





From the moment you step inside one of our homes, you'll discover sumptuous modern living which has been designed, crafted and built to high standards.

Having developed across Lincolnshire for the past 30 years, we enjoy an enviable reputation for not only building homes of superior quality but also creating attractive well-planned developments where new communities grow and flourish. Basically we build lovely homes in great settings.

The same care and attention is given to all the new homes across our stunning range. So whether you are taking your first steps onto the housing ladder, securing a home for your growing family, or looking to downsize we have a new home for you.



We are very proud to be building in the historic village of Wyberton. All the new homes have been designed to reflect the semi-rural setting and include a palette of materials that are traditionally found in and around the area. The Quadrant will not only boast some 500 new homes, but also shopping facilities, restaurants, food outlets and a hotel. There is also a new community stadium for Boston United on the far side of the A16.

The historic and vibrant market town of Boston is less than a 15 minute drive away, so whether you are looking for an excellent school for the children, great shopping or a fantastic night out, all this can be found in this lovely market town.

So relax, they're Chestnut Homes!

We love building our new homes, and we hope you will love living in one.







The perfect balance

OUR HOMES

The homes at The Quadrant offer the perfect balance between old and new. The architecture of the older part of the village has been reflected in the exteriors of the new homes but behind the traditional exteriors we have created great flexible living spaces. You can then use the space we have created to suit your needs, lifestyle and aspirations.

COMMUNITY

With a wide range of new homes and extensive facilities, The Quadrant will soon become a real community.

The layout of the development has been carefully planned to create a traditional style neighbourhood which includes extensive cycle ways, footpath links, and lovely areas of open space that all combine to create an attractive and safe place to live and work.

ENVIRONMENT

Being so close to the beautiful coast offers great opportunities for fantastic days out, but it can also raise concerns about potential flood risk. Don't worry, all the homes at The Quadrant have raised ground floor levels, which take into account the effects of future climate change. Some properties also have the benefit of flood resilient construction, which means that water should not enter your home even if it rises above floor level. So if you choose to move to The Quadrant, you can sleep soundly in the knowledge that your home is protected from day one.

We will be creating large areas of open space, which will be linked by attractive swales. The swales not only look great and add to the rural character of the development, but are also a key part of the sustainable drainage system where rainwater is cleaned as it moves though the site – so water leaving The Quadrant is cleaner than the rainwater falling on it – how cool is that!





Driven by the need to provide a new home for Boston United and it's fantastic community programme; the need for new homes; the desire to bring forward the first part of a distributor road network to help ease Boston's traffic issues, and our commitment to Boston and the surrounding villages, this development was conceived over many years.

The result is The Quadrant. The link from the A16 is in place; the first part of the distributor road is complete and we are delighted to offer the next phase of new homes for sale.

We are also delighted that the first of the new commercial/leisure units on the development are now completed and open, and the new Boston United FC Community Stadium is underway with occupation due end 2020.

We are proud that our plans for this fantastic new development are now a reality.

STORY...







East Midlands Airport 66 miles

Nottingham 55 miles

Lincoln 35 miles

Skegness 24 miles

> Newark 37 miles

Sleaford 18 miles Whether you need to travel for business or pleasure, Boston is well connected. Situated at the junction of the A16 & the A52, Boston offers easy access to the cities of Lincoln & Peterborough and if you fancy a stroll along the beach, then the seaside town of Skegness is just 30 minutes away by car.



Spalding 13 miles

Peterborough 31 miles

Leicester 31 miles

London Via rail from Peterborough (50 minutes) For journeys further afield, there are a number of airports within easy reach, including Nottingham East Midlands, Humberside and Doncaster Robin Hood, with the international airports of Birmingham and Stansted also within reasonable driving distance.





NURSERIES

St George's Preparatory School & Little Dragons Nursery

126 London Road, Boston, PE21 7HB www.saintgeorgesprep.co.uk (approx. 1.3 miles)

Lilliput Day Nursery Boston

Resolution Close, Endeavour Park Boston, Lincolnshire, PE21 7TT www.lilliputdaynursery.org.uk (approx. 3.5 miles)

PRIMARY SCHOOLS

Wyberton Primary School

Saundergate Lane, Boston, PE21 7BZ www.gofederation.co.uk (approx. 0.6 miles)

The Saint Thomas' Church of England Primary School

Wyberton Low Road, Boston, PE21 7RZ www.gofederation.co.uk (approx. 1.3 miles)

Boston Pioneers Free School Academy

Fydell Crescent, Boston, PE21 8SS www.bostonpioneersacademy.net (approx. 1.5 miles)

SECONDARY SCHOOLS

The Boston Grammar School

South End, Boston, PE21 6JY www.bostongrammarschool.co.uk (approx. 1.6 miles)

Haven High Academy

Marian Road, Boston, PE21 9HB www.havenhighacademy.net (approx. 2.7 miles)

Boston High School

Spilsby Road, Boston, PE21 9PF www.bostonhighschool.co.uk (approx. 2.9 miles)

FURTHER EDUCATION

Boston College

Skirbeck Road, Boston, Lincolnshire, PE21 6JF www.boston.ac.uk (approx. 2.5 miles)

Boston United Sports College

The Jakemans Stadium, York Street, Boston, PE21 6JN www.bostonunitedcf.co.uk/boston-united-sports-college (approx. 2.0 miles)



DISCOVER

HOUSE TYPE	PAGE	PLOT NUMBERS
2 Bedroom Homes		
The Nook	15	151, 152, 153, 154, 157, 168, 179, 189, 190, 191
3 Bedroom Homes		
The Franklin	16	156, 167, 178, 188, 192, 193, 194, 195, 213, 214
The Ledbury	17	161, 169, 185
The Lodge	18	166
The Henley	19	155, 183, 187
The Mulberry	22	182, 197, 198, 211
The Grayling	23	200, 201
The Camberwell	24	175, 177, 180
The Rest	25	150
4 Bedroom Homes		
The Elders	26	164, 176
Orchard House	27	181, 196, 199, 210, 212
The Pheasantry	28	162, 170, 184, 186, 209
The Bressingham	29	160, 163, 165, 202
Affordable Homes		147, 148, 149, 158, 159, 171, 172, 173, 174, 203, 204, 205, 206, 207, 208









The Nook

A charming 2 bedroom home, a great home for your first step on the housing ladder.

Plots 151, 152, 153, 154, 157, 168, 179, 189, 190, 191

PREMIUM RANGE !



GROUND FLOOR

 Kitchen
 2.630m (max) x 4.517m (max)
 8'7" (max) x 14'9" (max)

 Lounge/Dining
 4.542m (max) x 3.958m (max)
 14'10" (max) x 12'11" (max)

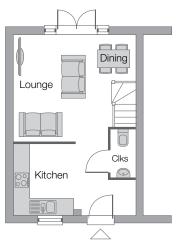
 Cloakroom
 0.950m x 1.780m
 3'1" x 5'10"

FIRST FLOOR

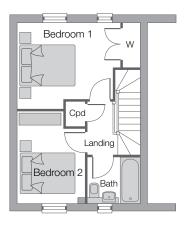
 Bedroom 1
 3.799m (max) x 3.191m (max)
 12'5" (max) x 10'5" (max)

 Bedroom 2
 3.397m (max) x 2.489m (max)
 11'1" (max) x 8'1" (max)

 Bathroom
 1.960m x 1.700m
 6'5" x 5'6"



GROUND FLOOR



FIRST FLOOR



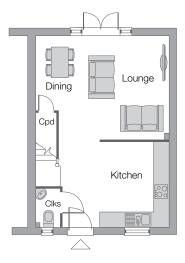
The Franklin

PREMIUM RANGE !

A superb 3 bedroom semi-detached home with ensuite to master bedroom, a great first family home!

Plots 156, 167, 178, 188, 192, 193, 194, 195, 213, 214





GROUND FLOOR

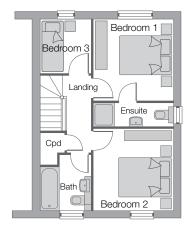
GROUND FLOOR

Lounge/Dining	5.166m (max) x 4.037m	16'11" (max) x 13'3"
Kitchen	4.128m x 3.300m	13'7" × 10'10"
Cloakroom	1.495m x 0.945m	4'11" × 3'1"

FIRST FLOOR

Bedroom 1	3.172m x 3.092m	10′5″ × 10′1″
Ensuite	3.092m x 0.900m	10'1" × 2'11"
Bedroom 2	3.092m x 3.172m	10'1" × 10'4"
Bedroom 3	2.110m x 1.981m	6′11″ x 6′6″

Bathroom 2.162m (max) x 1.981m (max) 7'1" (max) x 6'6" (max)



FIRST FLOOR



The Ledbury

PREMIUM RANGE !

A charming 3 bedroom detached home with a really useful utility room and French doors from the lounge offering a real link to the garden.

Plots 161, 169, 185

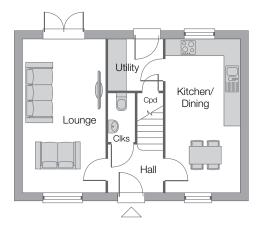


GROUND FLOOR

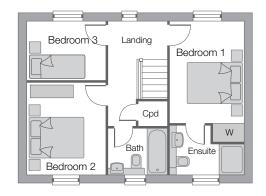
Lounge Kitchen/Dining	5.630m x 3.000m 5.630m x 2.730m	18′5″ x 9′10″ 18′5″ x 8′11″
Utility	2.010m x 1.882m	6′7″ x 6′2″
Cloakroom	1.808m x 0.945m	5′11" x 3′1"

FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11′1″ x 9′6″
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"



GROUND FLOOR



FIRST FLOOR



The Lodge

PREMIUM RANGE !

A stunning 3 bedroom detached home with a great utility room and ensuite to master bedroom with large shower enclosure.

Plot 166

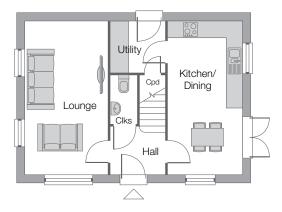


GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" × 6'2"
Cloakroom	1.808m x 0.945m	5′11" x 3′1"

FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11′1″ x 9′6″
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"



GROUND FLOOR



FIRST FLOOR



The Henley

PREMIUM RANGE !

A pretty 3 bedroom detached home with dual aspect lounge. The utility rooms helps keep the kitchen clutter free!

Plots 155, 183, 187

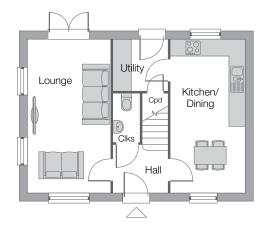




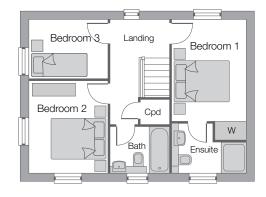
Lounge	5.630m x 3.000m	18′5″ x 9′10″
Kitchen/Dining	5.630m x 2.730m	18′5″ x 8′11″
Utility	2.010m x 1.882m	6′7″ x 6′2″
Cloakroom	1.808m x 0.945m	5′11" x 3′1"

FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11′1″ x 9′6″
Bedroom 3	2.900m x 2.153m	9'6" × 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"



GROUND FLOOR



FIRST FLOOR







The Mulberry

PREMIUM PLUS RANGE 6

A stunning 3 bedroom detached home with a large lounge, separate utility, a beautiful bay window in bedroom 1 and an integrated garage.

Plots 182, 197, 198, 211



GROUND FLOOR

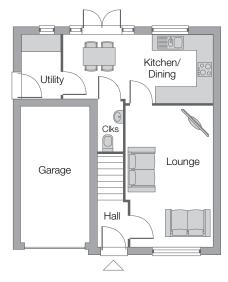
FIRST FLOOR

Bedroom 1 4.280m (max) x 3.486m (max) 14'0" (max) x 11'5" (max) Ensuite 2.255m x 1.753m 7'4" x 5'9"

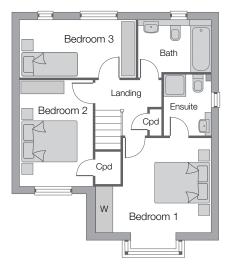
Bedroom 2 3.921m x 2.722m 12'10" x 8'11"

Bedroom 3 4.278m x 2.151m 14'0" x 7'0"

Bathroom 2.722m (max) x 1.953m 8'11" (max) x 6'4"



GROUND FLOOR



FIRST FLOOR



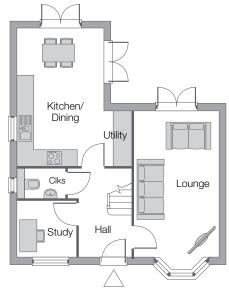
The Grayling

PREMIUM PLUS RANGE 6

A thoughtfully designed and very popular 3 bedroom detached home offering space for all the family.

Plots 200, 201





GROUND FLOOR

GROUND FLOOR

 Kitchen/Dining
 5.230m (max) x 4.190m (max)
 17'1" (max) x 13'8" (max)

 Lounge
 5.350m x 3.100m
 17'6" x 10'2"

 Study
 2.180m x 2.070m
 7'1" x 6'9"

 Cloakroom
 1.800m x 0.950m
 5'10" x 3'1"

FIRST FLOOR

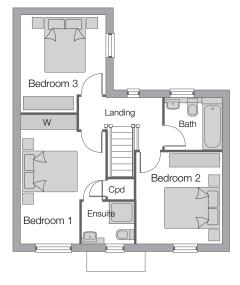
 Bedroom 1
 4.750m (max) x 3.140m (max)
 15'7" (max) x 10'3" (max)

 Ensuite
 1.920m x 1.520m
 6'3" x 4'11"

 Bedroom 2
 3.380m x 3.160m
 11'1" x 10'4"

 Bedroom 3
 3.600m (max) x 3.170m (max)
 11 '9" (max) x 10'4" (max)

 Bathroom
 2.100m x 1.900m
 6'10" x 6'2"



FIRST FLOOR



The Camberwell

Perfect for the growing family, this home has 3 double bedrooms. Three sets of French doors lead out to the garden.

Plots 175, 177, 180

PREMIUM PLUS RANGE 6



GROUND FLOOR

 Kitchen/Dining
 5.230m (max) x 4.190m (max)
 17'1" (max) x 13'8" (max)

 Lounge
 5.350m x 3.100m
 17'6" x 10'2"

 Study
 2.180m x 2.070m
 7'1" x 6'9"

 Cloakroom
 1.800m x 0.950m
 5'10" x 3'1"

FIRST FLOOR

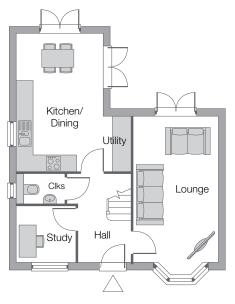
 Bedroom 1
 4.750m (max) x 3.140m (max)
 15'7" (max) x 10'3" (max)

 Ensuite
 1.920m x 1.520m
 6'3" x 4'11"

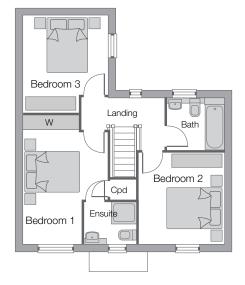
 Bedroom 2
 3.380m x 3.160m
 11'1" x 10'4"

 Bedroom 3
 3.600m (max) x 3.170m (max)
 11 '9" (max) x 10'4" (max)

 Bathroom
 2.100m x 1.900m
 6'10" x 6'2"



GROUND FLOOR



FIRST FLOOR



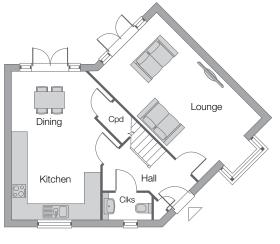
The Rest

PREMIUM PLUS RANGE 6

A 3 bedroom corner detached home with attractive bay window to both the lounge and master bedroom and two sets of French doors offer a great link to the rear garden.

Plot 150



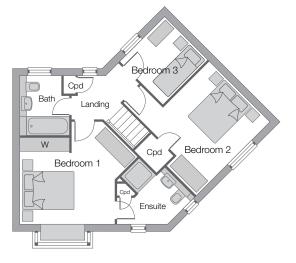


GROUND FLOOR

GROUND FLOOR Lounge 6.640m inc. bay x 3.500m (max) 21'9" inc. bay x 11'5" (max) Kitchen/Dining 5.856m x 3.193m (min) 19'2" x 10'5" (min) Cloakroom 1.900m (max) x 1.045m (max) 6'2" (max) x 3'5" (max)

EIDST EI OOD

FIRST FLOOR		
Bedroom 1	3.754m (min) x 3.413m (min)	12'3" (min) x 11'2" (min)
Ensuite	2.905m (max) x 2.615m (max)	9'6" (max) x 8'7" (max)
Bedroom 2	4.109m (max) x 3.362m (min)	13'5" (max) x 11'0" (min)
Bedroom 3	2.500m x 2.400m	8′2″ × 7′10″
Bathroom	2.350m (max) x 1.950m (max)	7'8" (max) x 6'4" (max)



FIRST FLOOR



The Elders

PREMIUM PLUS RANGE 6

The Elders is a great 4 bedroom detached family home, which is enhanced by a stunning ensuite to the master bedroom.

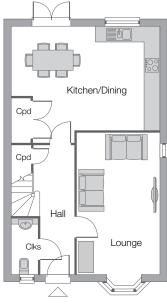
Plots 164, 176



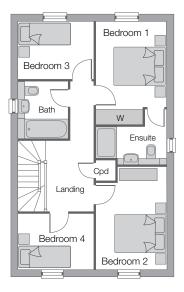
GROUND FLOOR

FIRST FLOOR

Bedroom 1 3.400m x 2.769m 11'2" x 9'1" Ensuite 2.769m x 1.450m (max) 9'1" x 4'9" (max) Bedroom 2 4.047m (max) x 2.769m (max) 13'3" (max) x 9'1" (max) Bedroom 3 2.993m x 2.281m 9'9" x 7'5" Bedroom 4 $9'9'' \times 7'2''$ 2.993m x 2.200m Bathroom 2.236m (max) x 1.950m (max) 7'4" (max) x 6'4" (max)



GROUND FLOOR



FIRST FLOOR



Orchard House

PREMIUM PLUS RANGE &

An impressive 4 bedroom detached home with a bay-fronted lounge and two ensuite bedrooms, perfect for modern family living.

Plots 181, 196, 199, 210, 212



GROUND FLOOR

Utility 2.593m x 1.955m 8'6" x 6'4" Cloakroom 1.556m x 0.916m 5'1" x 3'0"

FIRST FLOOR

Bedroom 1 4.926m (max) x 3.462m (max) 16'1" (max) x 11'4" (max)

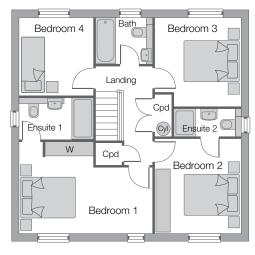
Ensuite 1 2.735m x 1.500m 8'11" x 4'11" Bedroom 2 3.497m x 3.199m 11'5" x 10'6"

Ensuite 2 3.199m (max) x 1.000m (max) 10′5″ (max) x 3′3″ (max) Bedroom 3 3.309m (max) x 3.199m (max) 10′10″ (max) x 10′5″ (max)

Bedroom 4 2.844m x 2.735m 9′3″ x 8′11″ Bathroom 2.097m x 1.700m 6′10″ x 5′6″



GROUND FLOOR



FIRST FLOOR



The Pheasantry

PREMIUM PLUS RANGE 6

A stylish and spacious 4 bedroom detached home with an open plan kitchen diner, separate study and a single garage...a great family home.

Plots 162, 170, 184, 186, 209

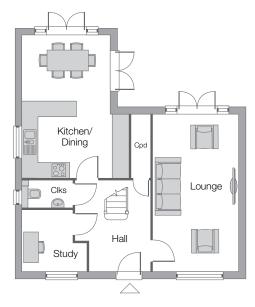


GROUND FLOOR

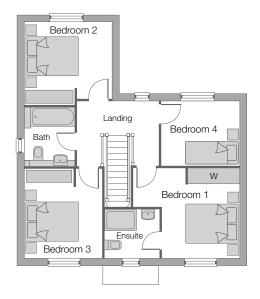
Lounge	6.080m x 3.324m	19'11" x 10'10"
Kitchen/Dining	5.520m x 4.166m (max)	18'1" x 13'6" (max)
Study	2.480m (max) x 2.382m	8'1" (max) x 7'9"
Cloakroom	1.950m x 1.050m	6'4" x 3'5"

FIRST FLOOR

Bedroom 1	3.468m (max) x 3.011m	11'4" (max) x 9'10"
Ensuite	2.118m x 1.900m	6′11″ x 6′2″
Bedroom 2	3.380m x 3.181m (max)	11'1" x 10'5" (max)
Bedroom 3	4.136m (max) x 3.484m (max)	13'6" (max) x 11'5" (max)
Bedroom 4	3.036m (max) x 2.494m (max)	9'11" (max) x 8'2" (max)
Bathroom	2.274m (max) x 1.947m (max)	7'5" (max) x 6'4" (max)



GROUND FLOOR



FIRST FLOOR



The Bressingham

PLATINUM RANGE &

A fantastic 4 bedroom detached family home with a large open plan kitchen diner, separate study, two ensuites and a single garage - room for everyone (and the car!)

Plots 160, 163, 165, 202



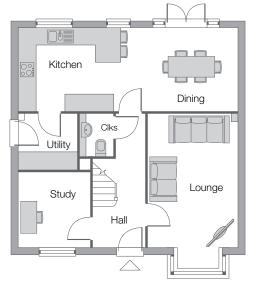
GROUND FLOOR

Kitchen/Dining 8.105m x 3.090m 26'7" x 9'1"

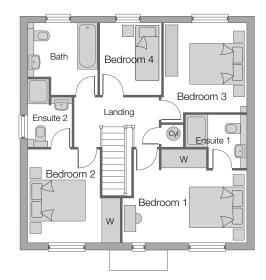
Lounge 5.703m inc. bay x 3.275m 18'8" inc. bay x 10'8"

FIRST FLOOR

Bedroom 1	4.598m (max) x 3.429m (max)	15'1" (max) x 11'3" (max)
Ensuite 1	2.246m (max) x 1.951m (max)	7'4" (max) x 6'4" (max)
Bedroom 2	3.455m (max) x 3.414m (max)	11'4" (max) x 11'2" (max)
Ensuite 2	2.511m (max) x 1.632m (max)	8'2" (max) x 5'4" (max)
Bedroom 3	3.290m (max) x 3.069m (max)	10'9" (max) x 10'0" (max)
Bedroom 4	2.638m (max) x 2.275m (max)	8'7" (max) x 7'5" (max)
Bathroom	2.638m (max) x 2.575m (max)	8'7" (max) x 8'5" (max)



GROUND FLOOR



FIRST FLOOR





BEAUTIFULLY DESIGNED

We have used all our years of experience to create your new home at The Quadrant.

Our designers are pretty obsessed with detail, and it shows in every new home that we build. We like creating stunning kitchens where you will not only love to cook, but also socialise by taking advantage of the great open plan layouts.

We also love adding lots of beautiful fitted bathroom furniture to hide away any clutter, leaving sleek clean bathrooms, ensuites and cloakrooms that will be the envy of your friends.

Our friendly staff are on hand to help you choose the finishes that will complete your dream home (in fact it's probably the favourite part of their job!).

Whether you prefer country classic styling or the contemporary look, we have the designs to suit your individual taste, and our range of contemporary square edge worktops complete the look – giving you your dream kitchen.

What others call "extras" - we love fitting as standard.

We offer three levels of specification based on the floor area of your new home:

PREMIUM RANGE PREMIUM PLUS RANGE PLATINUM RANGE

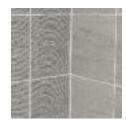
The level of specification is shown on each brochure page, just below the house name.





KITCHENS

The kitchen is at the heart of the home, so we take special care to make sure it works as good as it looks. Choose from contemporary or traditional styled cabinet doors, all featuring the latest square edge worktops. Sleek stainless steel built-in appliances complete your beautiful kitchen.



TILING

Porcelanosa wall tiles sourced from Spain complete our bathrooms, ensuites and cloakrooms. We have a stunning range to choose from, so whether you are looking for crisp white or a bit of texture and colour we have the tiles suit your taste. Some of our homes also have beautiful tiled floors, ask one of our staff for full details.



BATHROOMS

We spend lots of time perfecting our bathrooms so you can enjoy that long soak in the sleek white Pura bath which you will find snuggled perfectly next to the Roper Rhodes fitted bathroom furniture. Showering is provided by thermostatic Aqualisa showers. So if a long soak in the bath is not your thing, hop in the shower for an invigorating blast, and then dry your towels on the shiny chrome towel rails that are fitted to many of our homes.



KEEPING YOU WARM

We fit really high levels of insulation in the loft, walls and floors of your lovely new home. This not only keeps you and your loved ones nice and cosy, but will also help to keep those fuel bills as low as possible.

Quality fixtures and fittings



SECURITY & SAFETY

Security comes first with multi-point locks to all external doors, so you can feel safe in your new home. Mains wired smoke detectors ensure that you can sleep safe in the knowledge that your home is being monitored. UPVC windows help with security, and are of course low maintenance leaving you free to enjoy your new home and your leisure time.



BUILT-IN WARDROBES & STORAGE

Most of our new homes benefit from at least one stunning built in wardrobe, which you can style to suit your taste and decor. Where possible we have also provided cupboards for extra storage (you can never have enough, and we all need somewhere to store the Christmas tree!). Our friendly staff can give you full details... just ask!



CONNECTED

All homes at The Quadrant can benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so you just have to sign up with a provider to get connected. Beautiful contemporary chrome switches and sockets are provided in key areas of your new home, and we even include USB sockets to make charging your phone or iPad (other brands are available!) as easy as possible.

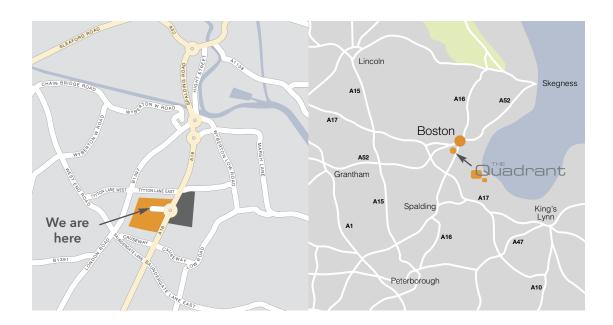


PEACE OF MIND

We are very proud of our 'A Rating' with the NHBC (the highest you can get), which means you can buy from us with confidence. The NHBC Warranty lasts for 10 years. Pretty much everything in the first two years is covered apart from wear and tear, and the following 8 years ensures that all the main structural parts of your home are covered to give complete peace of mind. You will be provided with full details of the Warranty.

Well over 95% of purchasers responding to our questionnaires say they would buy from us again, so we must be doing something right!







Field Drive, Wyberton, Boston PE21 7NG

You will find The Quadrant just off the A16 less than 2 miles south of Boston town centre.

Contact our Marketing Suite on 01205 337144 Or email sales@chestnuthomes.co.uk

You will find The Quadrant @ PE21 7TD





