

# HOLDINGHAM GRANGE 2

Sleaford · Lincolnshire



**Persimmon**  
Together, we make a home.

# TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

## We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



## OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2021 survey.

## HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



### PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



### HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



### HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See [persimmonhomes.com/help-to-buy](https://persimmonhomes.com/help-to-buy) for more information.

## RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



## OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



### Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



### Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



# Holdingham Grange 2

Sleaford • Lincolnshire



## Holdingham Grange 2 at a glance:

- 🕒 Range of 2, 3, 4 and 5-bedroom homes
- 🕒 Good range of amenities and facilities nearby
- 🕒 Great choice of local schooling
- 🕒 Excellent transport links
- 🕒 Ideal location close to the Norfolk coast

## THERE'S SOMETHING FOR EVERYONE AT HOLDINGHAM GRANGE

Close to the thriving market town of Sleaford, Holdingham Grange offers a fantastic range of two, three, four and five bedroom homes – perfect for first time buyers all the way through to families looking for more space.

As well as boasting excellent commuter links, our brand new development is just over a mile from the bustling centre of Sleaford. The town enjoys a wide range of amenities including a well-known supermarket, high street stores, a range of independent shops plus many restaurants, two medical centres and dental practices.

Markets are held on Monday, Friday and Saturday each week, with a popular farmers' market on the first Saturday of each month.

### Great schooling nearby..

The town's well-respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and daycare facilities within the area.

Sleaford has something to suit everyone's interests, including a School of Motoring, Pro Martial Arts School, Go Dance Studio, and The Hub National Centre for Craft & Design. It's the largest venue in England entirely dedicated to the exhibition, celebration, support and promotion of national and international contemporary, craft and design, and its varied programme of events is aimed at all ages.

Sport is high on the town's agenda with a recently-refurbished leisure centre and state-of-the-art gyms. Sports clubs and teams include running, golf, rugby, football, hockey, bowls, tennis and cricket.

The beautiful Norfolk coast is approximately an hour away by road but there are a host of fenland walks closer to home, including routes along the picturesque River Sleas - perfect for family outings and romantic picnics.

With its superbly-designed homes, great location and friendly community, Holdingham Grange could be your perfect place to call home.

### JUMP IN THE CAR AND START EXPLORING:

- Sleaford Train Station | 1.3 miles
- Grantham | 14.5 miles
- Lincoln | 17.2 miles
- Peterborough | 35 miles



# SITE PLAN

## HOLDINGHAM GRANGE 2

### KEY

- The Alnmouth (2)
- The Wentworth (2)
- The Danbury (3)
- The Dalby (3)



Existing  
Residential Area

- The Sherwood (3)
- The Charnwood Corner (3)
- The Charnwood Corner Bay (3)
- The Saunton (3)
- The Braunton (3)
- The Rivington (4)
- The Whinfall (4)
- The Greenwood (4)
- The Whiteleaf (4)
- The Selwood (4)
- The Kielder (5)
- Affordable Housing

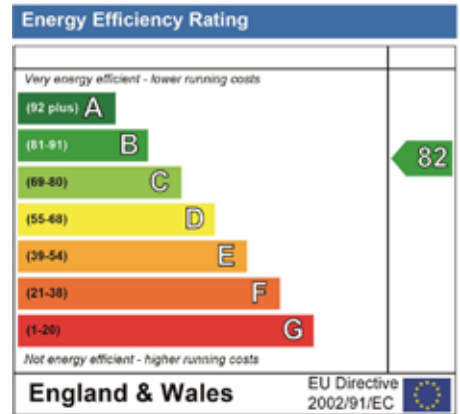
(3) indicates number of bedrooms



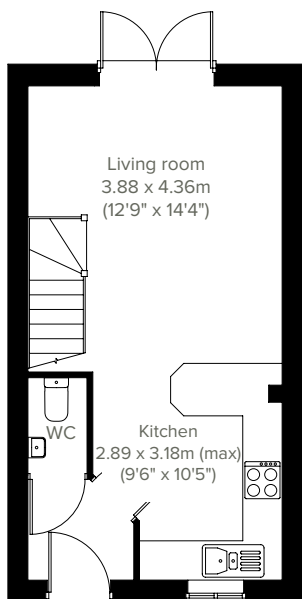
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



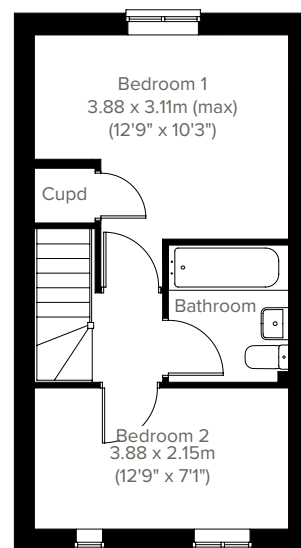
ALNMOUTH  
Two bedroom home



Perfectly-proportioned, The Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, four handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

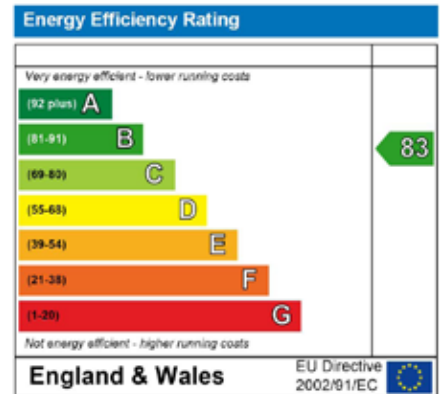
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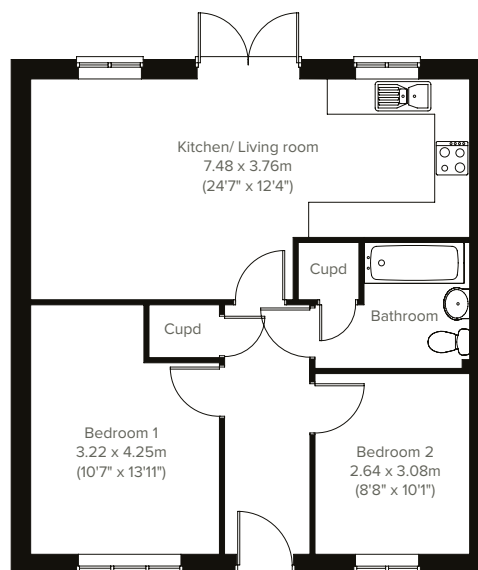


## WENTWOOD

Two bedroom home



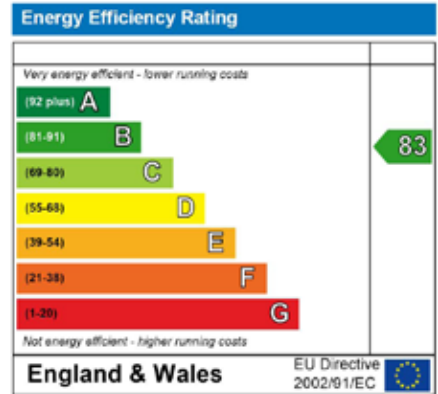
The Wentwood is a two-bedroom bungalow with a spacious open plan kitchen/living room with French doors leading to the garden. Also available are two handy storage cupboards as well as a good-sized bathroom.



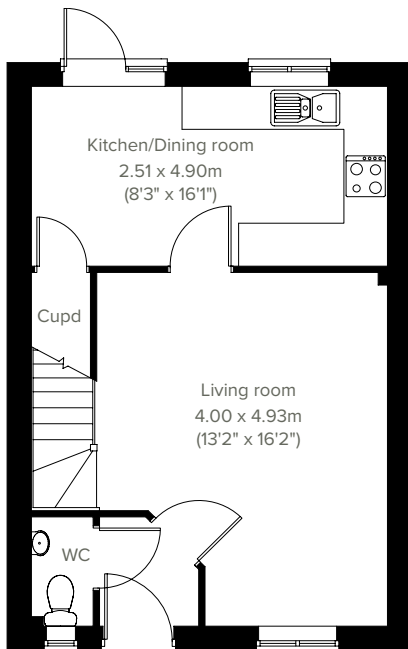
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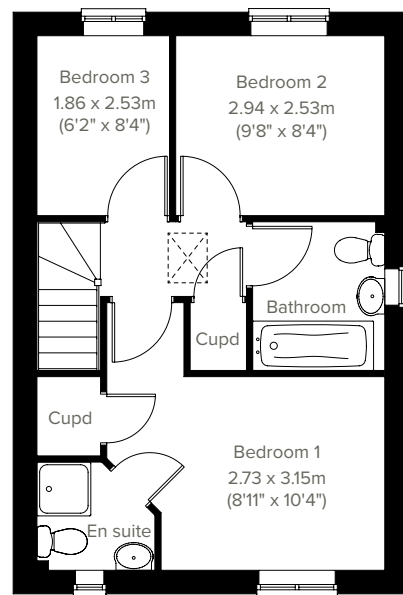
**DANBURY**  
Three bedroom home



Perfect for the way we live today, the two-bedroom Danbury has a modern open plan kitchen/ dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor

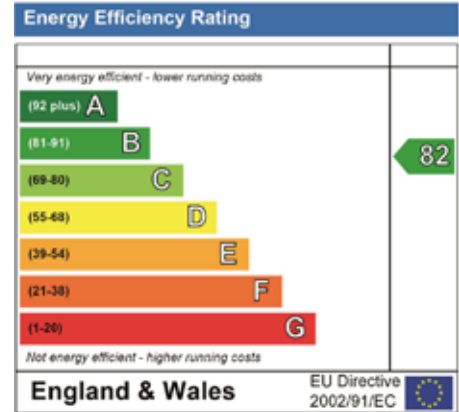


First floor

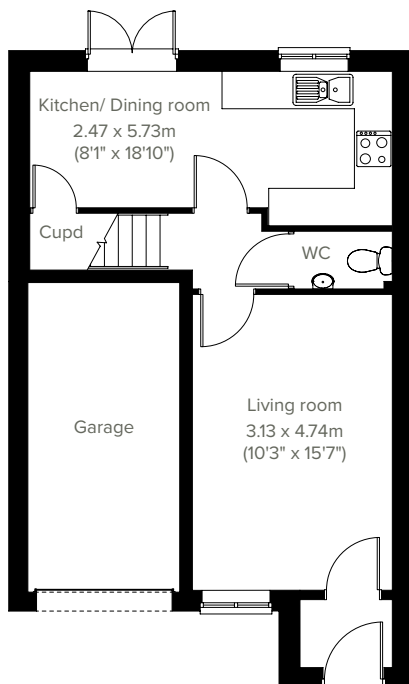
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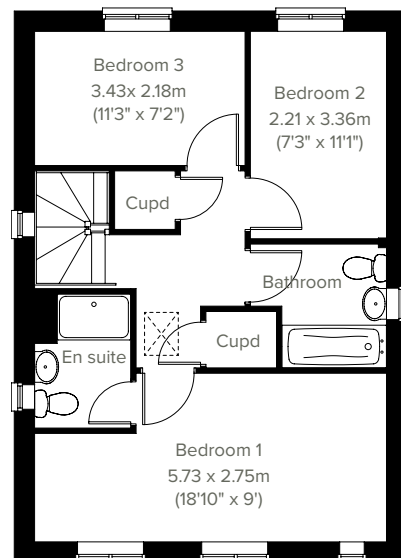
**DALBY**  
Three bedroom home



A thoughtfully-designed three-bedroom home with much to offer, The Dalby is popular with families. The light-filled modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor

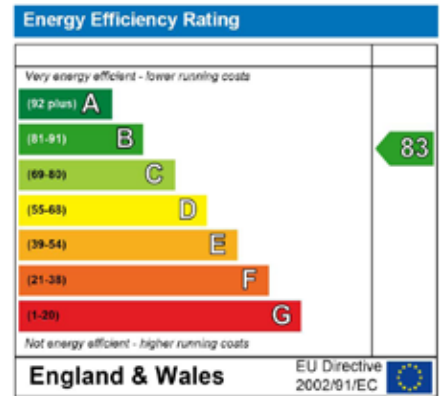


First floor

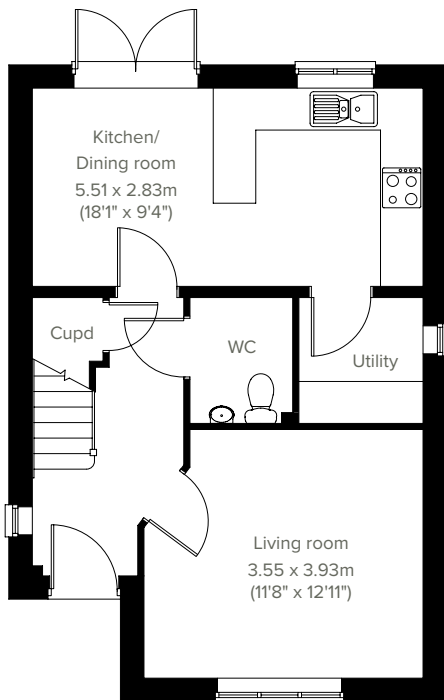
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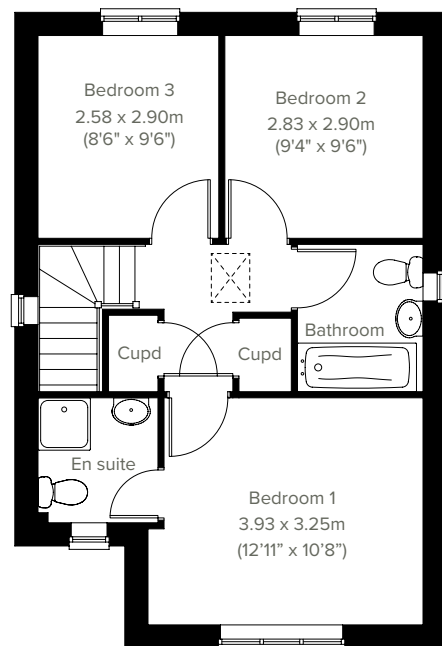
SHERWOOD  
Three bedroom home



A nicely-proportioned three-bedroom detached home, The Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor

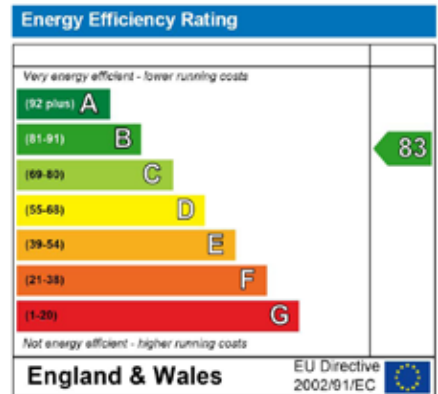


First floor

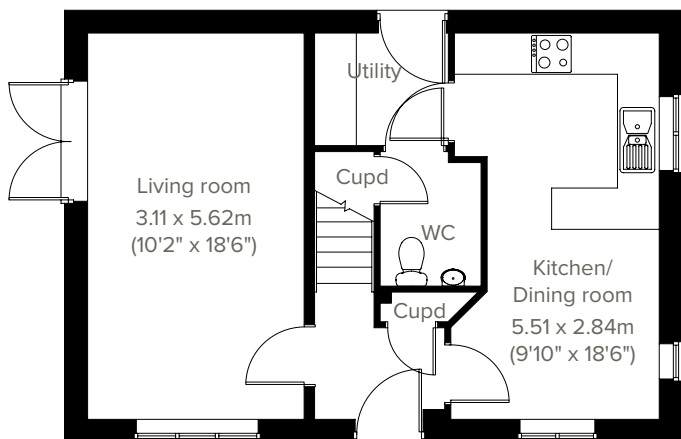
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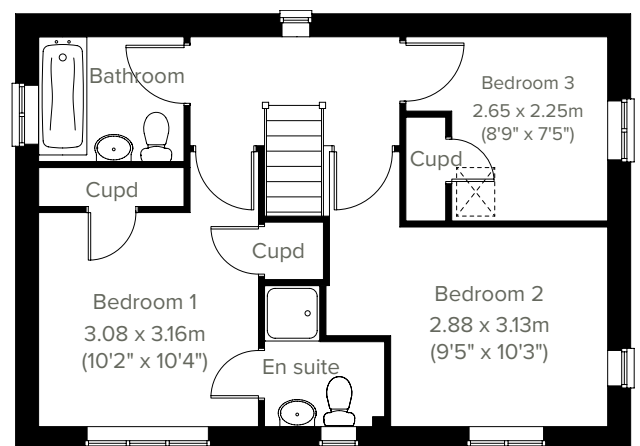
CHARNWOOD CORNER  
**Three bedroom home**



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/ dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and further storage cupboards.



Ground floor



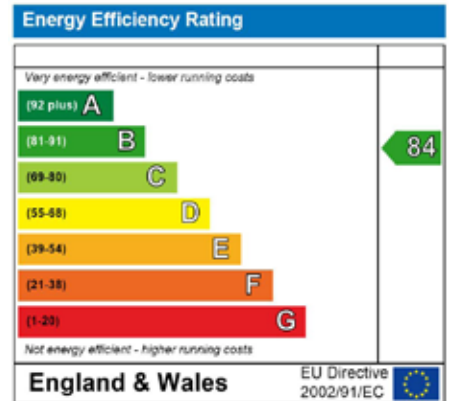
First floor

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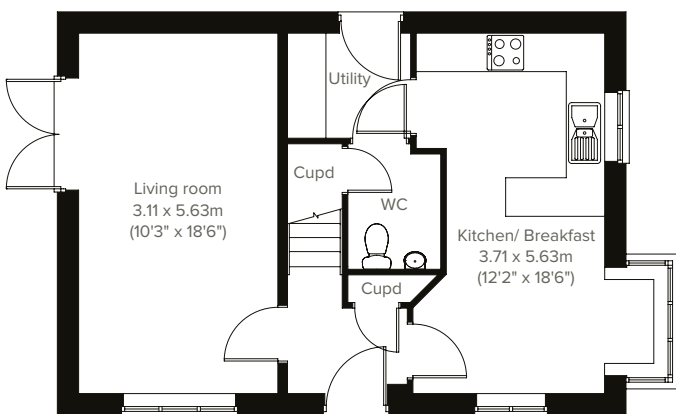


CHARNWOOD CORNER BAY

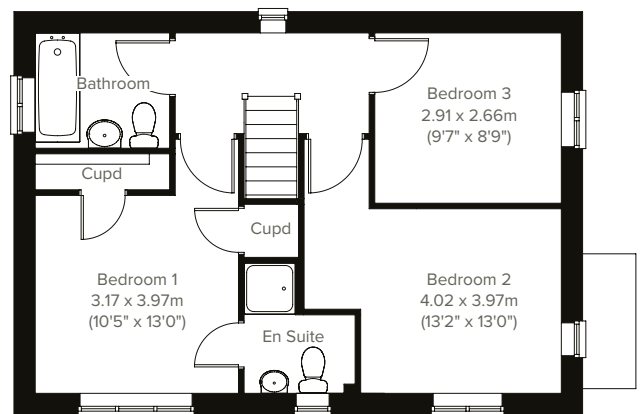
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/ dining room and separate utility with garden access. The Charnwood Corner Bay features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and further storage cupboards.



Ground floor

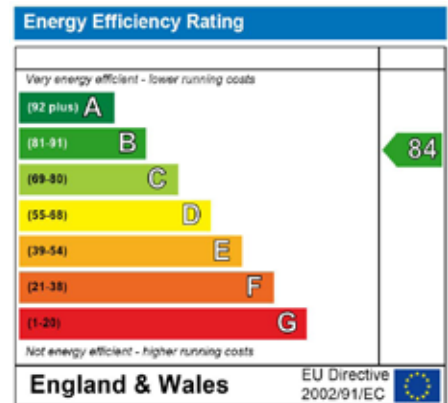


First floor

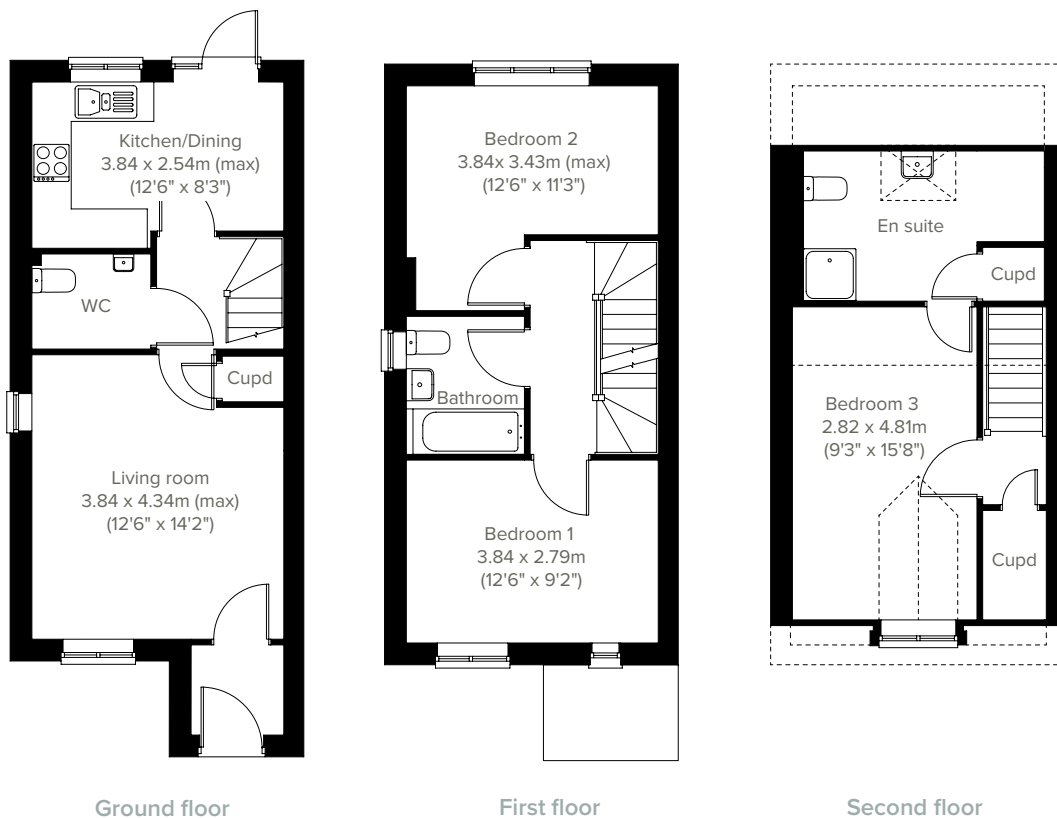
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**SAUNTON**  
Three bedroom home



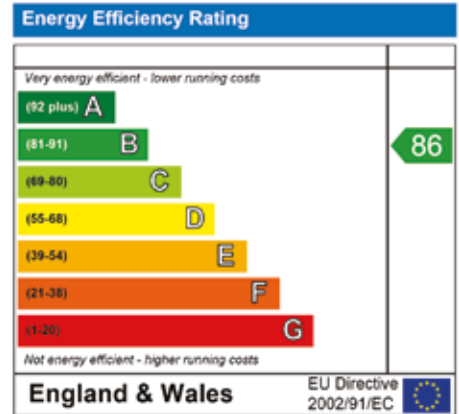
An attractive three-storey, three-bedroom home, The Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



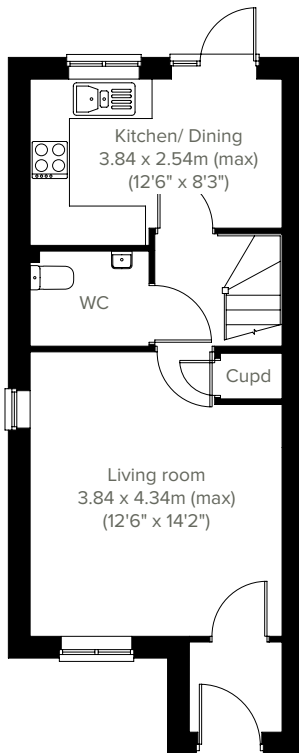
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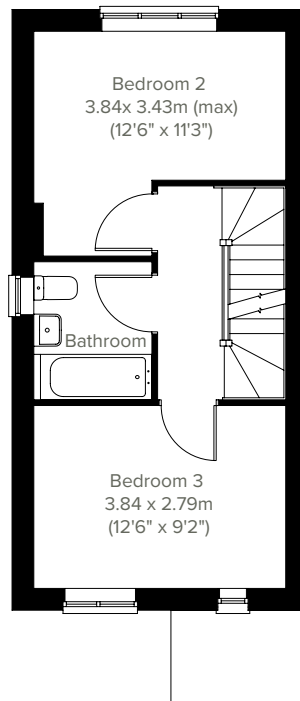
**BRAUNTON**  
Three bedroom home



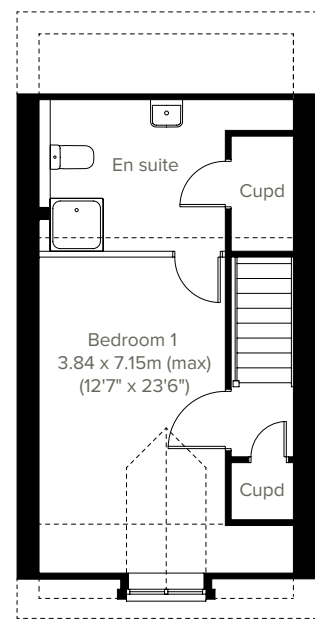
A superb family home, The Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms and a family-sized bathroom.



Ground floor



First floor



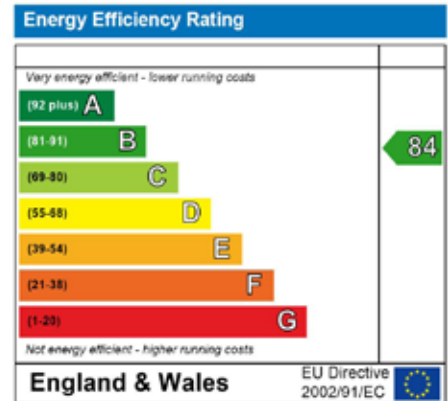
Second floor

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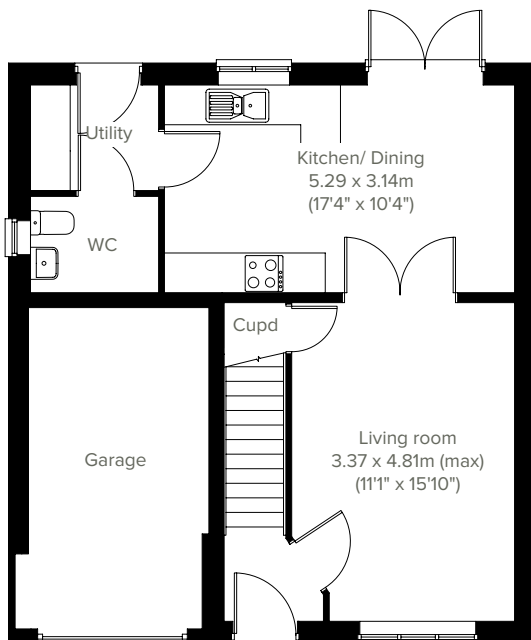




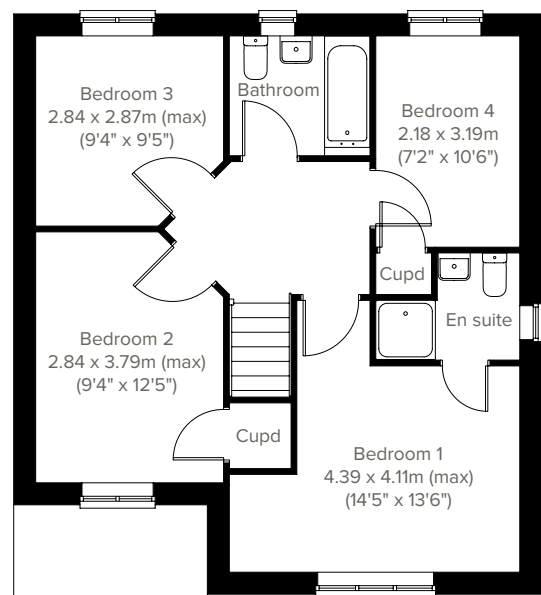
RIVINGTON  
Four bedroom home



A fantastic family home, The Rivington features a bright front-aspect living room leading to a stunning open plan kitchen/dining room with French doors opening into the garden. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find four good sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and handy storage cupboards.



Ground floor

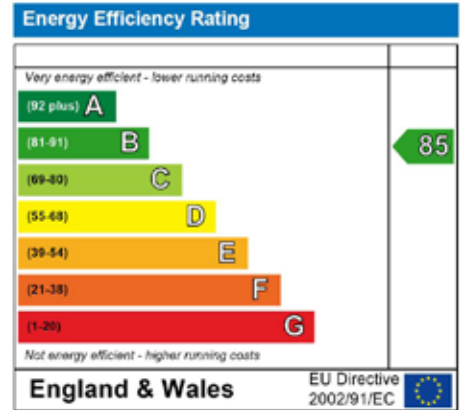


First floor

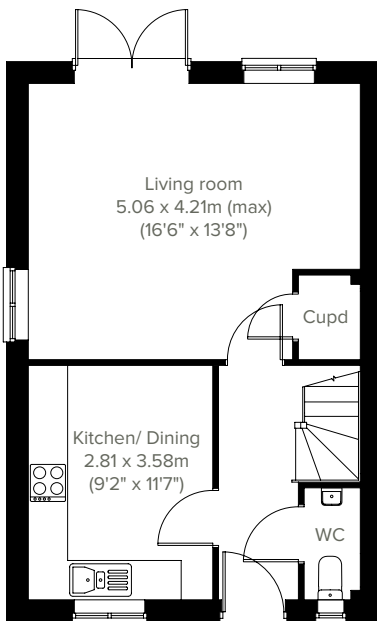
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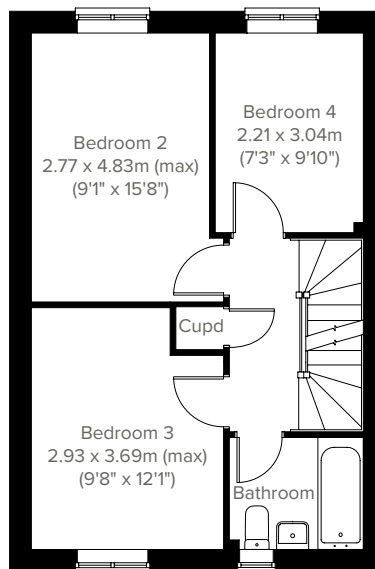
**WHINFELL**  
Four bedroom home



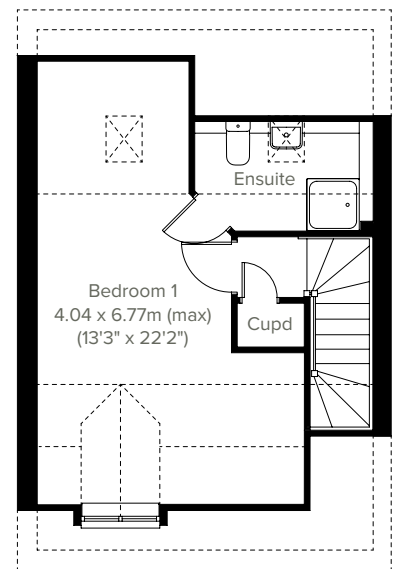
This impressive three-storey townhouse has space in abundance. The Whinfell is a four-bedroom family home boasting a kitchen/dining room and bright living room with French door leading into the garden. There are four bedrooms - bedroom one, including an en suite. The large family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



Ground floor



First floor

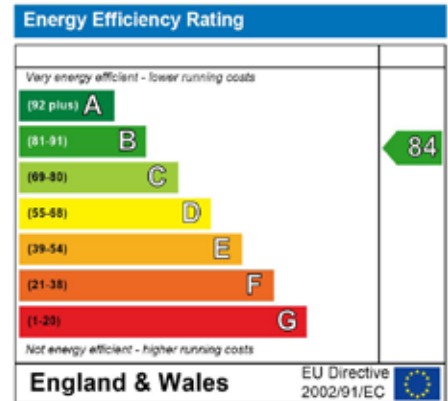


Second floor

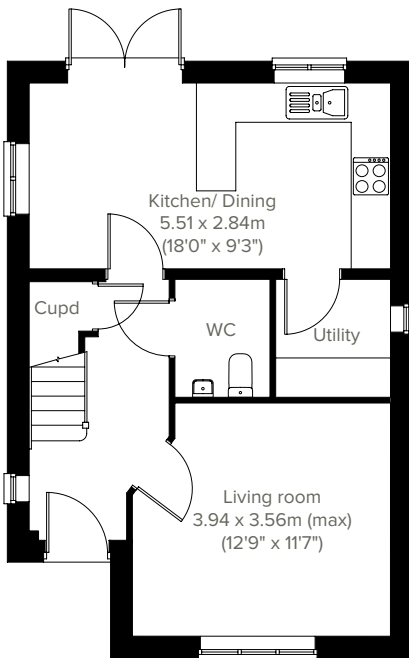
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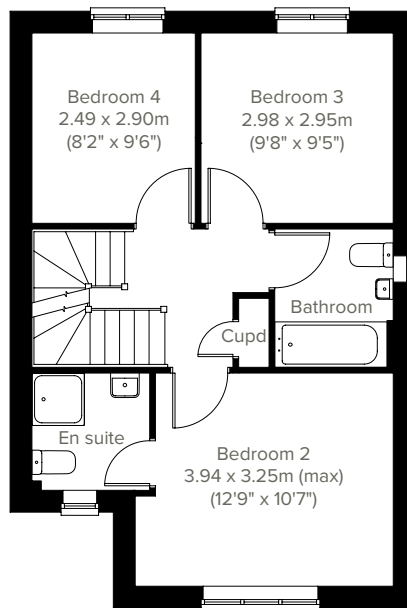
**GREENWOOD**  
Four bedroom home



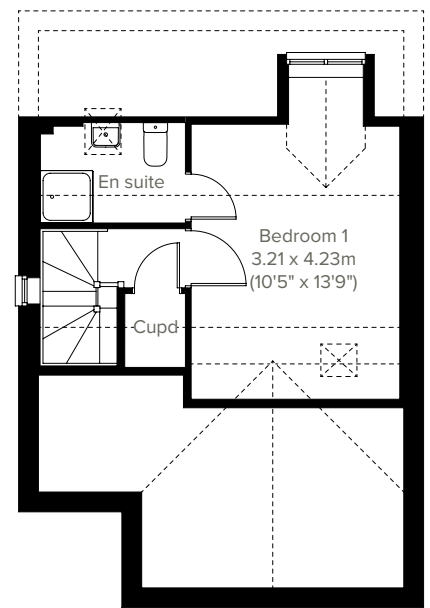
The Greenwood is a four-bedroom family home which has a practical ground floor including a bright open plan kitchen/dining room, front-aspect living room, utility, WC and storage cupboard. The second floor consists of three bedrooms a family-sized bathroom and en suite to bedroom two. The top floor is home to bedroom one, including an en suite and storage cupboard.



Ground floor



First floor

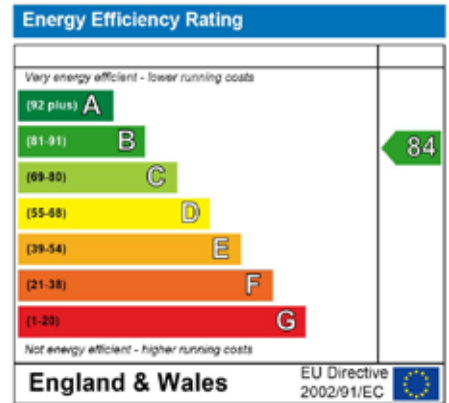


Second floor

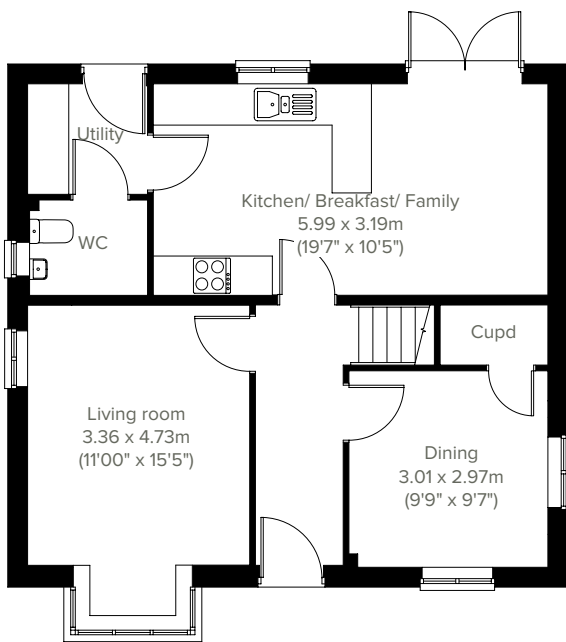
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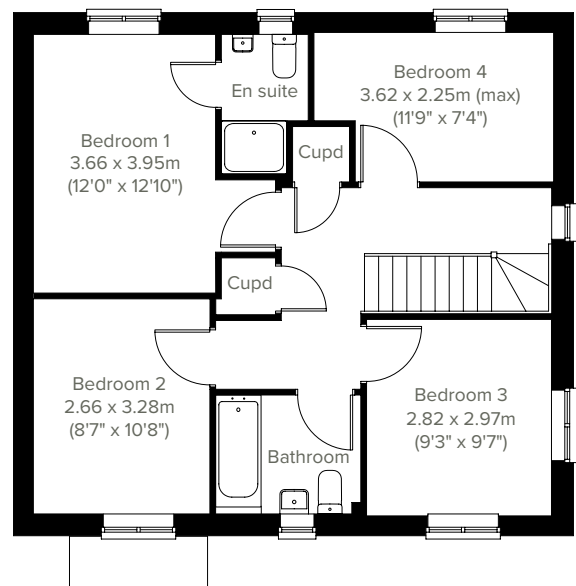
**WHITELEAF**  
Four bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/ breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



Ground floor

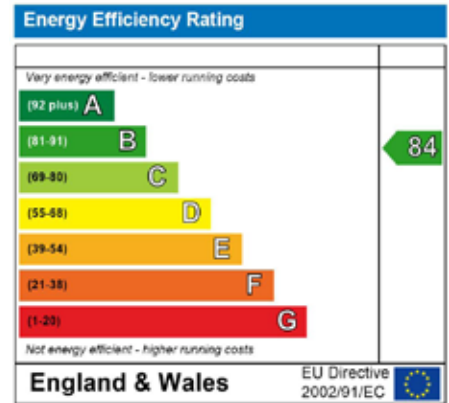


First floor

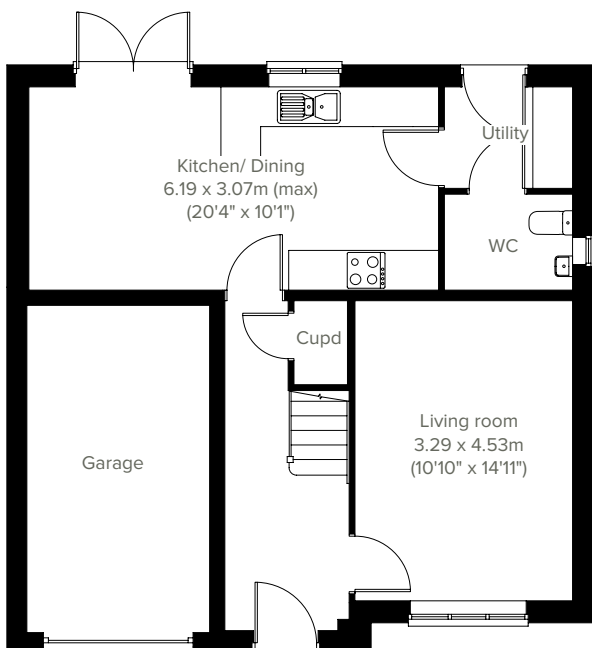
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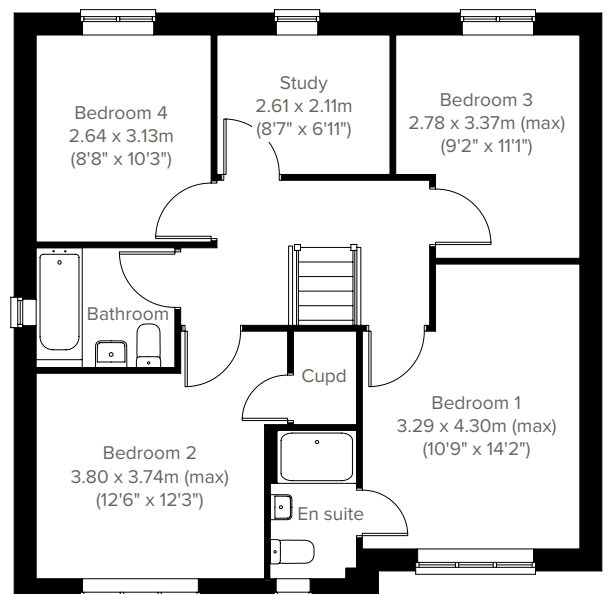
**SELWOOD**  
Four bedroom home



A lovely family home, The Selwood ticks all the boxes. The modern and stylish open plan kitchen dining room is perfect for spending time as a family and entertaining. There's also a nicely-proportioned living room, integral garage, downstairs WC and handy utility with outside access. Upstairs there are four spacious bedrooms - bedroom one includes an en suite - a large family-sized bathroom, study and storage cupboards.



Ground floor

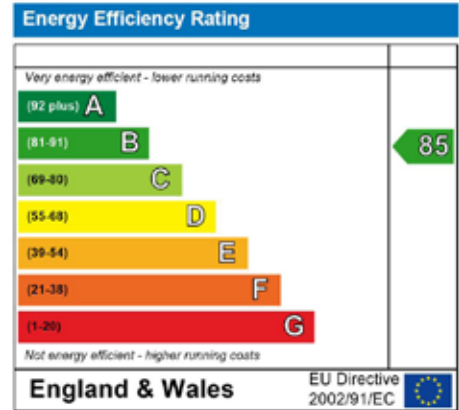


First floor

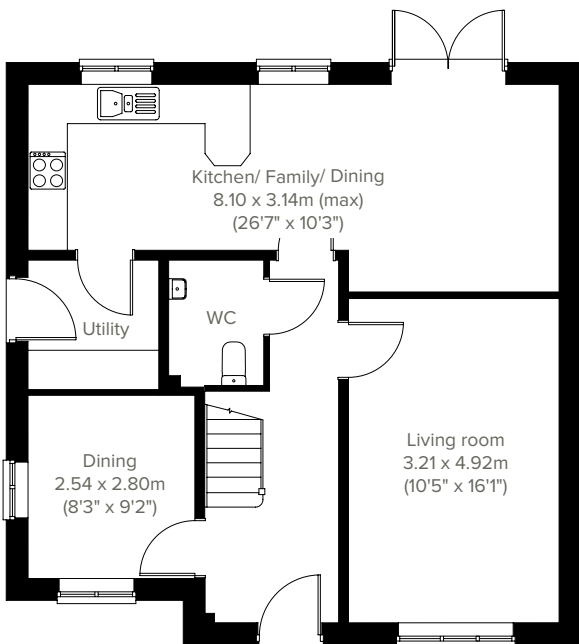
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



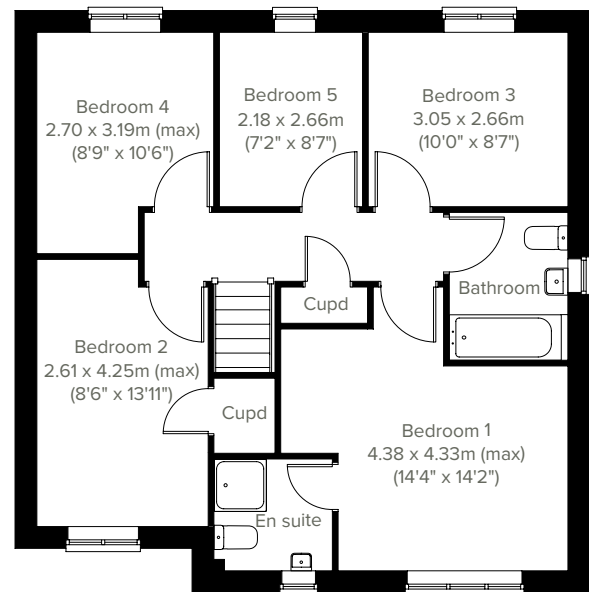
**KIELDER**  
Five bedroom home



The Kielder is a popular detached family home. The modern and stylish open plan kitchen, family, dining room is perfect for spending time as a family and entertaining. There's also a spacious living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one has an en suite - a large family-sized bathroom, study and three storage cupboards.



Ground floor



First floor

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## SPECIFICATIONS

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### External

Walls	Traditional cavity walls (Inner: timber frame or block   Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



### Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property)   phone point in entrance hall



### Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel 1.5 bowl sink with mixer taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in stainless steel gas hob in stainless steel and chimney cooker hood

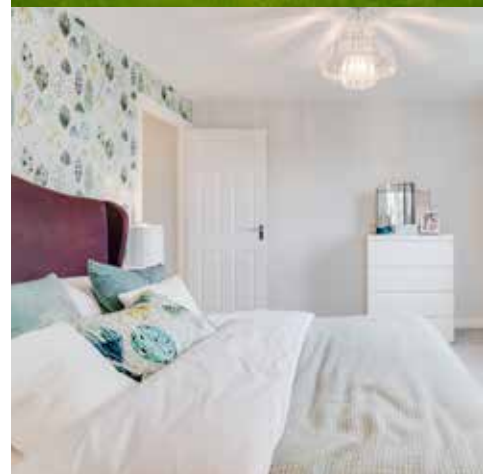
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## Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. mixer showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)



## Security

Locks	Multi-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



## Garage & Gardens

Garage	Garage with single roller shutter or up-and-over black door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



## BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

### FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



### The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



## #LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon\\_homes](#) for home décor ideas and colour inspiration.



### SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

**Good luck!**



Visit our Instagram page for terms and conditions.

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## Holdingham Grange 2

For prices, opening times and availability contact:

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