

YOUR HOME | OUR VISION



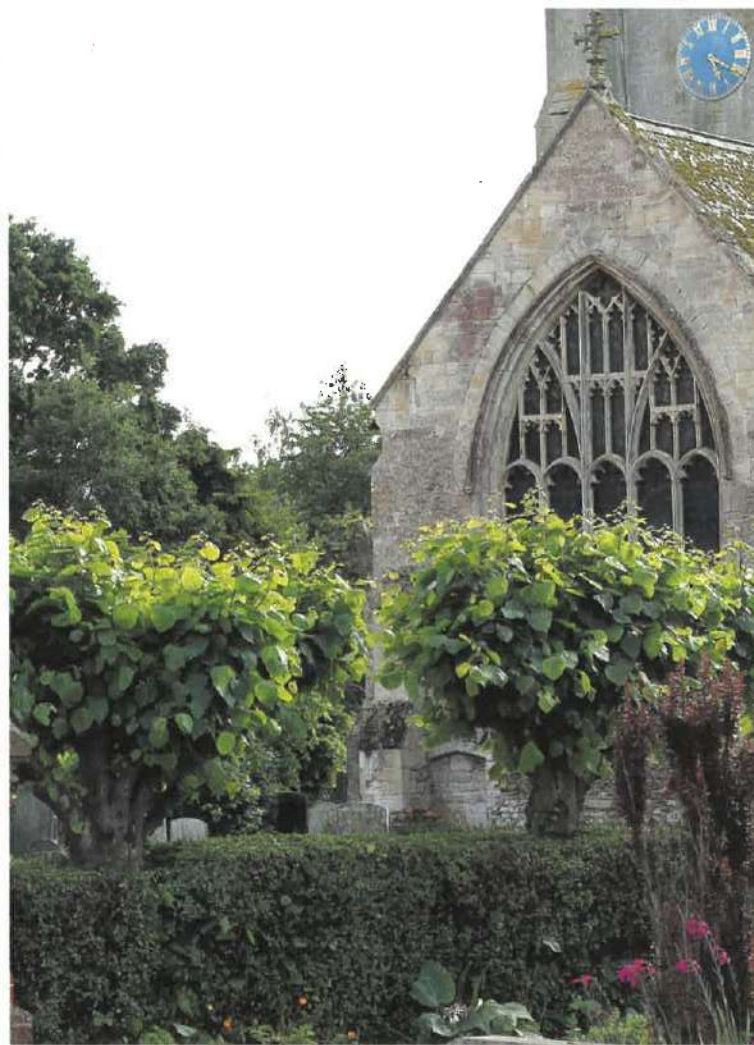


DONINGTON VILLAGE

If you are seeking a beautiful location to settle into, then look no further than Donington, Lincolnshire.

Donington, is a large village situated within the South Holland district of Lincolnshire and is known for its aesthetically pleasing exteriors. Inviting buildings old and new, thriving schools, public houses and alluring churches, all surrounded by safe and friendly environments, making Donington one of the most sought-after villages in Lincolnshire.

**COWLEY PARK, TOWN DAM LANE, DONINGTON
PE11 4TR**







DEE
2 BEDROOM
9, 10, 11, 19, 20, 28, 29, 33, 34, 35, 36, 57, 58, 59, 60, 63, 64, 65, 66, 67, 68, 69, 70, 75, 76, 77, 78, 80, 81, 117, 118, 124, 125



MERE
3 BEDROOM
PLOTS
13, 16, 37, 54, 79, 102, 121, 123, 132



CLYDE
3 BEDROOM
PLOTS
61, 62, 100, 101




RIBBLE
4 BEDROOM
PLOTS
15, 41, 44, 50, 51, 55, 56, 104, 105, 108, 110, 112, 116



AIRE
3 BEDROOM
PLOTS
21, 22, 26, 27, 89, 90, 126, 127, 128, 129, 130, 131



BAIN
4 BEDROOM
PLOTS
39, 40, 45, 47, 97, 106, 107, 113, 114, 135




AVON
3 BEDROOM
PLOTS
2, 3, 4, 5, 48, 49, 71, 73, 87, 88, 91, 92, 119, 120




STAMFORD
4 BEDROOM
PLOTS
1, 38, 46, 52, 86, 96, 134



RUTLAND
3 BEDROOM
PLOTS
14, 25, 32, 53, 122, 133, 82, 84, 85, 94, 103,



LOCK
3 BEDROOM
PLOTS
7, 12, 17, 23, 30, 83, 93, 95, 109, 111



HUMBER
4 BEDROOM
PLOTS
6, 8, 42, 43, 99, 115, 136



**AFFORDABLE
HOUSING**
PLOT 74



www.ashwoodhomes.co

This site plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries or landscaping. Building sites are dangerous places. Trained staff must accompany you whilst viewing properties, with hard hats and high visibility waistcoats being worn at all times. Please also be aware of construction plant movement whilst you are on site. Your safety matters to us.



COWLEY PARK PHASE 2 SPECIFICATION

	2/3 bedrooms	4/5 bedrooms
GENERAL		
White sockets and switches		
Polished chrome sockets & switches*		
Polished chrome ironmongery to all doors		
Outside tap	●	●
Landscaped front garden	●	●
1.8mm Close boarded fencing	●	●
UPVC double glazed windows	●	●
Combi 'A' rated boiler or system boiler and cylinder dependent on housetype	●	●
Programmable gas central heating with thermostatic radiator valves	●	●
Choice of fitted wardrobes*	*	*
Coloured composite front doors	●	●
Vertical one panelled white internal doors	●	●
Softwood staircase with handrail	●	●
Standard carpet throughout except wet areas (upgrades available)	●	●
Patio	●	●
ELECTRICAL		
Digital TV point/Media panel to Lounge with Sky wiring	●	●
Digital TV point to all bedrooms	●	●
BT socket to Lounge	●	●
Double socket with USB charge points to Master Bedroom	●	●
Light and double power socket to garage	●	●
Downlights to Kitchen area, Bathroom & En-suite	●	●
Loft light	●	●
Electric power point to rear	*	●
Electric garage door kit	*	●
Solar panels to roof- please ask the sales negotiator for confirmation		

BATHROOM / EN-SUITE

Fitted white sanitary ware	●	●
Invictus Hard Flooring to Cloakroom, Bathroom and En-suite/s	●	●
Glass shower screen over bath*	*	*
Thermostatic shower mixer over bath or riser rail*	*	*
Extractor fan to cloakroom, bathroom & en-suite	●	●
Shaver point to en-suite and bathroom	●	●
Heated chrome towel rail to bathroom & en-suite	●	●
Splashback wall tiles to cloakroom, bathroom & en-suite	●	●
Full height wall tiles around Shower and Bath cubicle***	●	●
Half tiling to cloaks, bathroom & en-suite	*	●

KITCHEN / UTILITY

18mm Kitchen units – Selection from marketing suite*	●	●
Matched end panels	●	●
Fully integrated domestic appliances (dishwasher, fridge/freezer, oven, extractor)	●	●
Induction Hob	●	●
Upstand and splashback	●	●
Stainless steel one & half bowl sink to kitchen	●	-
Single stainless steel bowl sink to utility (if applicable)	●	●
Invictus hard flooring to Kitchen and Utility (if applicable)	●	●
Single oven side by side	*	●
Grade 3 kitchen	*	●
Composite sink to kitchen	*	●
Glass extractor hood (if applicable)	*	●

DECORATION

White emulsion ceilings	●	●
'Almond White' emulsion to walls	●	●
Satinwood finish to interior woodwork	●	●
Pencil edge skirting & architrave	●	●

SAFETY & SECURITY

Intruder alarm*	*	*
Security locks to windows except fire egress	●	●
Mains fed smoke detector to hall and landing	●	●
Mains fed carbon monoxide detector to bedroom**	●	●
External space lighting to front and rear of property	●	●
Dedicated energy efficient fittings	●	●
Mains fed doorbell	●	●

● Is a standard choice

* Is an upgrade choice

- Is not available

** only when boiler is located in the bedroom

*** The Avon has half height tiling around the bath and full height around shower cubicle (Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is not an intended representation of the Donington site. Garages will all have light and power).

A Management Company at 'Cowley Park' has been set up to oversee the day to day upkeep and maintenance of the Estate landscaping including any open spaces. The charge for the year commencing April 2024 to be £201.21 and will be reviewed on an annual basis. Please ask the sales negotiator for more information

THE DEE

GROUND FLOOR



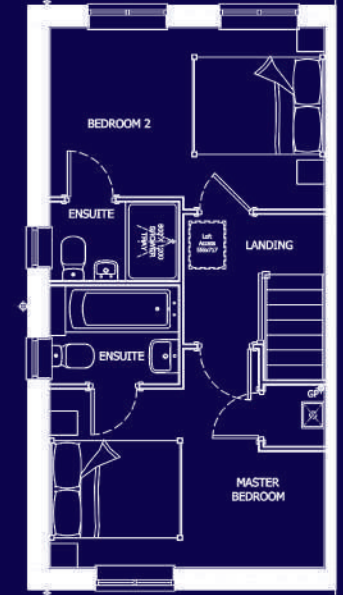
LOUNGE	5.27 x 2.92	17'4 x 9'7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5'5 x 3'5

Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings.



A two bedroom home, perfect for first-time buyers, downsizers and investors.

FIRST FLOOR

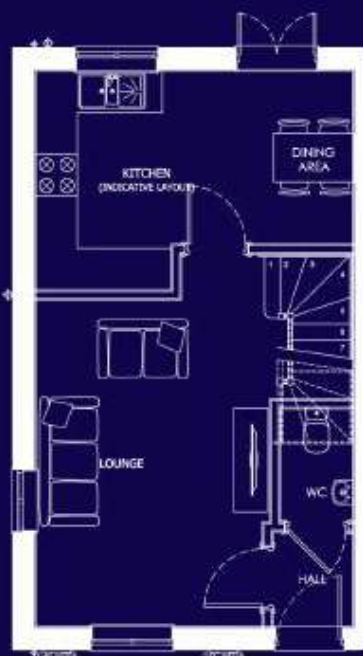


BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6'4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6'4 x 3'10



THE CLYDE

GROUND FLOOR



LOUNGE	4.70 x 3.27	15'5 x 10'9
KITCHEN	4.56 x 2.49	15'0 x 8'2
WC	1.63 x 1.05	5'4 x 3'5



FIRST FLOOR

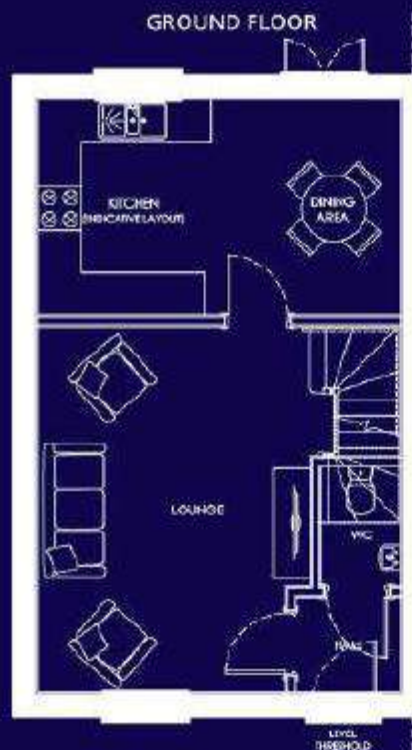


BED 1	2.99 x 2.55	9'10 x 8'5
EN-SUITE	2.16 x 1.51	7'1 x 4'11
BED 2	2.98 x 2.45	9'9 x 8'0
BED 3	2.56 x 2.05	8'5 x 6'9
BATH	2.45 x 1.95	8'0 x 6'5

A three bedroom home, perfect for families and first-time buyers.



THE AIRE



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.07 x 3.76	16'8" x 12'4"
KITCHEN	5.01 x 3.00	16'5" x 9'10"
WC	1.65 x 1.10	5'5" x 3'7"

MASTER	3.07 x 3.24	10'1" x 10'8"
EN-SUITE	2.25 x 1.69	7'5" x 5'7"
BED 2	3.71 x 2.74	12'2" x 9'0"
BED 3	2.77 x 2.20	7'6" x 7'3"
BATH	2.11 x 1.83	6'1" x 6'0"



Please refer to your site map for plot numbers for this house type. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract.

THE AVON

GROUND FLOOR



LOUNGE	4.30 x 3.80	14'1" x 12'6"
KITCHEN	3.80 x 2.76	12'6" x 9'1"
DINING	2.61 x 2.55	8'7" x 8'4"
WC	1.9 x 0.9	6'2" x 2'1"



FIRST FLOOR



BED 1	3.17 x 3.85	10'5" x 12'9"
EN-SUITE	2.01 x 1.68	6'7" x 5'6"
BED 2	3.05 x 2.61	10' x 8'7"
BED 3	2.76 x 2.11	9'1" x 6'11"
BATH	2.76 x 1.78	9'1" x 5'10"

A three bedroom home, perfect for families and first-time buyers.



THE LOCK

GROUND FLOOR



FIRST FLOOR



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.64 x 3.25	18'6 x 10'8
KITCHEN	5.64 x 3.25	18'6 x 10'8
UTILITY	1.99 x 1.81	6'6 x 5'11
WC	1.70 x 1.05	5'7 x 3'5

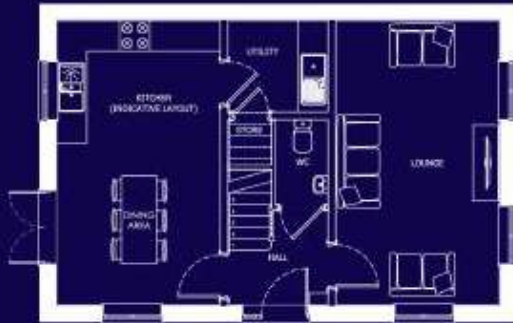
BED 1	3.55 x 2.79	11'8 x 9'2
EN-SUITE	1.99 x 1.76	6'6 x 5'9
BED 2	3.36 x 3.32	11'0 x 10'11
BED 3	2.76 x 2.61	9'1 x 8'7
BATH	2.20 x 2.16	7'3 x 7'1



Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE MERE

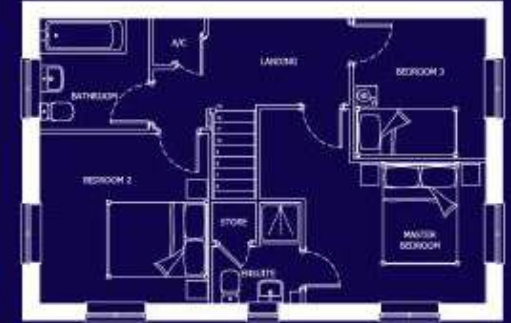
GROUND FLOOR



LOUNGE	5.64 x 3.25	18'6" x 10'8"
KITCHEN	5.64 x 3.25	18'6" x 10'8"
UTILITY	1.99 x 1.81	6'6" x 5'11"
WC	1.70 x 1.05	5'7" x 3'5"



FIRST FLOOR



BED 1	3.52 x 2.79	11'7" x 9'2"
ENSUITE	1.99 x 1.72	6'6" x 5'8"
BED 2	3.36 x 3.32	11'0" x 10'11"
BED 3	2.76 x 2.61	9'1" x 8'7"
BATH	2.20 x 2.16	7'3" x 7'1"

A three bedroom home, perfect for families and first-time buyers.



Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE RUTLAND

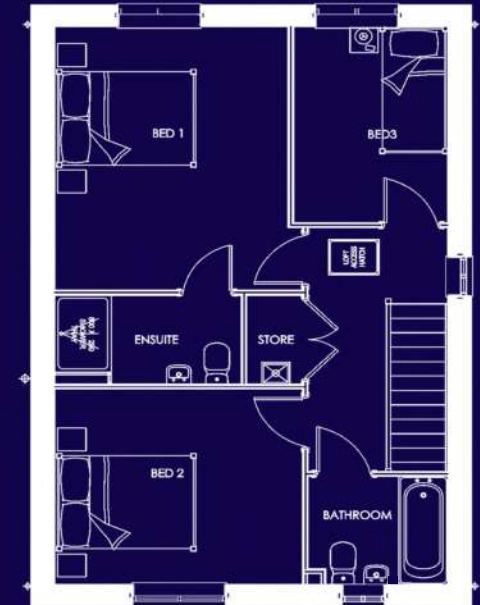
GROUND FLOOR



LOUNGE	5.58	x	3.60	18'4	x	11'10
KIT/DIN	5.68	x	3.15	18'8	x	10'4
UTILITY	1.98	x	1.75	6'6	x	5'9
WC	2.11	x	1.04	7'	x	3'5



FIRST FLOOR



BED 1	4.19	x	3.38	13'9	x	11'1
ENSUITE	2.71	x	1.43	8'11	x	4'8
BED 2	3.59	x	3.11	11'10	x	10'3
BED 3	3.13	x	2.25	10'3	x	7'5
STORE	1.43	x	0.83	4'8	x	2'9
BATH	2.04	x	1.74	6'8	x	5'9

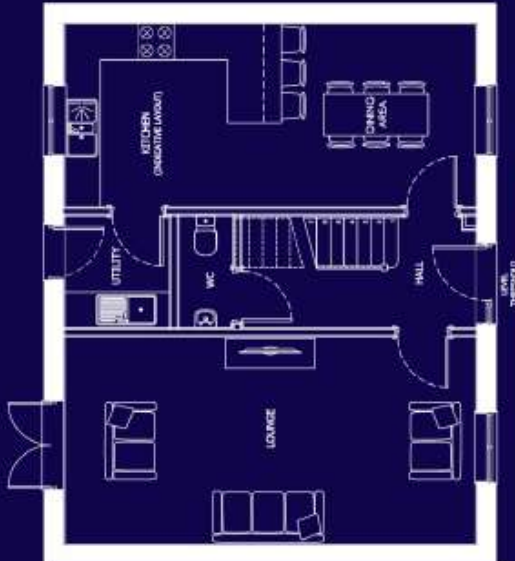
A three bedroom home, perfect for families and first-time buyers.



Please refer to your site map for plot numbers for this housetype. These dimensions are correct within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract

THE RIBBLE

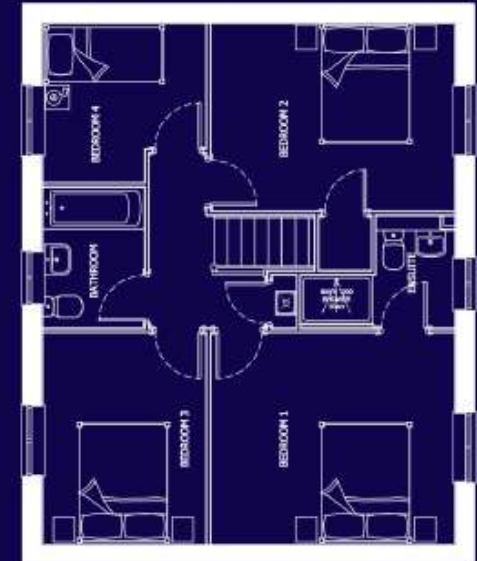
GROUND FLOOR



LOUNGE	6.87 x 3.45	22'7 x 11'4
KITCHEN	6.87 x 3.05	22'7 x 10'0
UTILITY	1.87 x 1.76	6'2 x 5'9
WC	1.87 x 0.90	6'2 x 2'11



FIRST FLOOR



BED 1	4.07 x 3.52	13'4 x 11'7
EN-SUITE	2.54 x 1.87	8'5 x 6'2
BED 2	4.07 x 3.12	13'4 x 10'3
BED 3	3.52 x 2.73	11'7 x 8'11
BED 4	2.73 x 2.65	8'11 x 8'8
BATH	2.34 x 1.70	7'8 x 5'7

A four bedroom home, perfect for families and professionals.



THE BAIN

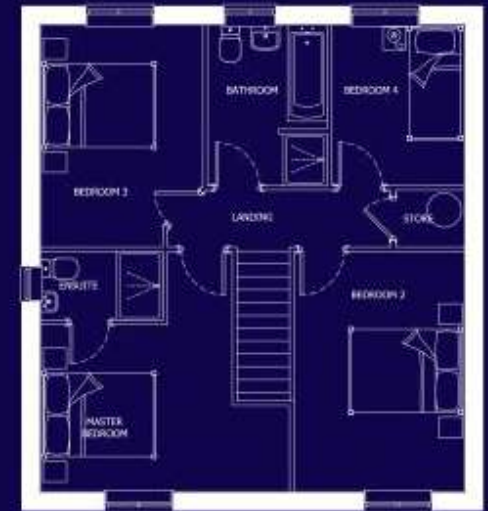
GROUND FLOOR



LOUNGE	5.06 x 3.31	16'7" x 10'10"
KITCHEN	7.44 x 2.99	24'5" x 9'10"
STUDY	2.04 x 1.93	6'8" x 6'4"
UTILITY	1.93 x 1.70	6'4" x 5'7"
WC	1.93 x 1.03	6'4" x 3'4"



FIRST FLOOR



BED 1	4.37 x 4.22	14'4" x 13'10"
ENSUITE	2.14 x 1.18	7'0" x 3'10"
BED 2	4.22 x 2.99	13'10" x 9'10"
BED 3	3.90 x 2.85	12'10" x 9'4"
BED 4	2.82 x 2.33	9'3" x 7'8"
BATH	2.82 x 2.10	9'3" x 6'11"

A four bedroom home, perfect for families and professionals.



THE STAMFORD

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.32 x 3.05	17'6 x 10'0
KITCHEN	5.30 x 3.90	17'5 x 12'10
STUDY	3.32 x 3.05	10'11 x 10'0
UTILITY	2.10 x 1.68	6'11 x 5'6
WC	1.69 x 0.86	5'7 x 2'10

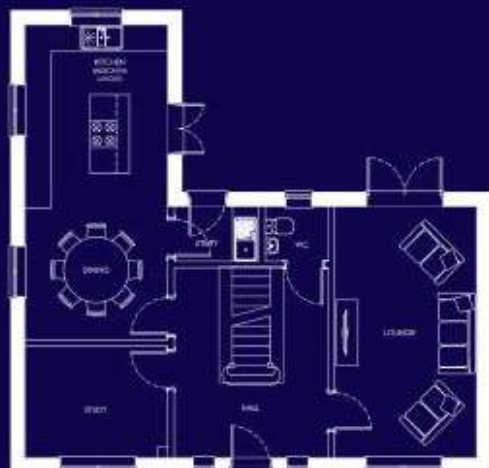
A four bedroom home, perfect for families and professionals.

BED 1	4.00 x 3.97	13'2 x 13'0
EN-SUITE	2.48 x 1.22	8'2 x 4'0
BED 2	4.02 x 2.77	13'2 x 9'0
EN-SUITE	1.99 x 1.22	6'7 x 4'0
BED 3	3.21 x 3.04	10'7 x 10'0
BED 4	3.04 x 2.81	10'0 x 9'3
BATH	3.60 x 1.67	11'10 x 5'6



THE HUMBER

GROUND FLOOR



LOUNGE	5.75 x 3.26	18'10 x 10'8
KITCHEN	7.21 x 3.27	23'8 x 10'9
STUDY	3.27 x 2.55	10'9 x 8'4
UTILITY	1.94 x 1.25	6'4 x 4'1
WC	1.44 x 1.25	4'9 x 4'1



FIRST FLOOR



BED 1	3.98 x 3.27	13'1 x 10'9
ENSUITE	2.17 x 1.19	7'1 x 3'11
BED 2	3.31 x 3.26	10'10 x 10'8
ENSUITE	2.22 x 1.19	7'3 x 3'11
BED 3	3.32 x 3.26	10'11 x 10'8
BED 4	3.26 x 2.35	10'8 x 7'8
BATH	3.67 x 1.7	12'1 x 5'7

A four bedroom home, perfect for families and professionals.



Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

Disclaimer: These particulars are for illustrative purposes only. We operate a policy of continuous product development and features such as windows and radiators may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon to accurately describe every property. Computer generated images are indicative only and do not accurately depict individual plots. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture.

Location

Donington is a popular village with many local amenities such as a school, small supermarket, butchers, florist and much more. The location is ideal boasting a semi-rural village lifestyle but in close proximity to the major link roads such as the A17.

Cowley Park is the ideal location for your new home.

COWLEY PARK, TOWN DAM LANE, DONINGTON, PE11 4TR



DISTANCE TO:

SPALDING:	9 MILES
BOSTON:	10 MILES
SLEAFORD:	15 MILES
HOLBEACH:	15 MILES
BOURNE:	16 MILES
WRANGLE:	19 MILES
WISBECH:	29 MILES



Ashwood Homes Head Office
1 Goodison Road,
Lincs Gateway
Business Park,
Spalding, Lincs, PE12 6FY



Tel: 01406 490590
Email: info@ashwoodhomes.co
Website: www.ashwoodhomes.co