



Another exciting development of 25 homes from Glenrowan Homes





Glenrowan Homes is a family business Founded by Mr Michael Boyle in 2006 with an aim to deliver quality homes around the UK. Building sustainable communities that people want to be associated with and putting our customers first.

At Glenrowan Homes we undertake all our projects with our Core Principles at the forefront of everything we do, be it Quality and Design, Customer Journey, Building communities or Environment and Sustainability. In addition, Glenrowan Homes have built a network of sub-contract and professional contacts focused to build a quality home in a safe and timely manner.

*Our priority is our homeowners.
Our guiding principle is a commitment to build
beautiful homes that will last a lifetime.*





KINGS MEADOW

LEADENHAM

25 beautiful homes make up Kings Meadow, a standout development in the Lincolnshire Cliff Villages.

At Glenrowan Homes we pride ourselves on our ability to design and offer the home for you in communities that will last a lifetime.

Leadenham

This 'chocolate-box' village is nestled in the picturesque Lincolnshire countryside offering a blend of rich history, stunning landscapes and tranquil village life. The charming location boasts attractive stone cottages, large open fields, country walks and a friendly community atmosphere.

With the Cliff Villages being some of the most prominent in the East Midlands, they also attract a similar calibre of resident, hence why there is a very popular and well-attended polo club in the village where locals can visit and watch the 'sport of kings'. There is also a garage with shopping facilities, a primary school, post office, village hall, both tennis and bowls facilities, a country store and beauticians all within walking distance. Sir William Robertson Academy is also conveniently located on the edge of the village.

Less than five minutes drive, you will find the similarly sought-after village of Navenby, celebrated for its charming blend of historic character and modern amenities. This vibrant community offers an ideal balance of rural

tranquility and convenient access to larger towns and cities like Lincoln, Newark and Grantham. Navenby is dotted with beautiful period properties, including traditional stone cottages and elegant Georgian homes, making it a sought-after location for those seeking countryside living with a touch of sophistication.

Despite its rural charm, Leadenham benefits from excellent transport links, making it an attractive option for commuters. With easy access to the A15 and A607, residents can conveniently reach Lincoln, Sleaford, Grantham and Newark, while nearby train services provide connections to London with Grantham taking just 60 mins. Combining village life with accessibility and community spirit, Leadenham is the perfect choice for those looking to enjoy the best of Lincolnshire's countryside while staying well-connected to urban amenities.

'The Times' rate it as one of the best places to live 2022, not a surprise with Rustic charm this cliff village brings.





KINGS MEADOW
LEADENHAM



St Swithun's Church, Leadenham



Leadenham Polo Club

Specification

Superstructure

- Ancaster stone or Red Multi Gilt Bricks
- Slate, Concrete or pantile roof
- Wooden/PVC Coloured Windows

Kitchens

- Symphony Kitchen Design
- Integrated appliances fitted as standard*
- Choice of floor tiles / LVT from selected range*

Electrical

- Double socket outlets throughout
- Downlighters to Kitchen & Bathrooms
- TV points to Living Room and All Bedrooms
- Telephone point to Living Room
- USB Sockets
- External Light

Plumbing

- Air Source Heat Pumps, with three years Remote access Link subscription free
- External water tap where possible
- Porcelanosa Sanitaryware
- Thermostatic Shower

Wall Tiling

- Bathroom - splashbacks to basins & half tile wet walls only from floor level
- Cloakroom - splashback to hand basin
- Ensuite/Bathroom - choice of wall tiles half tiles to all walls

Other Items

- 1.8m Screen Fence
- Gardens to be turfed
- Flooring included throughout*
- Wardrobes to Bedroom 1*
- Broadband connectivity
- Block Paved Driving

* for selected house types





KINGS MEADOW
LEADENHAM



Site Plan

	TYPE	BEDS	SQ FT	M ²
●	A	2	785	73
●	B1	3	925	86
●	Burghley	3	925	86
●	Kensington	3	1076	100
●	Sandringham	4	1254	116.5
●	Balmoral	4	1383	128.5
●	Windsor	4/Study	1700	158





KINGS MEADOW
LEADENHAM



Windsor

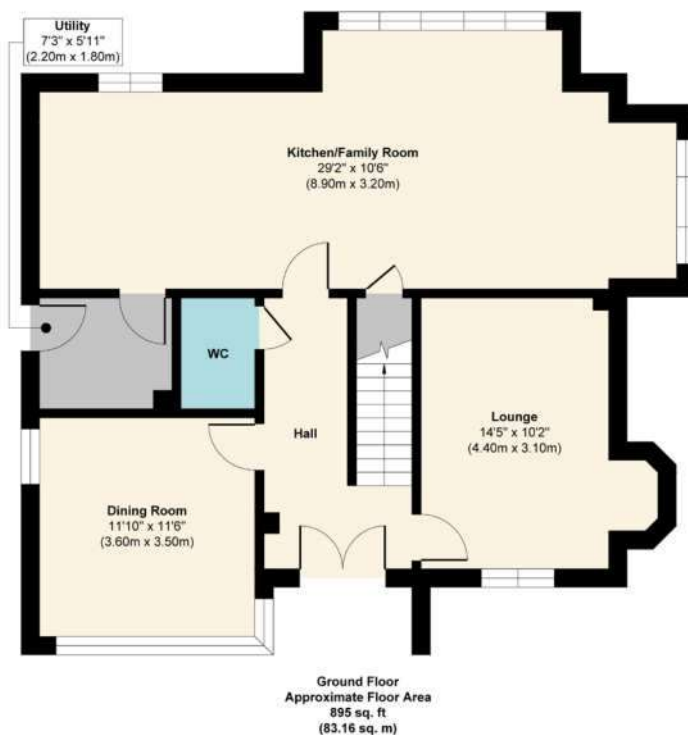




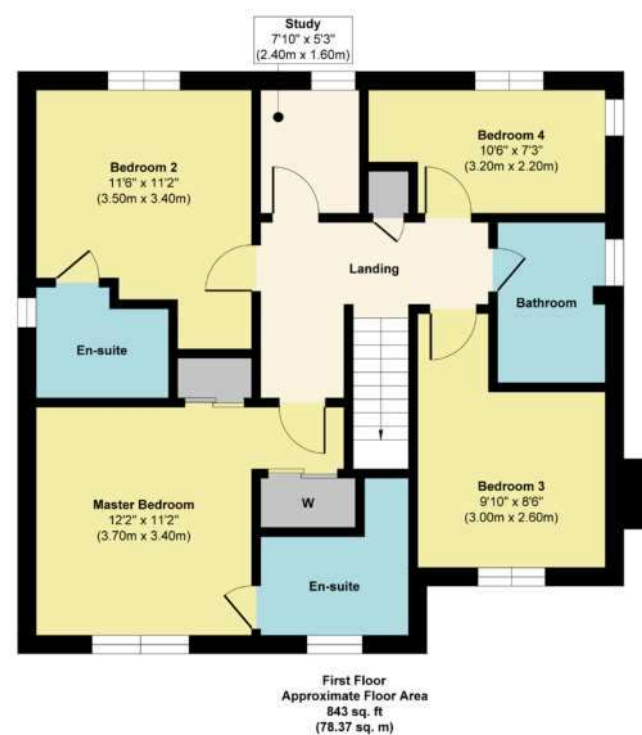
KINGS MEADOW
LEADENHAM

Windsor - Plots: 5 6 14

GROUND FLOOR



FIRST FLOOR



INTERIOR DIMENSIONS

Kitchen/Family Room	29'2 x 10'6	8.90m x 3.20m	Utility	7'3 x 5'11	2.20m x 1.80m	Bed 3	9'10 x 8'6	3.00m x 2.60m
Dining Room	11'10 x 11'6	3.60m x 3.50m	Bed 1	12'2 x 11'2	3.70m x 3.40m	Bed 4	10'6 x 7'3	3.20m x 2.20m
Lounge	14'5 x 10'2	4.40m x 3.10m	Bed 2	11'6 x 11'2	3.50m x 3.40m			

External finishes are plot specific.

Approx. Gross Internal Floor Area 1738 sq. ft / 161.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Balmoral

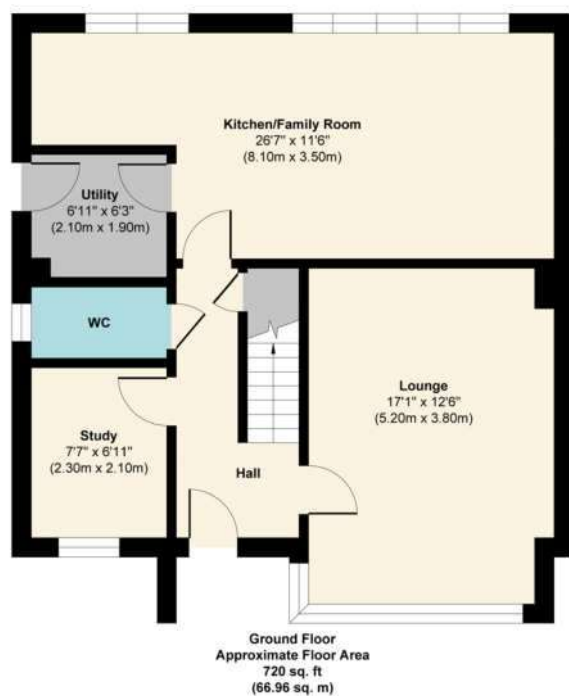




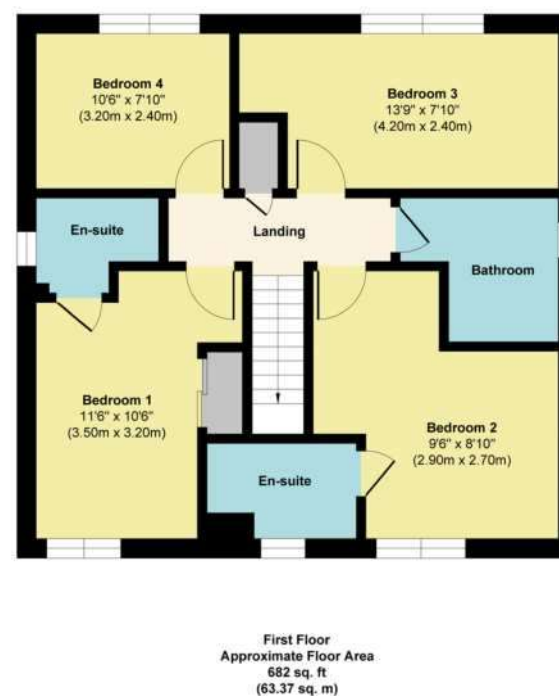
KINGS MEADOW
LEADENHAM

Balmoral - Plots: 7 8 9 11

GROUND FLOOR



FIRST FLOOR



INTERIOR DIMENSIONS

Kitchen/Family Room	26'7 x 11'6	8.10m x 3.50m
Lounge	12'6 x 17'1	3.80m x 5.20m
Utility	6'11 x 6'3	2.10m x 1.90m

Study	6'11 x 7'7	2.10m x 2.30m
Bed 1	10'6 x 11'6	3.20m x 3.50m
Bed 2	9'6 x 8'10	2.90m x 2.70m

Bed 3	13'9 x 7'10	4.20m x 2.40m
Bed 4	10'6 x 7'10	3.20m x 2.40m

External finishes are plot specific.

Approx. Gross Internal Floor Area 1402 sq. ft / 130.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Sandringham

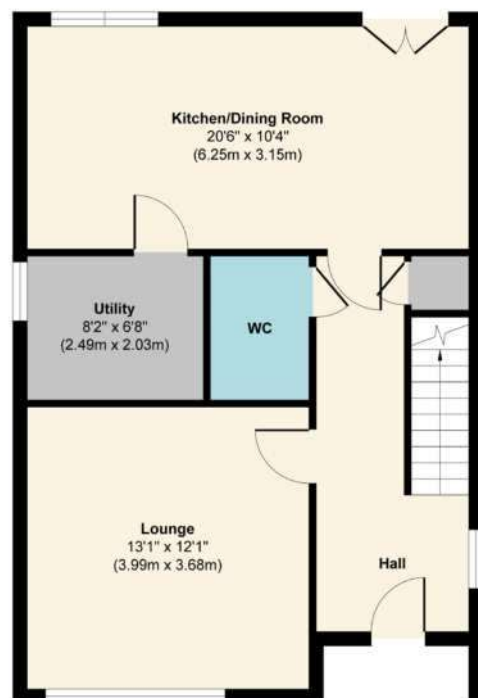




KINGS MEADOW
LEADENHAM

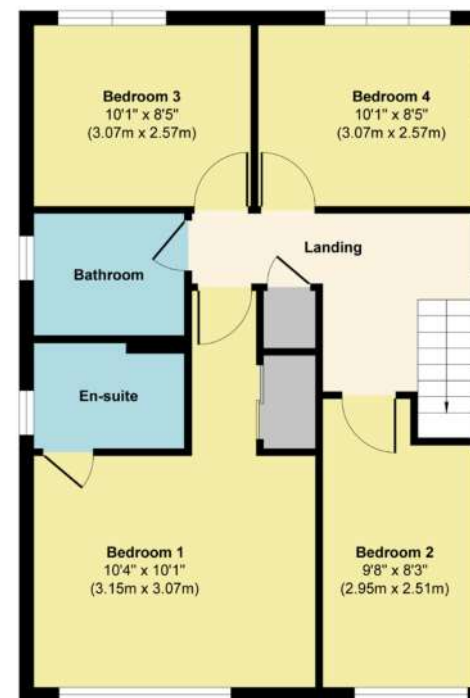
Sandringham - Plots: 3 4 10 12 13 15

GROUND FLOOR



Ground Floor
Approximate Floor Area
610 sq. ft
(56.67 sq. m)

FIRST FLOOR



First Floor
Approximate Floor Area
630 sq. ft
(58.52 sq. m)

INTERIOR DIMENSIONS

Kitchen/Dining Room	20'6" x 10'4"	6.25m x 3.15m
Lounge	13'1" x 12'1"	3.99m x 3.68m
Utility	8'2" x 6'8"	2.49m x 2.03m

Bed 1	10'4" x 10'1"	3.15m x 3.07m
Bed 2	9'8" x 8'3"	2.95m x 2.51m

Bed 3	10'1" x 8'5"	3.07m x 2.57m
Bed 4	10'1" x 8'5"	3.07m x 2.57m

External finishes are plot specific.

Approx. Gross Internal Floor Area 1240 sq. ft / 115.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Kensington

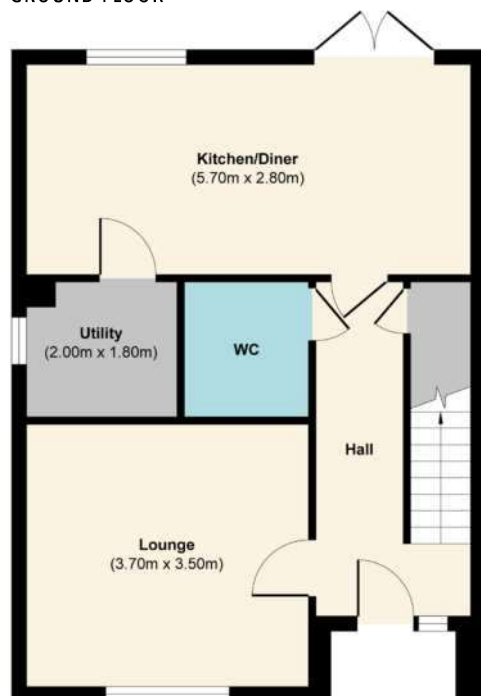




KINGS MEADOW
LEADENHAM

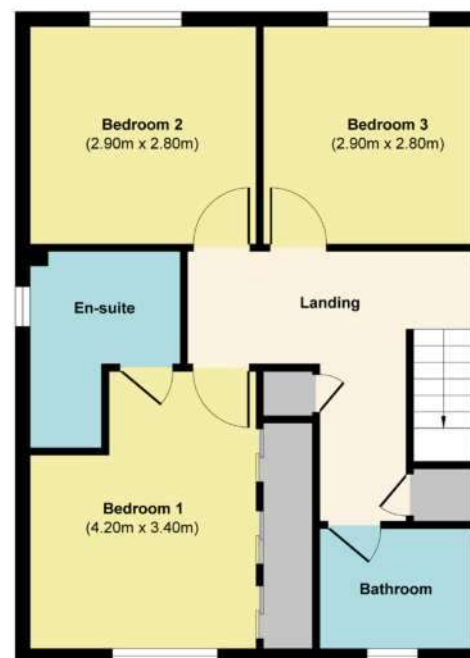
Kensington - Plots: 1 2 16 17

GROUND FLOOR



Ground Floor
Approximate Floor Area
506 sq. ft
(47.02 sq. m)

FIRST FLOOR



First Floor
Approximate Floor Area
527 sq. ft
(49.05 sq. m)

INTERIOR DIMENSIONS

Kitchen/Diner	18'7 x 9'1	5.70m x 2.80m	Bed 1	13'7 x 11'1	4.20m x 3.40m
Lounge	12'1 x 11'5	3.70m x 3.50m	Bed 2	9'5 x 9'1	2.90m x 2.80m
Utility	6'5 x 5'9	2.00m x 1.80m	Bed 3	9'5 x 9'1	2.90m x 2.80m

External finishes are plot specific.

Approx. Gross Internal Floor Area 1033 sq. ft / 96.07 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.
Produced by Elements Property

Burghley





KINGS MEADOW
LEADENHAM

Burghley - Plots: 18 19

GROUND FLOOR



FIRST FLOOR



INTERIOR DIMENSIONS

Kitchen/Dining Room	17'4 x 13'4	5.40m x 4.10m	Bed 1	12'1 x 10'1	3.70m x 3.10m
Snug/Home Office	10'1 x 9'1	3.10m x 2.80m	Bed 2	11'4 x 6'8	3.50m x 2.10m
Utility	5'10 x 4'9	1.80m x 1.50m	Bed 3	9'8 x 7'9	3.00m x 2.40 m

External finishes are plot specific.

Approx. Gross Internal Floor Area 96.12 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Road links - A17 / A607

By Road

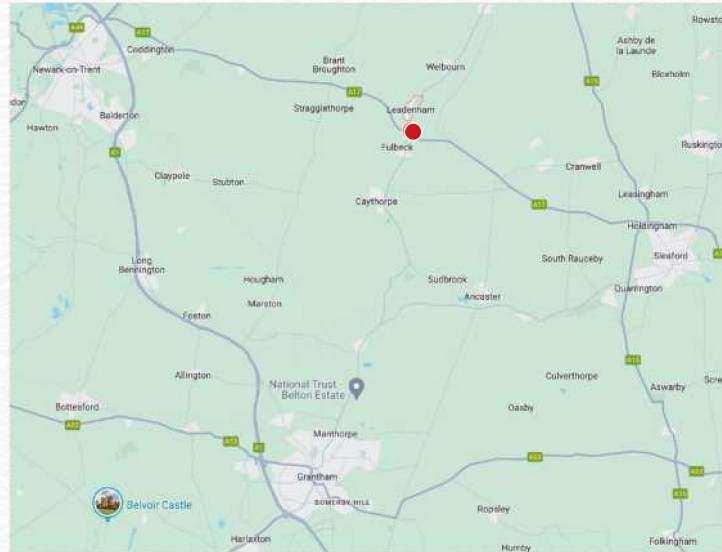
Newark	9.6 miles
Sleaford	10 miles
Grantham	12 miles
Lincoln	14.2 miles

Nearest Rail Link

Newark	9.6 miles
Sleaford	10 miles

Nearest Airport

East Midlands	43 miles
---------------	----------



Leadenham Schools

Church of England Primary School
(Ofsted Rating: Good)

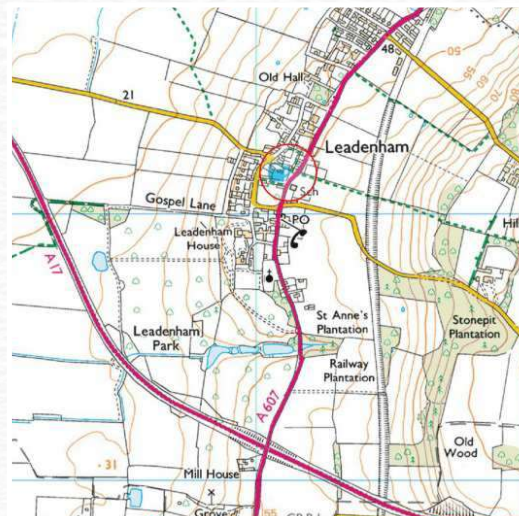
Sir William Robertson Academy
(Ofsted Rating: Good)

Postcode for Sat Nav use:

LN5 0FX

Royal Meadow
Leadenham
Lincoln
LN5 0FX

For more information on any
of our developments please visit:
www.glenrowanhomes.co.uk



For more information please contact:

haart



Tel: 01522 510088

Email: LincolnHRT@spicerhaart.co.uk

Important Notice: Glenrowan Homes and their clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.



KINGS MEADOW
LEADENHAM



GLENROWAN
HOMES