centre, leisure centre and swimming pool. The heart of Dunstable has many historic buildings including Priory House, now a heritage centre, and the Priory Church. A great place for children, the town offers a wide range of schools and good healthcare provision. It also enjoys over 180 acres of open spaces, parks and playgrounds, plus many outdoor sports facilities, including an exciting new skate park.

For greater shopping and leisure opportunities, Milton Keynes and Bedford are within easy reach, while Luton town centre is less than 5 miles away.



Enjoy varied patterns of landscape



For relaxing, the southernmost tip of Bedfordshire has the county's most varied scenery and includes the Chilterns, which at nearby Dunstable Downs, provide an ideal launching ground for all kinds of gliders. Here you can enjoy leisure time, walking, kite flying or simply relaxing. Other nearby family-friendly attractions includes Whipsnade Zoo, Whipsnade Tree Cathedral, Totternhoe Knolls motte-and-bailey castle, Woburn Abbey and the ever-popular Woburn Safari Park.

Development layout



- **Millbrook Place**
2 bedroom apartments
Homes 4-23
- **Linwood Place**
2 bedroom apartments
Homes 84-103
- **The Oakley**
2 bedroom coach house
Homes 31, 52 & 63
- **The Greetham**
3 bedroom home
Homes 2, 3, 32, 33, 43, 44, 49, 50, 55,
56, 57, 58, 59, 60, 64, 65, 107 & 108
- **The Shelton**
3 bedroom home
Homes 26, 28, 29, 30, 54, 61, 67, 68,
69, 70, 71, 79 & 81
- **The Aldwincle**
3 bedroom home
Homes 27, 53, 62, 78 & 80
- **The Greatford**
3 bedroom home
Homes 24, 25, 45, 46, 47, 48, 74, 75, 76,
77, 82, 83, 104, 105 & 106
- **The Pilsgate**
4 bedroom home
Homes 34, 35, 36, 37, 38, 39, 40, 72 & 73
- **The Moulton**
4 bedroom home
Homes 1, 41, 42, 51, 66 & 109
- **Affordable Housing
Apartments**
Homes 8, 13, 18 & 23



Not to scale. Trees and landscaping are indicative only and may alter during construction. Finishes and materials may vary from those shown within the plan. Please consult the Sales Executive for specific details.



Computer generated image.

The Oakley

2 bedroom coach house

773 sq ft

FIRST FLOOR

Living/Dining Area/Kitchen**

8290 x 6090mm 27'2" x 19'11"

Bedroom 1*

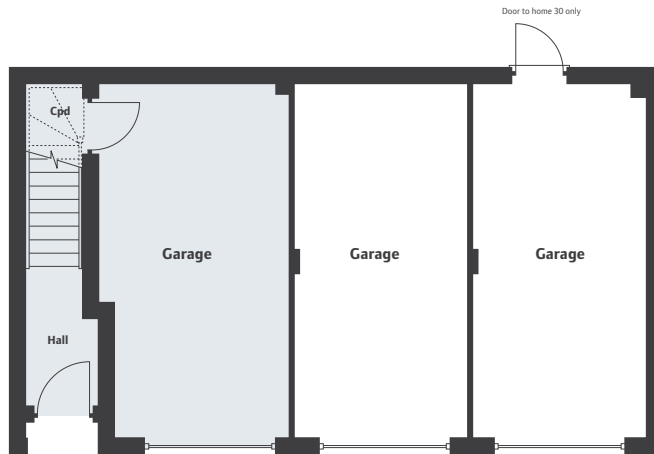
3150 x 3050mm 10'4" x 10'0"

Bedroom 2*

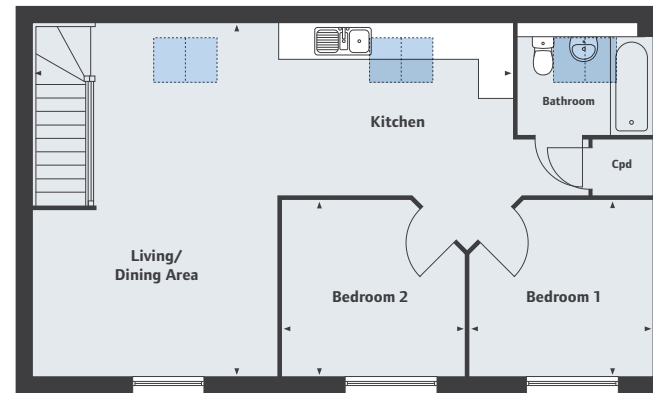
3170 x 3050mm 10'4" x 10'0"

*Denotes irregularly shaped room, refer to floor plans for details.

**Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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Computer generated image.

The Aldwincle

3 bedroom home

926 sq ft

GROUND FLOOR

Living Room

5120 x 3095mm 16'9" x 10'1"

Kitchen*/Dining Area*

5120 x 2890mm 16'9" x 9'5"

FIRST FLOOR

Bedroom 1

3020 x 2525mm 9'10" x 8'3"

Bedroom 2*

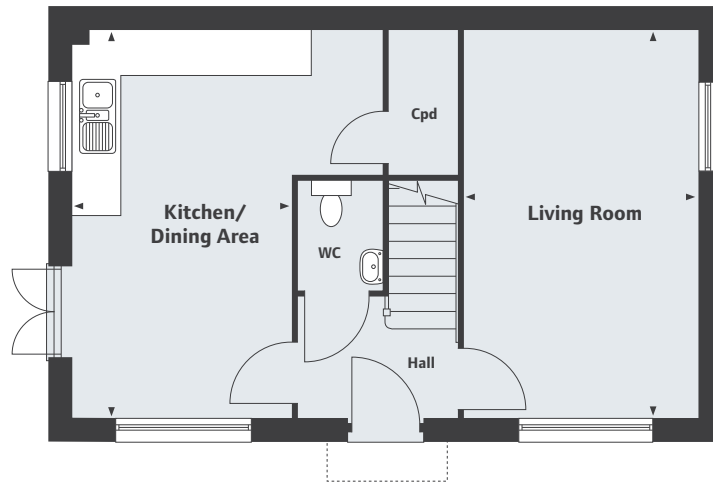
5170 x 2850mm 16'11" x 9'4"

Bedroom 3

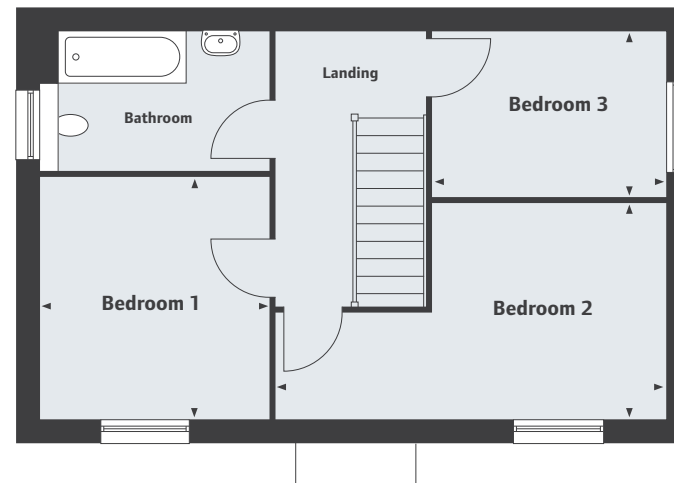
3095 x 2190mm 10'1" x 7'2"

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



Computer generated image.

The Greetham

3 bedroom home

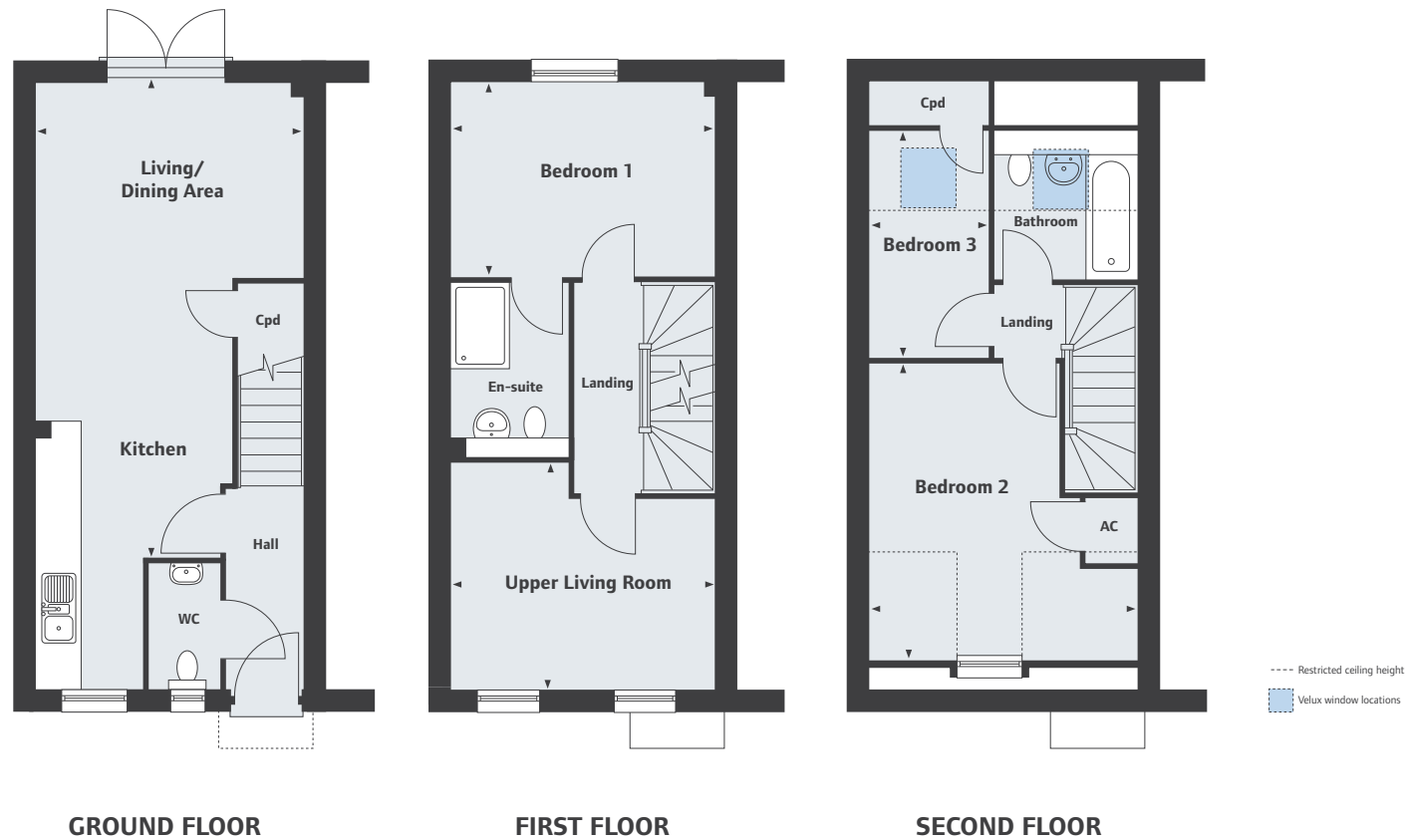
1001 sq ft

GROUND FLOOR
Kitchen*/Living/Dining Area*
 6670 x 3715mm 21'10" x 12'2"

FIRST FLOOR
Upper Living Room*
 3715 x 3215mm 12'2" x 10'6"
Bedroom 1
 3715 x 2700mm 12'2" x 8'10"

SECOND FLOOR
Bedroom 2*
 4230 x 3715mm 13'10" x 12'2"
Bedroom 3
 3175 x 1660mm 10'5" x 5'5"

*Denotes irregularly shaped room, refer to floor plans for details.
 *Please ask to see separate kitchen layouts.



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Computer generated image.

The Shelton

3 bedroom home

799 sq ft

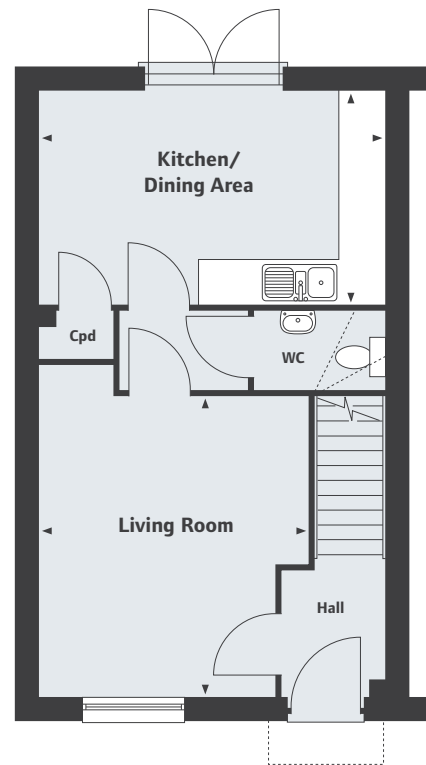
GROUND FLOOR

Living Room*

3965 x 3560mm 13'0" x 11'8"

Kitchen*/Dining Area

4560 x 2820mm 14'11" x 9'3"



GROUND FLOOR

FIRST FLOOR

Bedroom 1*

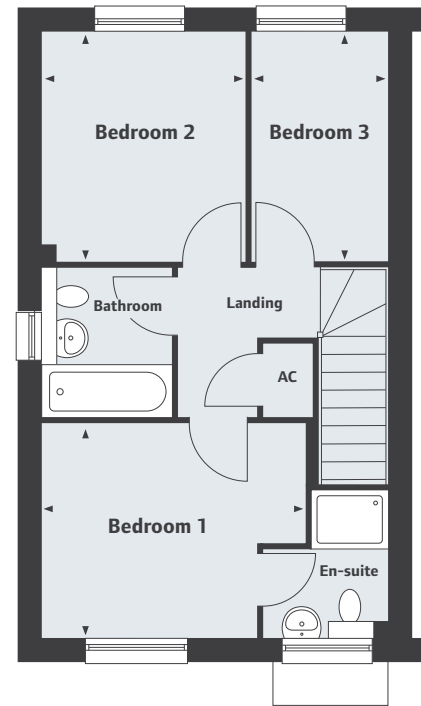
3490 x 2830mm 11'5" x 9'3"

Bedroom 2

3020 x 2670mm 9'10" x 8'9"

Bedroom 3

3020 x 1805mm 9'10" x 5'11"



FIRST FLOOR

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.



Computer generated image.

The Greatford

3 bedroom home

1041 sq ft

GROUND FLOOR

Kitchen*/Living/Dining Area*
6670 x 3715mm 21'10" x 12'2"

FIRST FLOOR

Upper Living Room*
3715 x 3215mm 12'2" x 10'6"

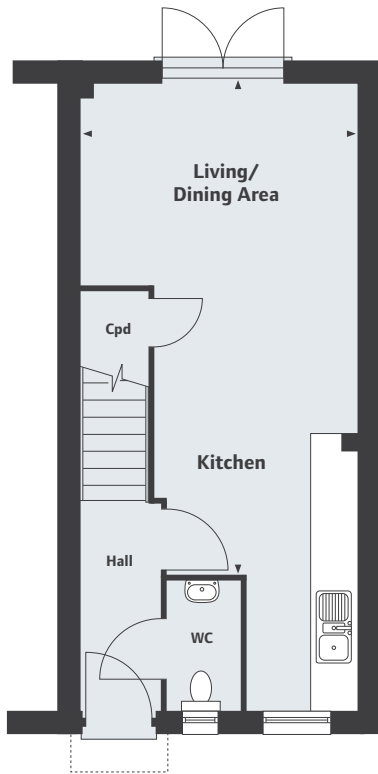
SECOND FLOOR

Bedroom 2*
3715 x 3215mm 12'2" x 10'6"

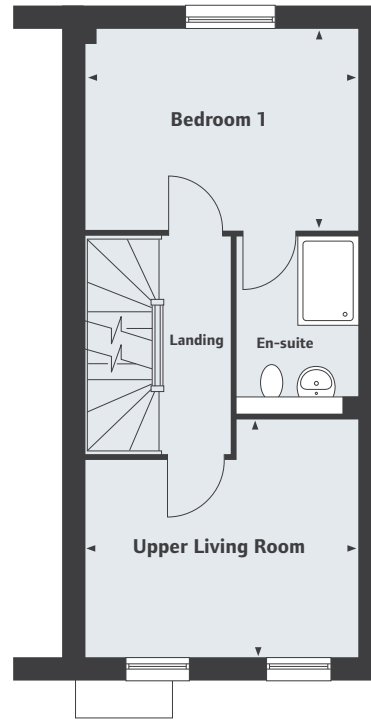
Bedroom 1
3715 x 2700mm 12'2" x 8'10"

Bedroom 3
3715 x 2700mm 12'2" x 8'10"

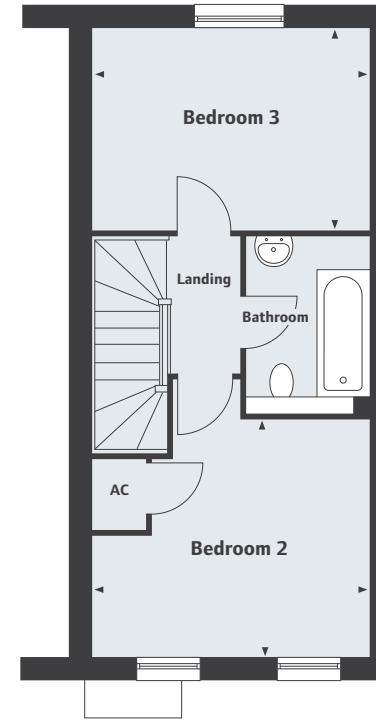
*Denotes irregularly shaped room, refer to floor plans for details.
*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Computer generated image.

The Pilsgate

4 bedroom home

1210 sq ft

GROUND FLOOR

**Family Area/Kitchen* /
Dining Area ***
8270 x 4840mm 27'1" x 15'10"

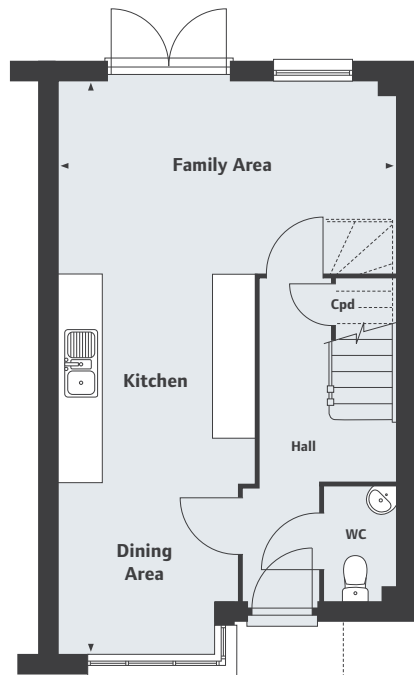
FIRST FLOOR

Bedroom 1*
3875 x 2815mm 12'8" x 9'2"
Living Room*
4840 x 3525mm 15'10" x 11'6"

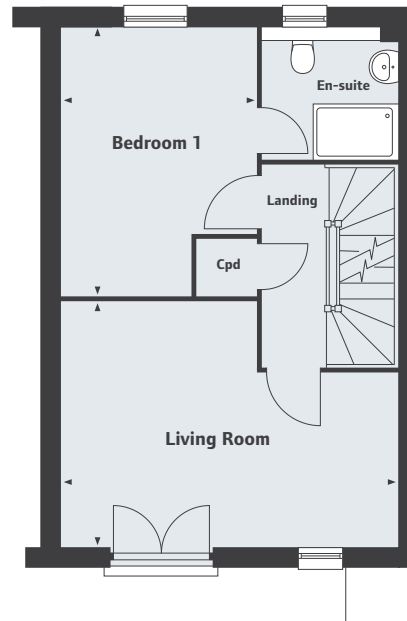
SECOND FLOOR

Bedroom 2*
4430 x 2600mm 14'6" x 8'6"
Bedroom 3
2970 x 2600mm 9'8" x 8'6"
Bedroom 4
2495 x 2160mm 8'2" x 7'1"

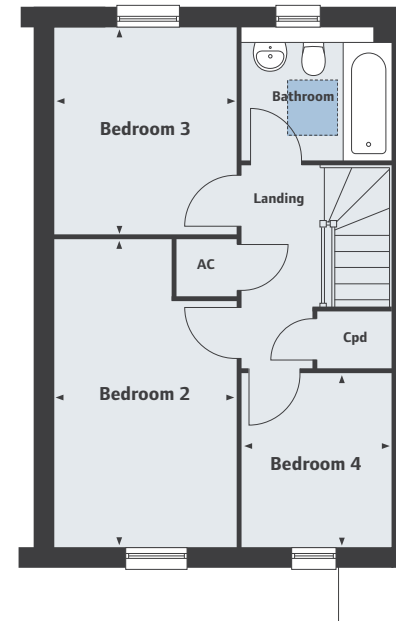
*Denotes irregularly shaped room,
refer to floor plans for details.
*Please ask to see separate kitchen layouts.




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

 Velux window location

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Floor plans and computer generated images may be handed. Please ask your Sales Executive for specific details.



Computer generated image.

The Moulton

4 bedroom home

1454 sq ft

GROUND FLOOR

Living/Dining Area*

5460 x 2865mm 17'10" x 9'4"

Kitchen*

5060 x 2670mm 16'7" x 8'9"

FIRST FLOOR

Bedroom 1

4980 x 2670mm 16'4" x 8'9"

Living Room

5460 x 2865mm 17'10" x 9'4"

SECOND FLOOR

Bedroom 2*

5460 x 2660mm 17'10" x 8'9"

Bedroom 3*

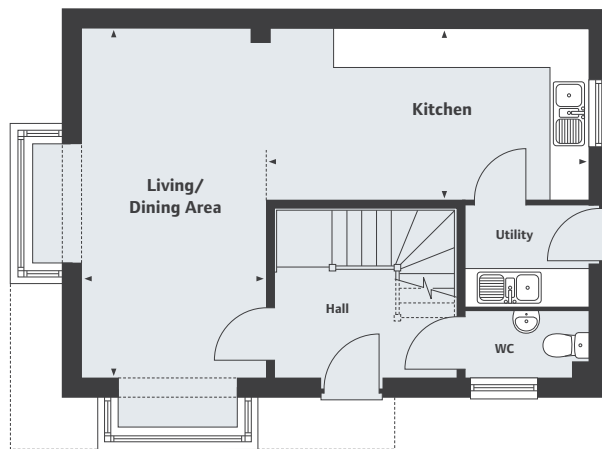
3190 x 2870mm 10'5" x 9'5"

Bedroom 4*

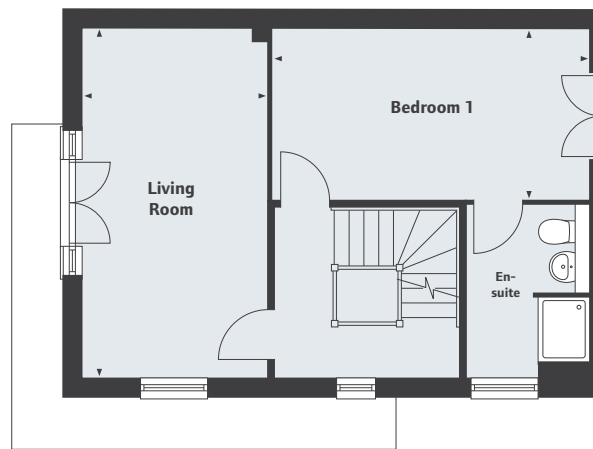
2870 x 2190mm 9'5" x 7'2"

*Denotes irregularly shaped room, refer to floor plans for details.

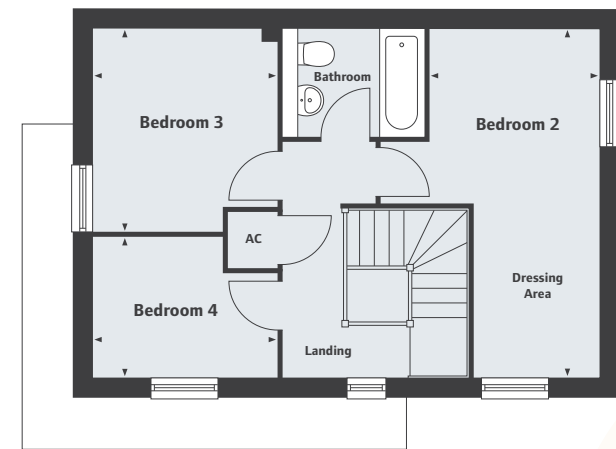
*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



kaleidoscope

D u n s t a b l e

Standing either side of the entrance to Kaleidoscope, Millbrook Place and Linwood Place offer an exciting range of 2 bedroom apartments, with each home enjoying thoughtfully designed accommodation and a great specification.

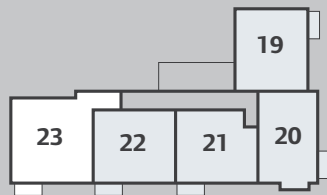




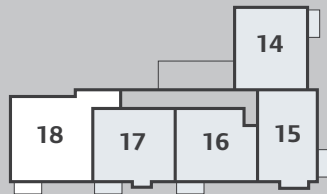
Computer generated image of Linwood Place.

Millbrook Place

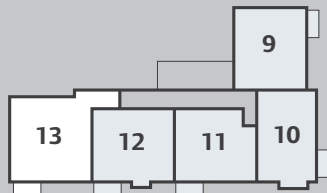
2 bedroom apartments



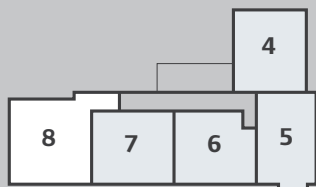
Third Floor



Second Floor



First Floor



Ground Floor

TYPE A (Affordable Housing)

Home 8, Ground Floor

Home 13, First Floor

Home 18, Second Floor

Home 23, Third Floor



TYPE B

Living/Dining Area/Kitchen**

7100 x 2630mm 23'3" x 8'7"

Bedroom 1*

3690 x 3170mm 12'1" x 10'4"

Bedroom 2*

3690 x 2090mm 12'1" x 6'10"

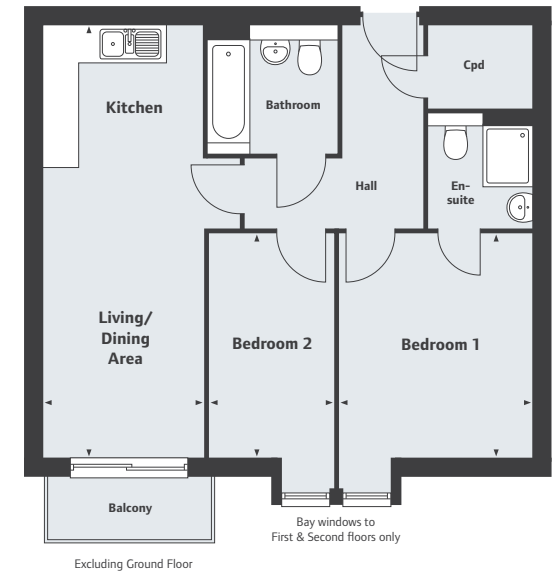
624 sq ft

Home 7, Ground Floor

Home 12, First Floor

Home 17, Second Floor

Home 22, Third Floor



*Denotes irregularly shaped room, refer to floor plans for details.

**Please ask to see separate kitchen layouts.

TYPE C

Living/Dining Area/Kitchen**

7100 x 2640mm 23'3" x 8'7"

Bedroom 1*

3180 x 2615mm 10'5" x 8'6"

Bedroom 2

3690 x 2070mm 12'1" x 6'9"

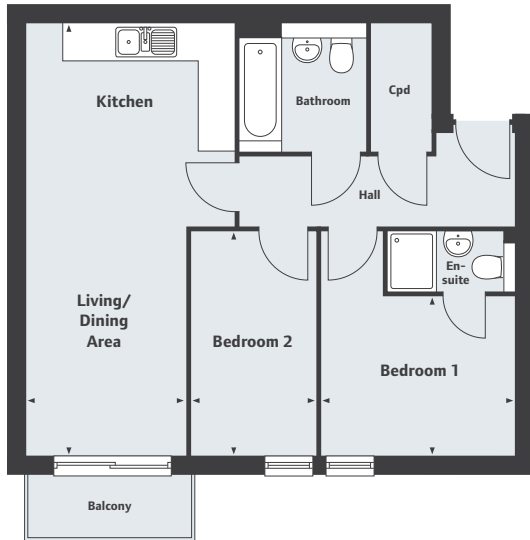
597 sq ft

Home 6, Ground Floor

Home 11, First Floor

Home 16, Second Floor

Home 21, Third Floor



Excluding Ground Floor

TYPE D

Living/Dining Area/Kitchen**

5750 x 3835mm 18'10" x 12'7"

Bedroom 1*

3360 x 2510mm 11'0" x 8'2"

Bedroom 2

3890 x 2325mm 12'9" x 7'7"

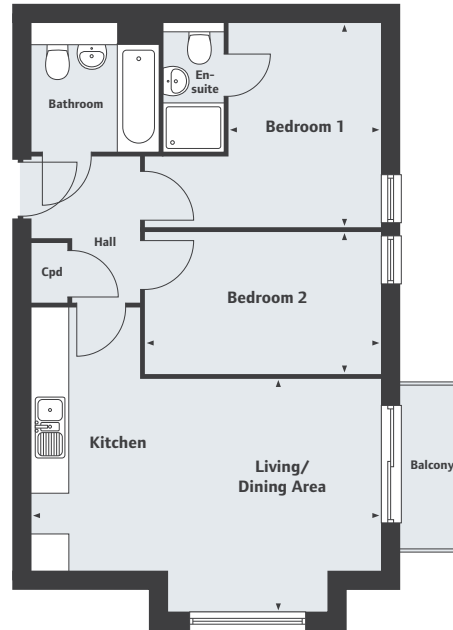
585 sq ft

Home 5, Ground Floor

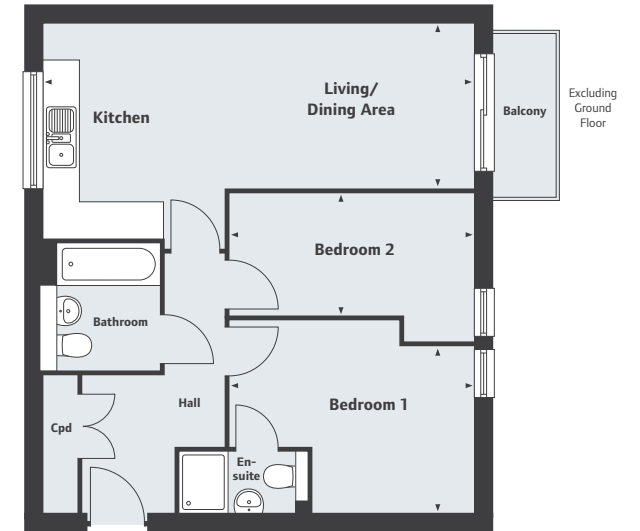
Home 10, First Floor

Home 15, Second Floor

Home 20, Third Floor



Excluding Ground Floor



Excluding Ground Floor

TYPE E

Living/Dining Area/Kitchen**

7100 x 2710mm 23'3" x 8'10"

Bedroom 1*

4035 x 2735mm 13'2" x 8'11"

Bedroom 2*

4035 x 1845mm 13'2" x 6'0"

624 sq ft

Home 4, Ground Floor

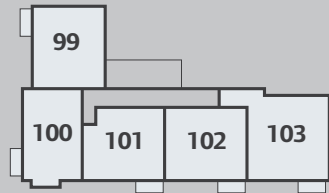
Home 9, First Floor

Home 14, Second Floor

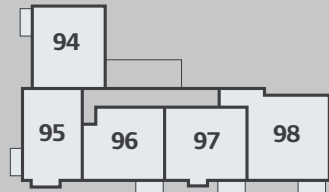
Home 19, Third Floor

Linwood Place

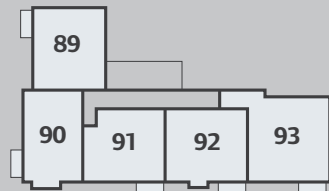
2 bedroom apartments



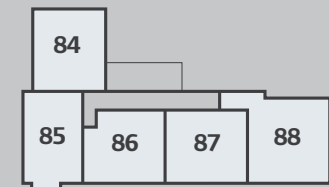
Third Floor



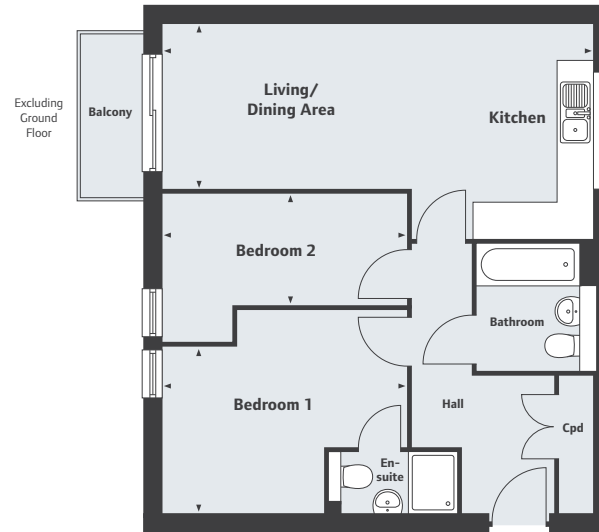
Second Floor



First Floor



Ground Floor



TYPE D

Living/Dining Area/Kitchen**

5750 x 3835mm 18'10" x 12'7"

Bedroom 1*

3360 x 2510mm 11'0" x 8'2"

Bedroom 2

3890 x 2325mm 12'9" x 7'7"

585 sq ft

Home 85, Ground Floor

Home 90, First Floor

Home 95, Second Floor

Home 100, Third Floor

TYPE E

Living/Dining Area/Kitchen**

7100 x 2710mm 23'3" x 8'10"

Bedroom 1*

4035 x 2735mm 13'2" x 8'11"

Bedroom 2*

4035 x 1845mm 13'2" x 6'0"

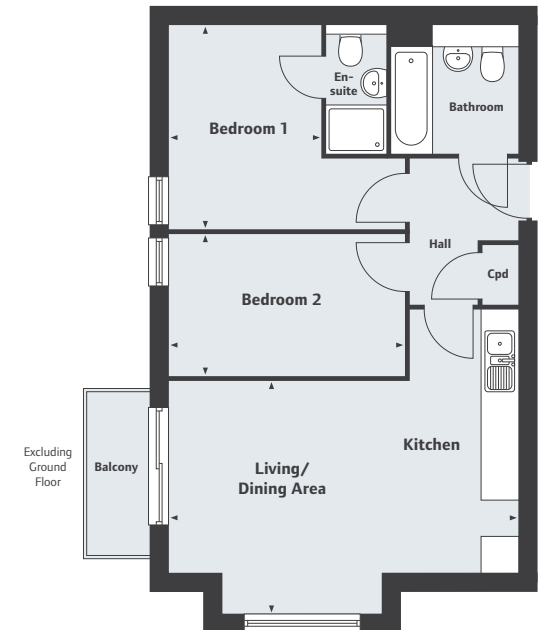
624 sq ft

Home 84, Ground Floor

Home 89, First Floor

Home 94, Second Floor

Home 99, Third Floor



*Denotes irregularly shaped room, refer to floor plans for details.

**Please ask to see separate kitchen layouts.

TYPE C

Living/Dining Area/Kitchen**

7100 x 2640mm 23'3" x 8'7"

Bedroom 1*

3180 x 2615mm 10'5" x 8'6"

Bedroom 2

3690 x 2070mm 12'1" x 6'9"

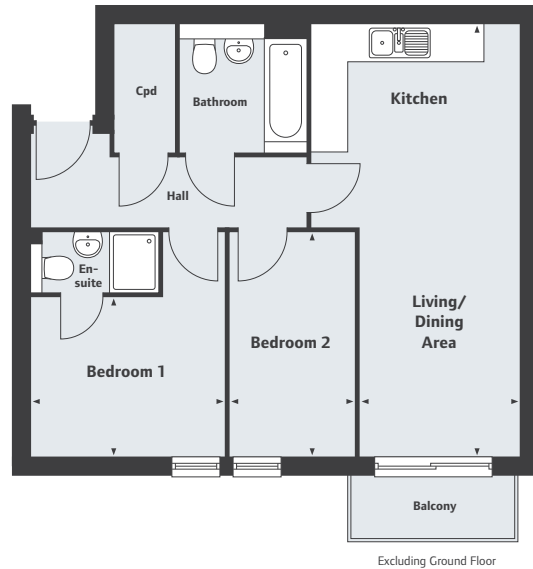
597 sq ft

Home 86, Ground Floor

Home 91, First Floor

Home 96, Second Floor

Home 101, Third Floor



TYPE B

Living/Dining Area/Kitchen**

7100 x 2630mm 23'3" x 8'7"

Bedroom 1*

3690 x 3170mm 12'1" x 10'4"

Bedroom 2*

3690 x 2090mm 12'1" x 6'10"

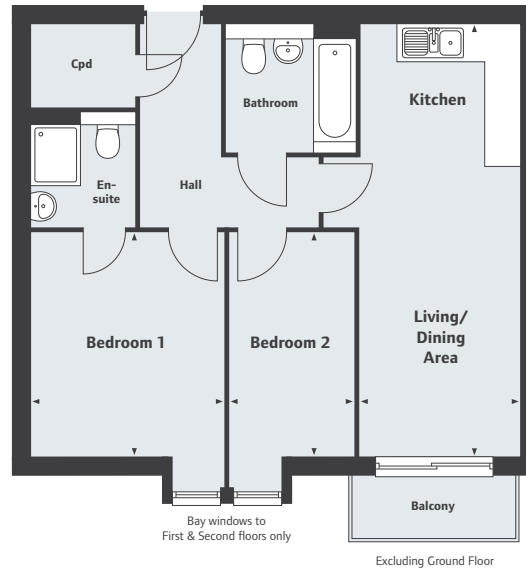
624 sq ft

Home 87, Ground Floor

Home 92, First Floor

Home 97, Second Floor

Home 102, Third Floor



TYPE A

Living/Dining Area/Kitchen**

8330 x 3170mm 27'3" x 10'4"

Bedroom 1*

4860 x 2710mm 15'11" x 8'10"

Bedroom 2

4860 x 2010mm 15'11" x 6'7"

790 sq ft

Home 88, Ground Floor

Home 93, First Floor

Home 98, Second Floor

Home 103, Third Floor





Specification

Contemporary kitchens and bathrooms, high quality fittings, energy efficiency and the latest wiring for home entertainment and connectivity are just some of the ways you'll experience the benefits of a brand new Linden home.

Kitchens

- Choice of kitchen units with soft close hinges* in a contemporary design, featuring a fully integrated cooker hood, wall units with concealed handles and coloured glass splashbacks behind hob in a choice of 4 colours*
- Choice of laminate worktops with matching upstand*
- Stainless steel single fan oven and 4 burner gas hob to 2 & 3 bedroom homes
- Stainless steel double fan oven and 4 burner gas hob to 4 bedroom homes
- Fully integrated dishwasher
- Space for freestanding fridge freezer
- 1.5 bowl stainless steel sink with single mixer tap in kitchen and single bowl stainless steel sink with single mixer tap in utility (where applicable)
- 4 spot twin chrome bar lighting to kitchen

Bathrooms, en-suites and cloakrooms

- Contemporary white sanitary ware by Ideal Standard
- Double ended contemporary bath
- Wall mounted thermostatic bath & shower mixer with handset mounted at low level (to homes with en-suite)
- Wall mounted thermostatic bath & shower mixer with handset on riser rail (to homes without en-suite)
- Concealed cisterns to WC's in bathroom and en-suite (where applicable)
- Soft close seat & covers to all WC's

- Chrome towel radiator to main bathroom
- Shower cubicles have a low profile shower tray with silver framed contemporary style door with clear glass
- Shaver socket to master bedroom en-suite, or main bathroom when no en-suite is provided
- Choice of ceramic wall tiling by Porcelanosa* (please refer to Sales Executive for exact specification)
- Splashback tiling to basin only in cloakroom*

Internal features/decoration

- Gas central heating with A rated energy efficient boiler, controlled with a combined 7 day programmer and thermostat
- All homes provided with power, BT and TV points (as design)
- Splitter/amplifier box installed in loft allowing distribution of TV and FM to all points and distribution of DVD, Sky or video when corresponding equipment is installed
- Mains powered smoke alarm with battery back up to hall and landings
- Mains powered carbon monoxide detector installed within close proximity to the boiler
- Spur provided for future installation of a wireless alarm system (available as an extra)
- Electric spur to living room for future installation of an electric focal point fireplace
- Internal walls finished in Almond White matt emulsion



Peace of mind

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

*Choice where stage of construction permits.

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you.

Photography is for illustrative purposes only.

- Smooth ceilings finished in White contract emulsion
- All woodwork finished in Brilliant White Gloss (excluding oak handrails to stairs - lacquered matt finish)
- Oak effect internal doors with satin chrome door furniture

External features

- GRP composite entrance doors with multi-point locking system and ironmongery in a silver finish
- uPVC energy efficient windows with easy clean hinges and multi-point locking system
- uPVC French doors with energy efficient glazing and multi-point locking system
- uPVC fascias and soffits
- Brushed steel effect light with PIR and dusk to dawn operation to front of the property
- Buff riven paved patios and paths with gravel margin where adjacent to house and fence (refer to hard landscaping drawing)
- Turf and planting scheme to front garden (refer to landscaping drawing)
- For individual fencing/boundary treatment finishes please refer to the hard landscaping drawing and external works drawing
- Power and lighting to garages (where within the curtilage of the property)



National Strength, Locally Delivered

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**



RECOGNISED FOR QUALITY

Linden Homes won these awards in 2014/15.



What House Awards 2014
Sustainable Developer of the Year: Gold



New Energy & Cleantech Awards 2014
Developer of the Year



NHBC Pride in the Job Quality Awards 2015
Awarded to six regional developments



The Ideal Home Show Blue Ribbon Awards 2014
Housebuilder of the Year





How to find us

Kaleidoscope, College Drive, Dunstable LU5 4HG.

Living at Kaleidoscope, you'll enjoy great transport links. By road, the nearby M1 provides a direct route south to the M25 and London, or north to the Midlands and the North, while the new A5-M1 Link Road, due to open in 2017, will improve journey times and reduce traffic congestion in and around the town. The nearby Busway provides quick and easy access to Luton and its airport, while for train travel, the nearest mainline station is 3.5 miles away at Leagrave, from where London Blackfriars can be reached in 51 minutes*. For quicker journeys, Luton to London St Pancras International has a fastest journey time of just 23 minutes*. Luton Airport is around 8 miles away by road, closer by Busway, while London's other airports are easily reached via the M1/M25.

From Luton

Leave Luton on the A505 Dunstable Road and continue on the A505 at each roundabout, following the signs for Dunstable. After approximately 3 miles, at the Poynters Road Roundabout, take the 1st exit, A505 Luton Road. Continue forward for around 1.4 miles and opposite Priory Park, turn right onto Kingsway, signposted Central Bedfordshire College. After a short distance take the 3rd turning right onto College Drive and after passing the college on your left you will arrive at Kaleidoscope.

From the M1

Leave the M1 at junction 11 taking the 1st exit when travelling north, or 3rd exit when travelling south, onto the A505 Dunstable Road, signposted Dunstable. At Poynters Road Roundabout, take the 1st exit, A505 Luton Road and after approximately 1.4 miles, opposite Priory Park, turn right onto Kingsway, signposted Central Bedfordshire College. After a short distance take the 3rd turning right onto College Drive and after passing the college on your left you will arrive at Kaleidoscope.



*Source: National Rail Enquiries.





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