

Bellway at Hanwood Park

Kettering

A collection of 3 and 4 bedroom homes

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



A perfect place to call home

This collection of 3 and 4-bedroom new homes boasts a desirable semi-rural location in Barton Seagrave, surrounded by acres of picturesque countryside and just over five minutes' drive from the bustling market town of Kettering.

Designed in a mix of styles to suit all lifestyles, all homes are built to a high level of specification. Sure to appeal to a wide audience of buyers, this attractive new development benefits from excellent transport connections, well-regarded local schools and close proximity to the plentiful amenities of Barton Seagrave village.



Everything is on your doorstep at Bellway at Hanwood Park

Bellway at Hanwood Park enjoys an excellent location in Barton Seagrave. Commuters will delight in the area's excellent transport connections, with good local road links and public transport services to surrounding towns and cities. The centre of Barton Seagrave can be reached in around five minutes, while Kettering town centre is just six minutes away.

Those travelling by car will find the development conveniently located; just 0.5 miles from Junction 10 of the A14, providing a connection to the A6 in less than one mile. Northampton can be reached in around 32 minutes via the A45, while Corby is just 18 minutes away via the A4300. For travel by train, Kettering Station is just seven minutes' drive from the development, with regular services to major destinations such as Corby, Nottingham and London St Pancras International.



A selection of good local amenities can be found in nearby Barton Seagrave, including a supermarket, convenience stores, everyday services and a handful of casual eateries. Just a six minute drive from Bellway at Hanwood, the large market town of Kettering promises an extensive array of high street shops, independent boutiques and large retail outlets.

As a traditional market town, Kettering holds a regular Charter Market with a wide array of stalls offering everything from locally-reared meat and fresh fruits and vegetables, to clothing and homewares. The pedestrianised area of Kettering's high street is also home to several speciality markets with antiques, collectables, arts and crafts, homemade sweets and artisan gifts among its offerings.

For those who enjoy the outdoors, Wicksteed Park is a Grade II English Heritage Listed Park and Garden, just three minutes' drive from the development. This stunning public park spans 147 acres of greenspace and is home to rolling hills, landscaped gardens, beautiful walking routes and numerous sports pitches. Everyday entertainment can be found in nearby Kettering, with an 8-screen multiplex cinema, a ten-pin bowling alley, an adventure golf course and many more attractions within a 10-minute drive of home.

Active residents will find a number of leisure centres, gyms, swimming pools and sports clubs within a short drive of Bellway at Hanwood Park, including the popular Pytchley Golf Lodge, known as one of the finest pay-and-play courses in Northamptonshire.

Ideally-located for growing and mature families, these attractive new homes benefit from several highly-regarded schools nearby. There are a number of primary schools within easy reach of Bellway at Hanwood Park, including Barton Seagrave Primary School, just five minutes' walk away, and Hayfield Cross School, just an eight minute walk from home. Older students are served by the well-rated Latimer Arts College, just a 14 minute walk from the development, while Southfield School (girls), and Bishop Stopford School can be reached in five and eight minutes' drive respectively. Those pursuing further study may consider the esteemed University of Northampton.



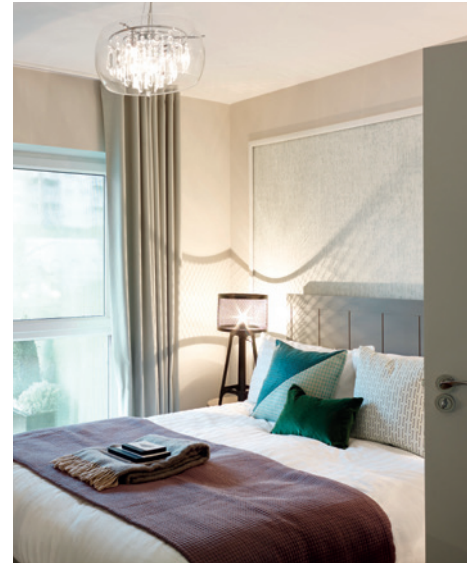
Offering a perfect blend of idyllic countryside surrounds and vibrant town centre attractions, Bellway at Hanwood Park boasts an ideal setting.



Bellway at Hanwood Park offers carefully crafted homes surrounded by picturesque countryside, local amenities and excellent transport links.







Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Upgraded to composite worktops
- ~ Built-under double oven
- ~ Ceramic Induction hobs
- ~ Integrated or free standing appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washer/Dryer
- ~ Washing machine

Flooring:

- ~ Choose from:
- ~ Carpets
- ~ Vinyl
- ~ Ceramic tiles

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Electric powered garage door
- ~ Light fittings
- ~ BT and TV points

Miscellaneous:

- ~ Turf to rear garden
- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

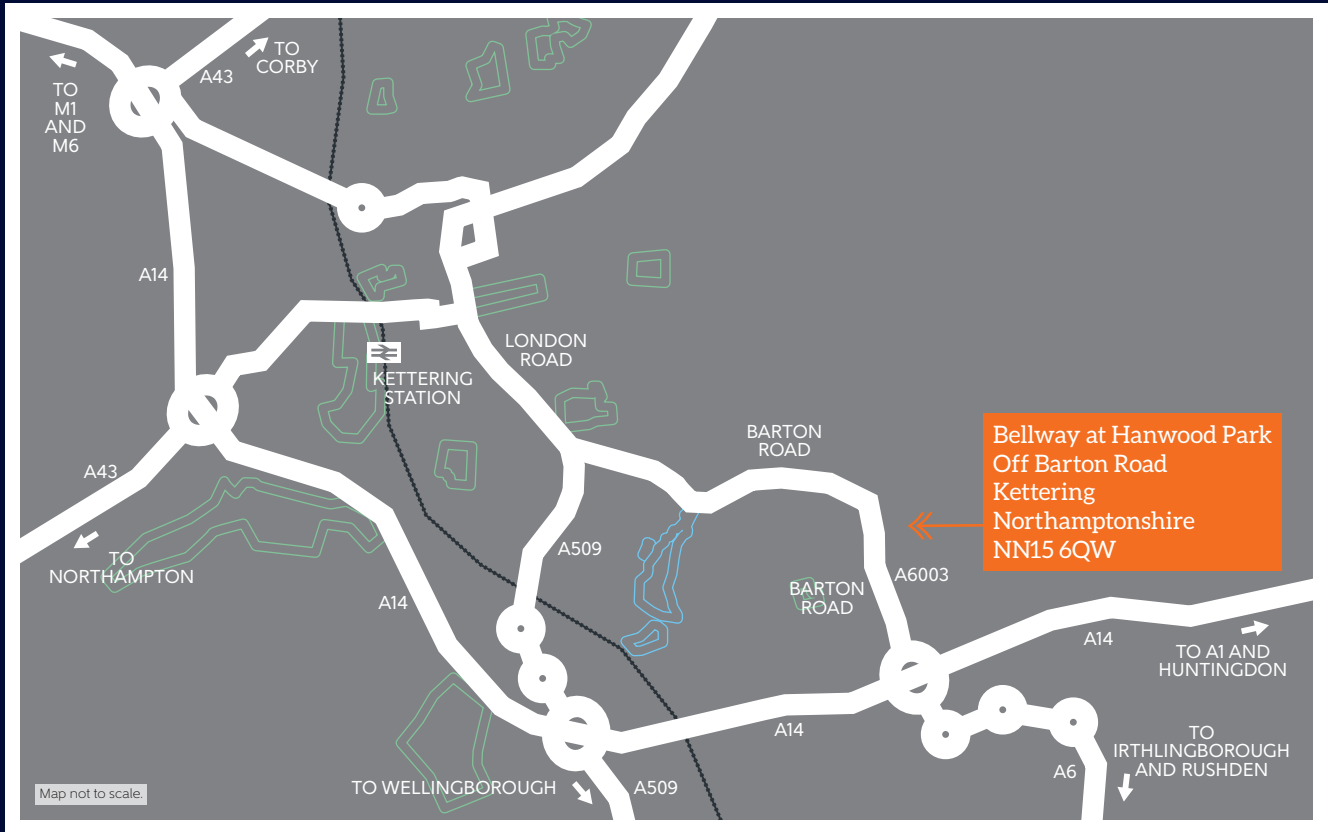
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **75**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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