

# Hubbard's Walk

Louth

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Linden  
HOMES



# Hubbard's Walk Louth

A collection of 2, 3 & 4 bedroom homes in a quaint rural area.

Looking for a new build home that lets you get away from it all but still has a sense of community and all the essentials you need to get by during the day to day? Linden Homes' Hubbard's Walk new housing development in Louth should tick all your boxes.

In Louth, find a wide range of independent shops, a market, plus plenty of rustic pubs perfect for whiling away an evening or enjoying a delicious Sunday lunch.

The town has lots of sports and leisure options as well, and sights like Hubbard's Hills park within walking distance.

Our new homes in Louth have a wide range of options available in terms of schooling, with plenty of highly rated institutions nearby.

The town is located close to the A16 main road, which runs from Grimsby in the north (40 minutes) to Boston in the south (50 minutes), while if you head across the Lincolnshire Wolds and join the A46 or A158, you can get to Lincoln within 45 minutes.

If you wish to use public transport from Louth, bus services run frequently until 7pm to Grimsby, Skegness, Lincoln and Mablethorpe. Trains can be caught from Market Rasen, Skegness and Grimsby, heading out from the wider region

**Hubbard's Walk**

Louth LN11 8LQ | 01507 598 070

[lindenhomes.co.uk/hubbardswalk](http://lindenhomes.co.uk/hubbardswalk)

**Linden**  
HOMES

# Development layout



## 4 bedroom home

- The Leverton
- The Mylne

## 3 bedroom home

- The Eveleigh
- The Mountford
- The Elmslie

## 2 bedroom home

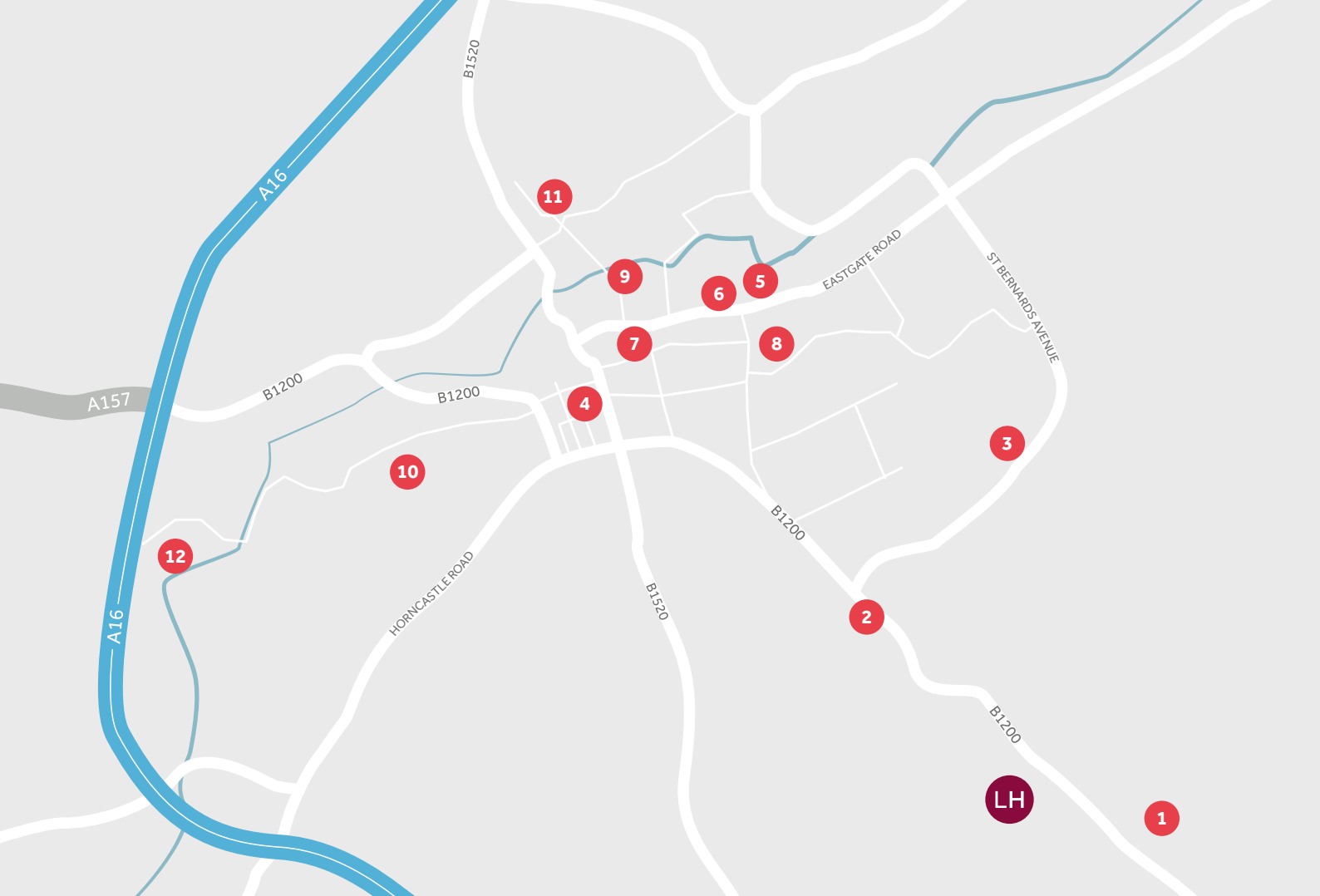
- The Harcourt

- Affordable Rent
- Shared Ownership

- |    |                      |   |                       |
|----|----------------------|---|-----------------------|
| bc | bin collection point | ▶ | garage entrance       |
| ss | sub station          | v | visitor parking space |

Subject to change, we reserve the right to amend as necessary without notice. This does not constitute or form any part of a contract or sale. Information correct at time of going to print, March 2023.

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales consultant for specific details.



## Around the local neighbourhood

- |   |                         |   |                               |    |                             |
|---|-------------------------|---|-------------------------------|----|-----------------------------|
| 1 | Louth Garden Centre     | 5 | Morrisons Supermarket         | 9  | Louth Museum                |
| 2 | Sports Ground           | 6 | Bus Station                   | 10 | Louth Golf Club             |
| 3 | Meridian Leisure Centre | 7 | Market Place                  | 11 | County Hospital             |
| 4 | Louth Academy           | 8 | King Edward VI Grammar School | 12 | Hubbard's Hill Country Park |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
1345083/May 2021.

[lindenhomes.co.uk/hubbardswalk](https://www.lindenhomes.co.uk/hubbardswalk)

**Linden**  
HOMES



# The Mylne 4 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

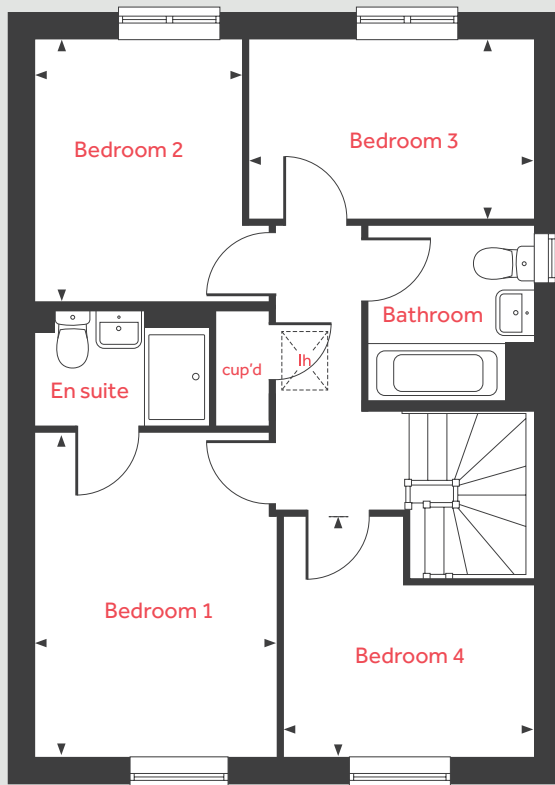
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

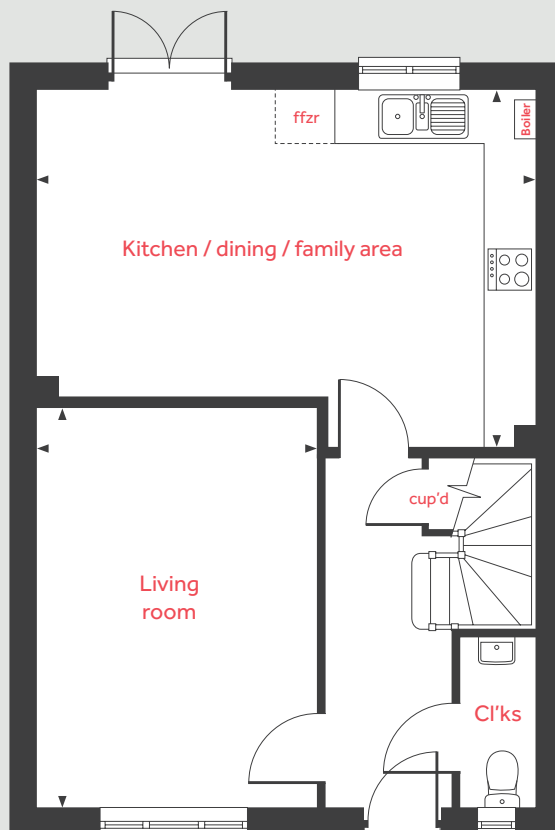
# The Mylne

4 bedroom home

First floor



Ground floor



## Ground floor

### Living room

4.83m x 3.39m      15'10" x 11'1"

### Kitchen / dining / family area

6.04m x 4.37m      19'9" x 14'4"

## First floor

### Bedroom 1

3.95m x 3.46m      12'11" x 11'4"

### Bedroom 2

3.20m x 2.57m      10'6" x 8'5"

### Bedroom 3

3.39m x 2.20m      11'1" x 7'3"

### Bedroom 4

3.10m x 2.10m      10'2" x 6'11"

lh	loft hatch	ffzr	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

**Linden**  
HOMES



## The Eveleigh 3 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

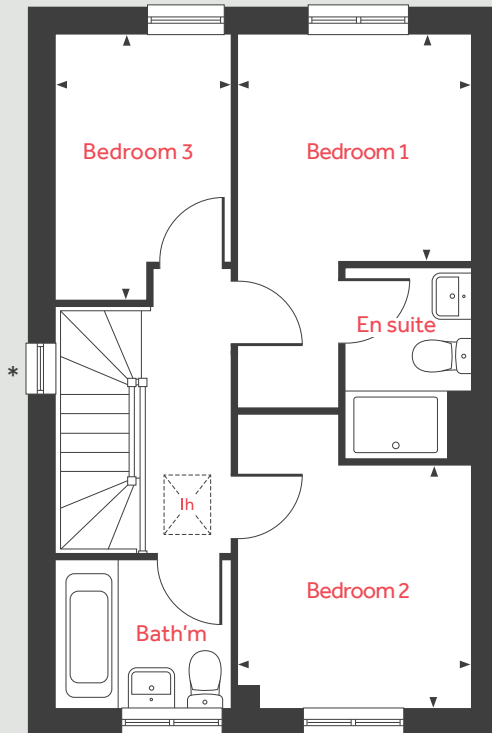
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Eveleigh

3 bedroom home

First floor



## Ground floor

### Living room

4.98m x 3.20m      16'4" x 10'6"

### Kitchen / dining area

4.78m x 2.80m      15'8" x 9'2"

## First floor

### Bedroom 1

2.78m x 2.72m      9'1" x 8'11"

### Bedroom 2

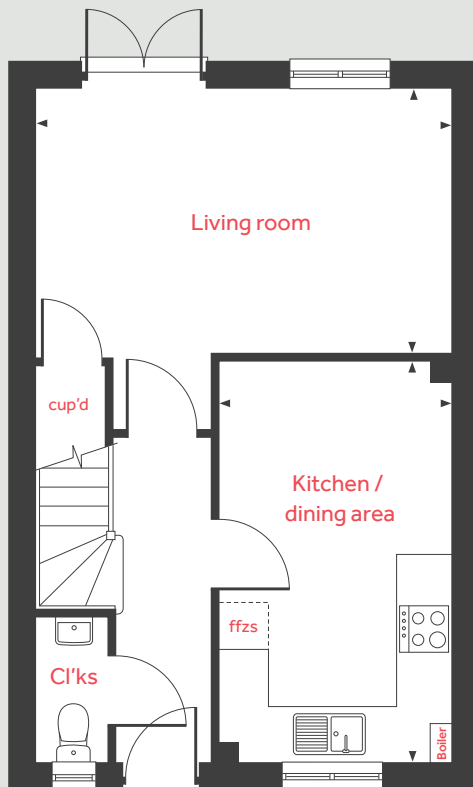
2.90m x 2.78m      9'6" x 9'1"

### Bedroom 3

3.20m x 2.12m      10'6" x 6'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

**Linden**  
HOMES





## The Harcourt 2 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

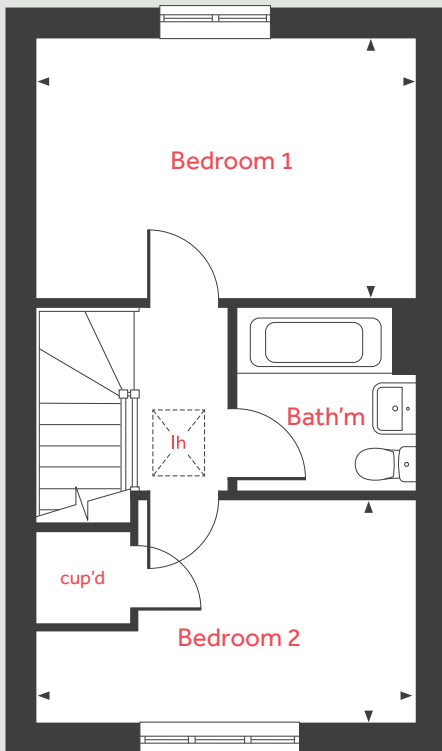
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Harcourt

## 2 bedroom home

First floor



### Ground floor

#### Living room

4.08m x 2.75m      13'4" x 9'0"

#### Kitchen / dining area

4.56m x 2.00m      14'11" x 6'7"

### First floor

#### Bedroom 1

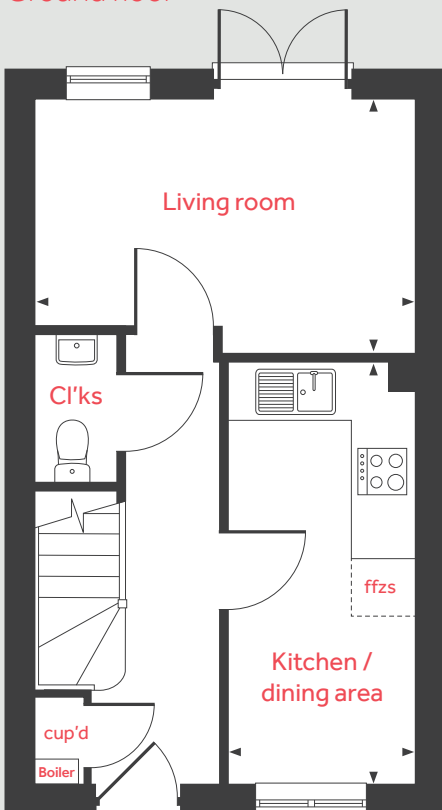
4.08m x 2.84m      13'4" x 9'4"

#### Bedroom 2

4.08m x 2.41m      13'4" x 7'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

# Linden

## HOMES



## The Mountford 3 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Mountford

3 bedroom home

## First floor



## Ground floor

### Living room

5.59m x 3.11m 18'4" x 10'2"

### Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

## First floor

### Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

### Bedroom 2

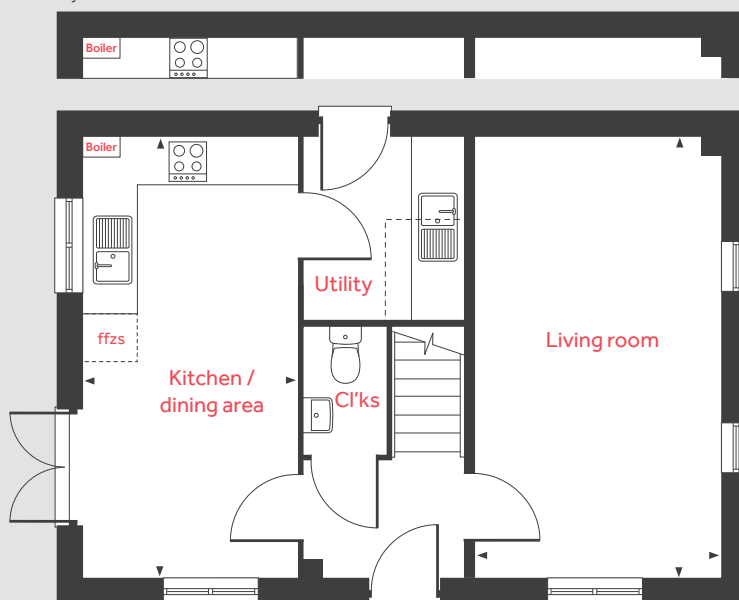
3.15m x 2.75m 10'4" x 9'0"

### Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

## Ground floor

Layout for semi-detached



lh loft hatch    ◀ ▶ measuring points  
ffzs fridge freezer space    - - - reduced ceiling height

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

**Linden**  
HOMES



# The Leverton 4 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

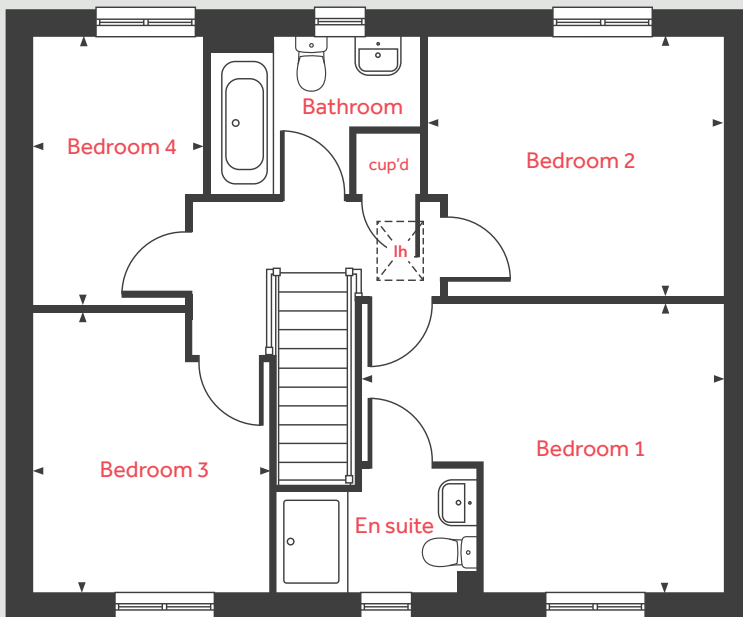
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Leverton

## 4 bedroom home

First floor



### Ground floor

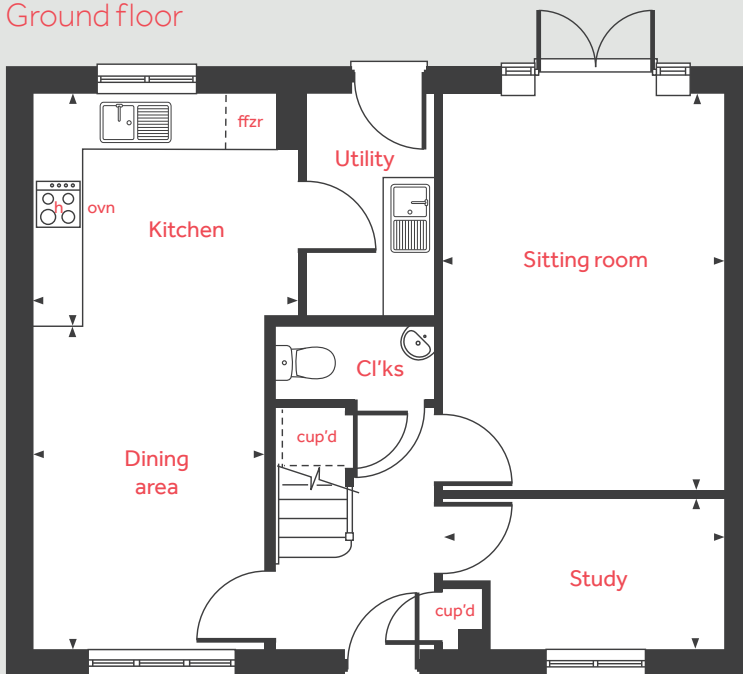
<b>Kitchen</b>	3.24m x 2.80m	10' 7" x 9' 2"
<b>Sitting room</b>	4.81m x 3.39m	15' 9" x 11' 1"
<b>Dining area</b>	3.91m x 2.81m	12' 10" x 9' 2"
<b>Study</b>	3.39m x 1.82m	11' 1" x 5' 11"

### First floor

<b>Bedroom 1</b>	4.40m x 3.49m	14' 5" x 11' 5"
<b>Bedroom 2</b>	3.59m x 3.15m	11' 9" x 10' 4"
<b>Bedroom 3</b>	3.38m x 2.88m	11' 1" x 9' 5"
<b>Bedroom 4</b>	3.26m x 2.08m	10' 8" x 6' 10"

h	hob	lh	loft hatch
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◀ ▶	measuring points

Ground floor



The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



## The Hardwick 2 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

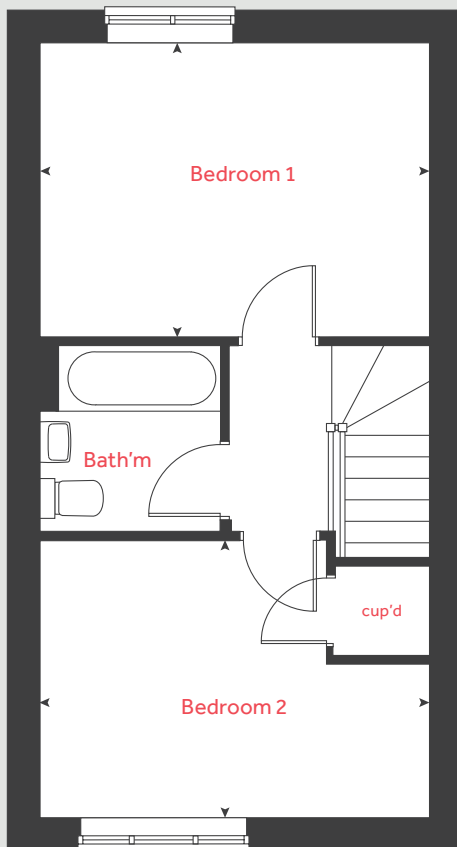
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Hardwick

2 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

4.11m x 3.14m 13' 4" x 10' 3"

#### Living room

4.11m x 3.21m 13' 4" x 10' 5"

### First floor

#### Bedroom 1

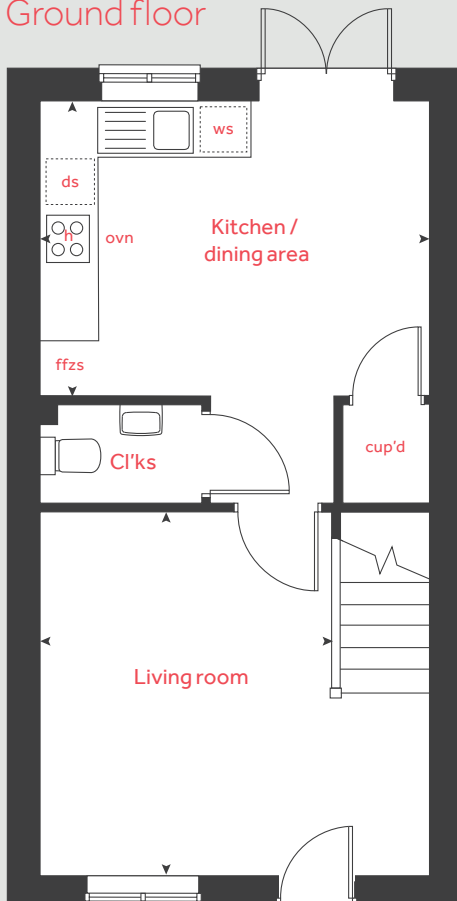
4.11m x 3.14m 13' 4" x 10' 3"

#### Bedroom 2

4.11m x 2.84m 13' 4" x 9' 3"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	< >	measuring points
ds	dishwasher space		

## Ground floor



The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

**Linden**  
HOMES





## The Elmslie 3 bedroom home

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

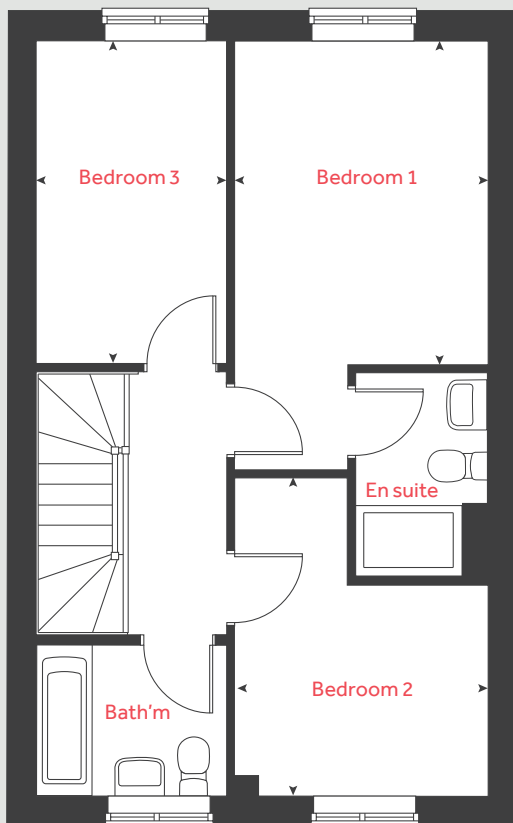
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Elmslie

3 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

4.78m x 2.91m 15' 8" x 9' 6"

#### Living room

5.09m x 3.63m 16' 9" x 11' 11"

### First floor

#### Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

#### Bedroom 2

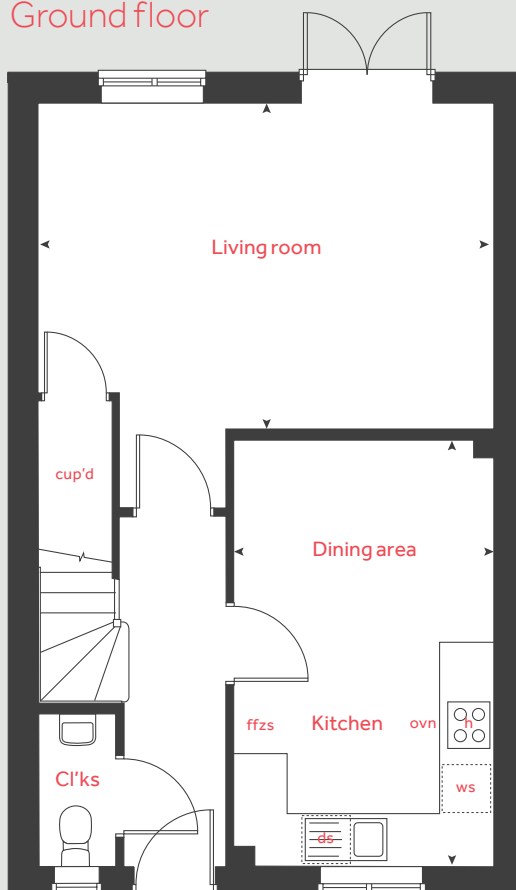
2.85m x 2.37m 9' 4" x 7' 9"

#### Bedroom 3

3.65m x 2.15m 12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

## Ground floor



The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

**Linden**  
HOMES



# Specification

We give you so much more

Hubbard's Walk

Louth LN11 8LQ | 01507 598 070

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# Specification

## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom The Harcourt	3 bedroom The Eveleigh The Elmslie The Mountford	4 bedroom The Mylne The Leverton
<b>Kitchen</b>			
Fitted kitchen with laminate worktop	■	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■ ■ ■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood.			■ ■
White pendant light holder	■	■ ■ ■	■ ■
Fridge/ freezer space	■	■ ■ ■	■ ■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■	■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■	■
Space for washing machine with plumbing and electrics in utility		■	■
<b>Bathroom, en suite(s)</b>			
Ideal Standard contemporary white Tempo sanitaryware	■	■ ■ ■	■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■	■ ■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■ ■ ■	■ ■
Handheld hair wash attachment in bathroom		■ ■ ■	■ ■
Shower over the bath	■		
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■ ■ ■	■ ■
White batten light holder	■	■ ■ ■	■ ■
<b>Doors &amp; Windows</b>			
Front door with multi-point security locking system and security chain	■	■ ■ ■	■ ■
PVCu double glazing to windows	■	■ ■ ■	■ ■
Double glazed PVCu French doors	■	■ ■ ■	■ ■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■ ■ ■	■ ■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■
<b>Other</b>			
Walls and ceilings in White matt emulsion	■	■ ■ ■	■ ■
TV point to lounge and family room	■	■ ■ ■	■ ■
Master telephone socket to lounge and study where applicable	■	■ ■ ■	■ ■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■ ■ ■	■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■ ■	■ ■
Contemporary lantern to front door and wiring only to the rear door	■	■ ■ ■	■ ■
Mains wired smoke detectors with battery back-up	■	■ ■ ■	■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■ ■ ■	■ ■
Power and lighting to garage (where in curtilage of the plot)	■	■ ■ ■	■ ■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■ ■ ■	■ ■
NHBC Buildmark cover	■	■ ■ ■	■ ■
First two years' customer service support from Linden Homes	■	■ ■ ■	■ ■