

The logo for 'Rose Gardens Weston' features the word 'Rose' in a large, white, serif font. A detailed illustration of a rose with leaves is positioned over the letter 'o'. Below 'Rose', the word 'Gardens' is written in a white, elegant cursive script. Underneath 'Gardens', the word 'WESTON' is printed in a smaller, white, all-caps sans-serif font.

Rose
Gardens
WESTON

An exclusive development of two, three and four bedroom homes



YOUR HOME | OUR VISION



WESTON

Rose Gardens is situated in the semi-rural community of Weston, which lies in close proximity to major towns and cities, perfect for commuting or leisure.

For secondary education the nearest schools are the well-respected Spalding High School, Spalding Grammar School, Spalding Academy and University Academy Holbeach.

Weston has a number of local amenities, including a primary school, pub, playing field and village store and post office.

There is evidence of a Romano-British settlement in Weston, which consists of earthworks and pottery dating from the 1st to 2nd centuries AD.

The name is from the Old English West+tun, or West Village. It is written as Westune in the Domesday Book.

The village once had a railway station on the Spalding and Norwich Railway which opened in 1858 and closed in 1959.

The limestone parish church is a Grade I listed building dedicated to Saint Mary and dates from 1170.

It has a 15th-century west tower and the font dates from 1200. The lychgate is a Grade II listed war memorial erected in 1918 of red brick and wood. The churchyard cross is also Grade II listed.





DEE
2 BEDROOM PLOTS
10, 11, 12, 51, 52, 53, 54, 55



RUTLAND
3 BEDROOM PLOT
1, 15, 17, 20, 44



CLYDE
3 BEDROOM PLOTS
5, 6, 45, 46




RIBBLE
4 BEDROOM PLOTS
42, 43



AIRE
3 BEDROOM PLOTS
19, 49



SEVERN
4 BEDROOM PLOTS
63, 67



AVON
3 BEDROOM PLOTS
3, 4



STAMFORD
4 BEDROOM PLOTS
61, 62



LOCK
3 BEDROOM PLOTS
2, 7, 13, 14, 16, 41, 47, 50, 58, 59, 60



TAY
4 BEDROOM PLOTS
56, 57, 64, 68

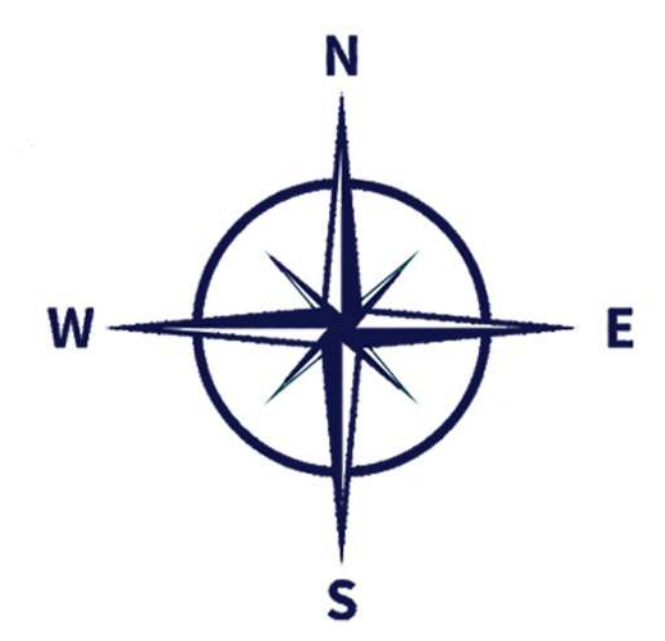


MERE
3 BEDROOM PLOTS
8, 9, 18, 21, 39, 40, 48,

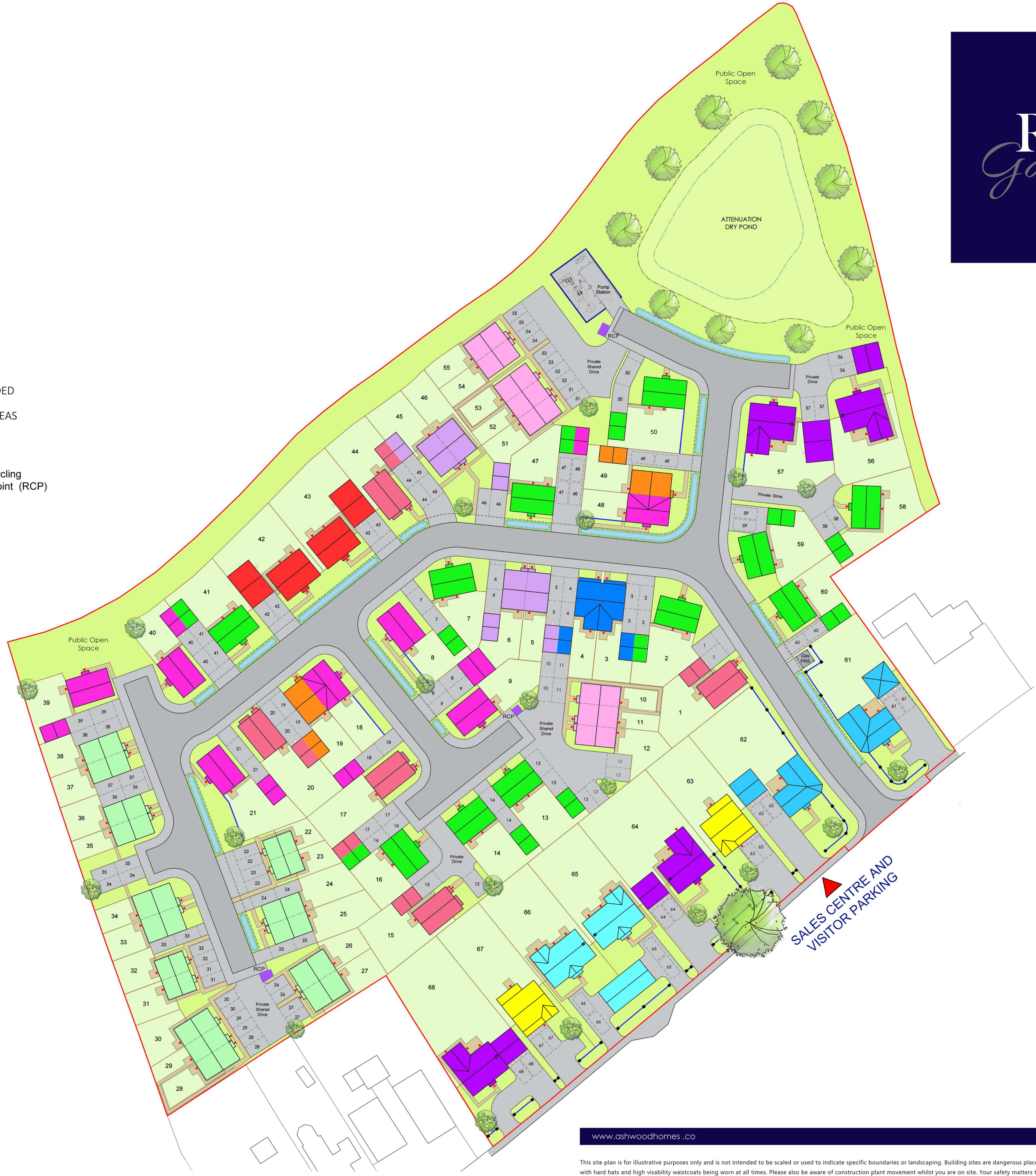


OUSE
4 BEDROOM PLOTS
65, 66

AFFORDABLE HOUSING PLOTS



- KEY**
- RESERVED
 - AVAILABLE
 - COMPLETE
 - WEATHERBOARDED
 - BIODIVERSITY AREAS
- Refuse/Recycling Collection Point (RCP)
- ▬ Swales



Rose Gardens, Weston Standard Specification



ROSE GARDENS, WESTON: SPECIFICATION

	2 bedroom	3 bedroom	4 bedroom
GENERAL			
White sockets and switches	●	●	●
Chrome sockets & switches*	*	*	*
Polished chrome ironmongery to all doors	●	●	●
Outside tap	●	●	●
Landscaped front garden	●	●	●
Turf to rear*	*	*	*
1.8mm Close boarded fencing	●	●	●
UPVC double glazed windows	●	●	●
Combi 'A' rated boiler or system boiler and cylinder dependent on house type	●	●	●
Programmable gas central heating with thermostatic radiator valves	●	●	●
Fitted wardrobes*	*	*	*
Composite front door	●	●	●
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 (if applicable)	-	●	●
Downlights to Kitchen area, Bathroom & En-suite	●	●	●
Loft light	●	●	●
Electric power point to rear	*	*	●
Electric garage door kit (if applicable)	-	*	●

BATHROOM / EN-SUITE

Fitted white sanitary ware	●	●	●
Invictus hard flooring to Bathroom, Cloakroom and En-suite	●	●	●
Glass shower screen over bath*	*	*	*
Thermostatic shower mixer over bath with 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)	●	●	●
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)	●	●	●
Two Single oven's	*	*	●
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 and Tay have half height tiling around the bath and full height around shower cubicle

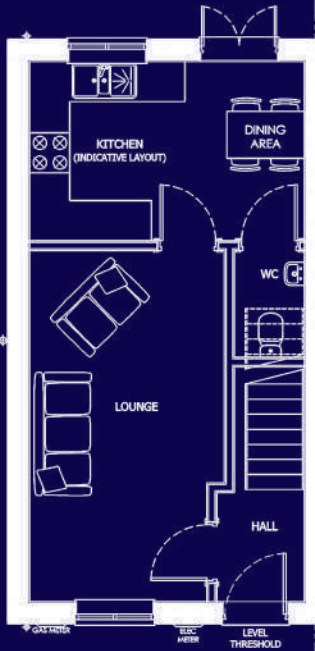
Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is not an intended representation.



A Management Company at 'Rose Gardens' 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 £277.43 and will be reviewed on an annual basis. Please ask the sales negotiator for more information.

THE DEE

GROUND FLOOR

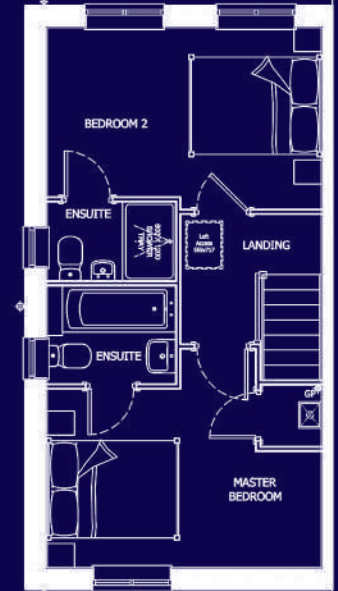


LOUNGE	5.27 x 2.92	17'4 x 9'7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5'5 x 3'5

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



FIRST FLOOR



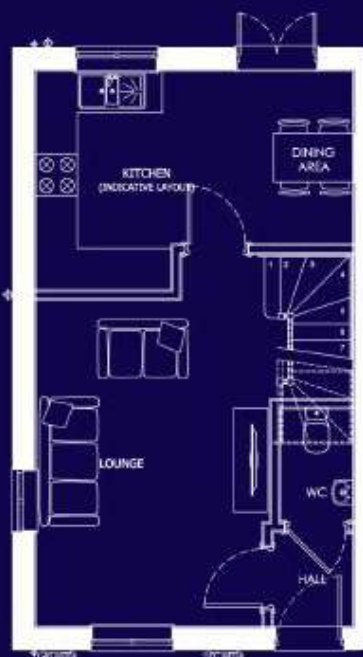
BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6'4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6'4 x 3'10

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

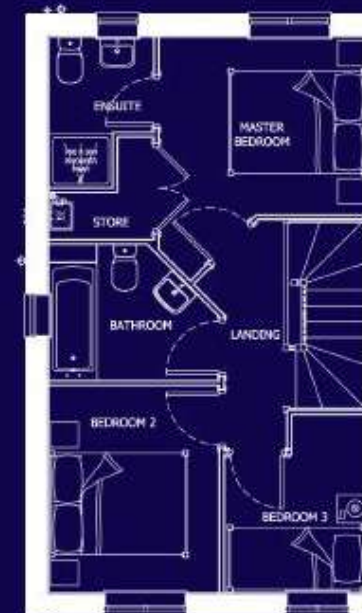


THE CLYDE

GROUND FLOOR



FIRST FLOOR



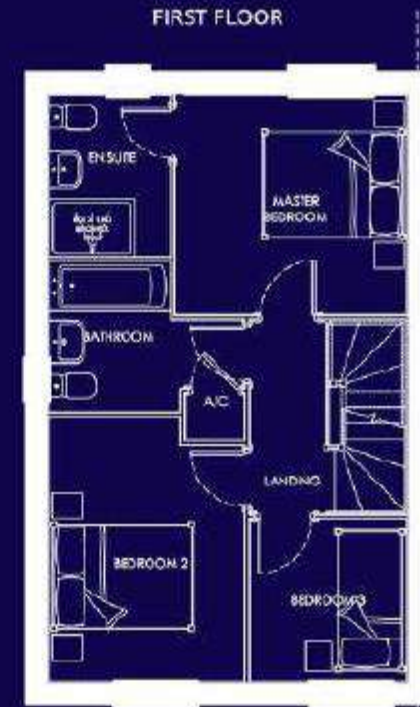
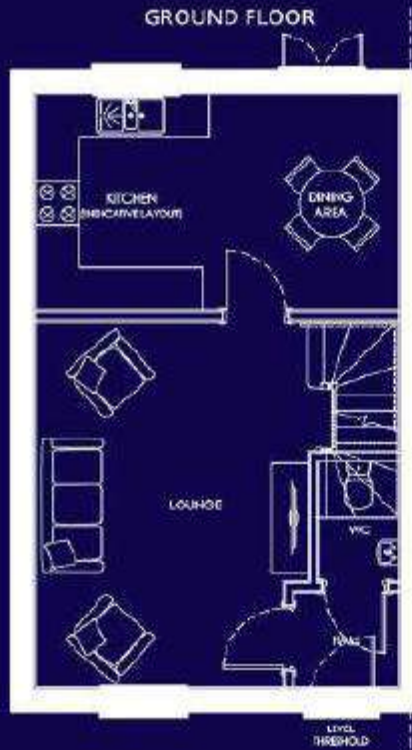
A three bedroom home, perfect for families and first-time buyers.

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

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



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"



THE AVON

GROUND FLOOR



FIRST 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

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

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



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

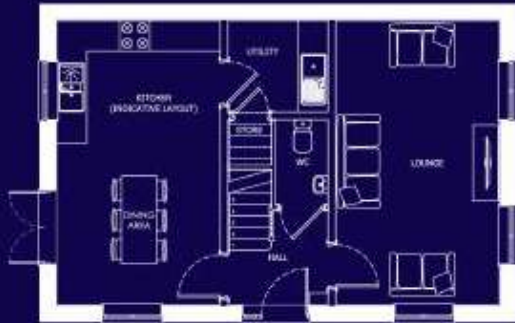
BED 1	3.55 x 2.79	11'8 x 9'2
EN-SUITE	1.99 x 1.76	6'6 x 5'9
BED 2	3.36 x 3.32	11'0 x 10'11
BED 3	2.76 x 2.61	9'1 x 8'7
BATH	2.20 x 2.16	7'3 x 7'1



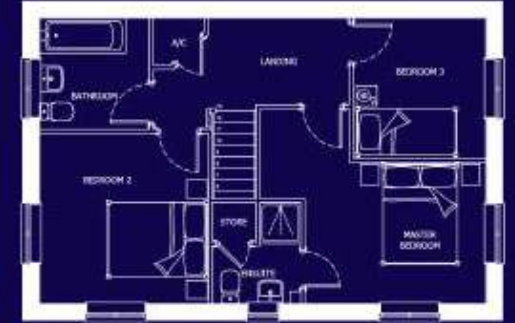
Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE MERE

GROUND FLOOR



FIRST 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"

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

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"



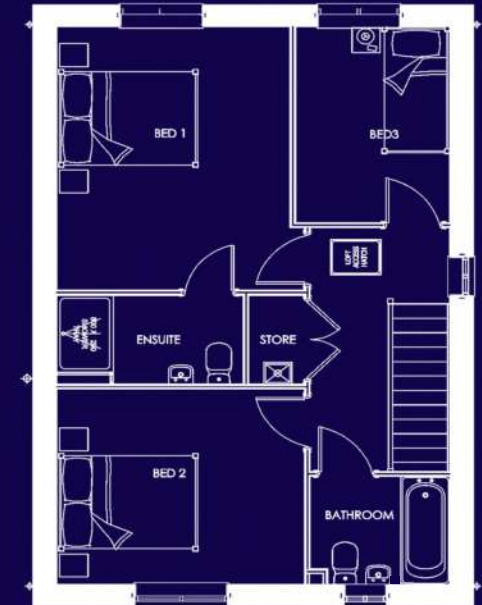
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THE RUTLAND

GROUND FLOOR



FIRST 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"

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

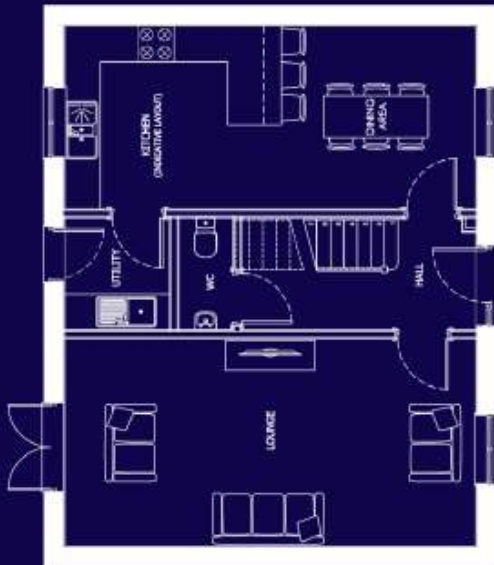
BED 1	4.19 x 3.38	13'9" x 11'1"
ENSUITE	2.71 x 1.43	8'11" x 4'8"
BED 2	3.59 x 3.11	11'10" x 10'3"
BED 3	3.13 x 2.25	10'3" x 7'5"
STORE	1.43 x 0.83	4'8" x 2'9"
BATH	2.04 x 1.74	6'8" x 5'9"



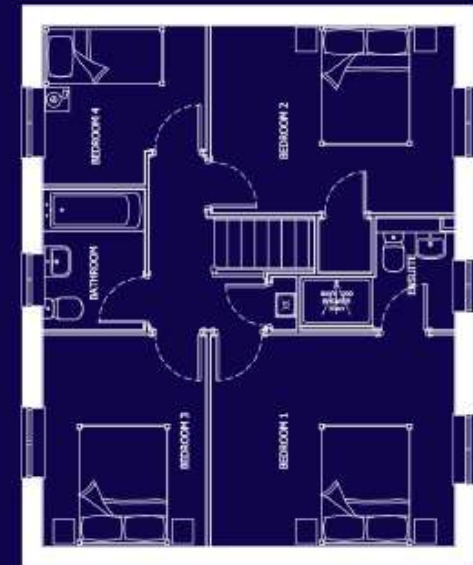
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THE RIBBLE

GROUND FLOOR



FIRST 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"

A four bedroom home, perfect for families and professionals.

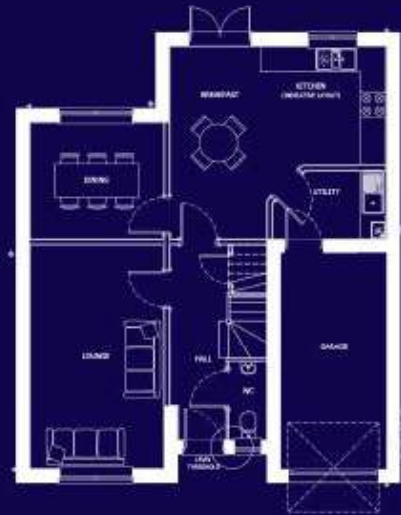
BED 1	4.07 x 3.52	13'4" x 11'7"
EN-SUITE	2.54 x 1.87	8'5" x 6'2"
BED 2	4.07 x 3.12	13'4" x 10'3"
BED 3	3.52 x 2.73	11'7" x 8'11"
BED 4	2.73 x 2.65	8'11" x 8'8"
BATH	2.34 x 1.70	7'8" x 5'7"



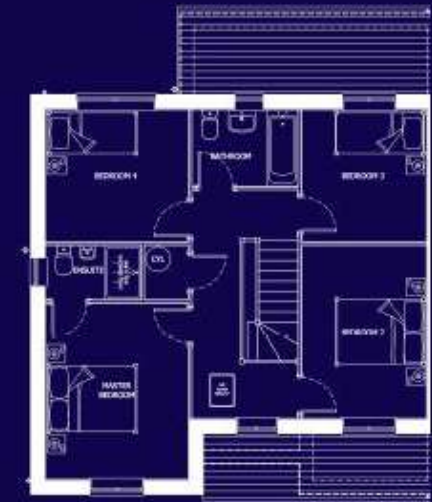
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THE SEVERN

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.31 x 3.16	17'5 x 10'5
DINING	2.76 x 3.16	9'1 x 10'5
KITCHEN	4.56 x 5.14	15' x 16'10
UTILITY	2.70 x 1.6	8'10 x 5'3
WC	1.86 x 0.89	6'1 x 2'11
GARAGE	5.16 x 2.55	16'11 x 8'4

A four bedroom home, perfect for families and professionals.

BED 1	3.93 x 3.16	12'11 x 10'5
ENSUITE	1.2 x 2.11	3'11 x 6'11
BED 2	3.86 x 2.77	12'8 x 9'1
BED 3	2.93 x 2.77	9'7 x 9'1
BED 4	2.93 x 3.16	9'7 x 10'5
BATH	1.7 x 2.36	5'7 x 7'9



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"

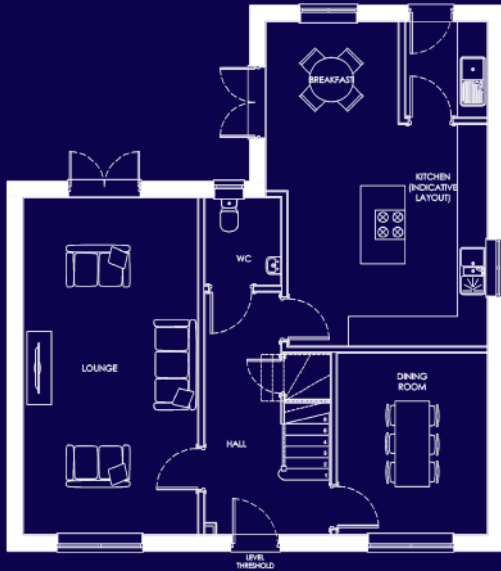
A four bedroom home, perfect for families and professionals.

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 TAY

GROUND FLOOR



FIRST FLOOR



LOUNGE	6.90 x 3.55	22'8 x 11'8
KITCHEN	4.52 x 4.06	14'10 x 13'4
BREAKFAST	3.48 x 2.72	11'5 x 8'11
DINING	3.70 x 3.05	12'2 x 10'0
UTILITY	1.95 x 1.66	6' 5 x 5' 6
WC	1.78 x 1.55	5'10 x 5' 1

A four bedroom home, perfect for families and professionals.

BED 1	4.51 x 4.28	14'10 x 14'1
EN-SUITE	2.27 x 1.87	7' 5 x 6' 2
BED 2	3.57 x 3.37	11'9 x 11'1
EN-SUITE	1.91 x 1.87	6' 3 x 6' 1
BED 3	3.57 x 3.40	11'9 x 11'2
BED 4	3.82 x 3.74	12'7 x 12'3
BATH	2.58 x 1.92	8' 6 x 6' 4



THE OUSE

GROUND FLOOR



FIRST FLOOR



A four-bedroom detached home with double garage, perfect for families and professionals

LOUNGE	6.87 x 3.82	22'7" x 12'7"
KITCHEN	5.07 x 5.03	16'8" x 16'6"
DINING	3.82 x 3.0	12'7" x 9'10"
WC	1.88 x 1.1	6'2" x 3'7"
UTILITY	2.47 x 1.88	8'1" x 6'2"

BED 1	5.2* x 3.88	17'1* x 12'9" (*max)
EN-SUITE	2.5 x 1.21	8'3" x 4'1"
BED 2	3.88 x 3.85	12'9" x 12'8"
BED 3	3.88 x 2.93	12'9" x 9'8"
BED 4	3.88 x 2.93	12'9" x 9'8"
BATH	3.09 x 2.67	10'2" x 8'9"



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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.



High Road, Weston, Lincs, PE12 6JU

Rose Gardens is a beautifully presented development of 68 homes in the rural village of Weston, near Spalding.

Weston is a small village located just 2 miles (3km) to the north-east of Spalding. The development is located on the A151 High Road, giving easy access to the nearby A16 and A17, making it an ideal location for commuters to nearby towns and cities.



Raising Standards. Protecting Homeowners



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