



ROSE  
GARDENS







## WELCOME TO ROSE GARDENS

Rippon Homes is pleased to present Rose Gardens, a collection of 60 brand new homes set in the beautiful Lincolnshire village of Lea.

Comprising a mixture of detached and semi-detached houses and bungalows, which are perfect for both growing families and those looking to downsize in this idyllic village.

Conveniently situated at the junction of the A156 and B1241, close to local amenities, Lea has plenty to offer. The village hall fosters a close knit community through regular events, with lots of local amenities such as Lea Park, recreation ground with a football pitch, tennis court, and stunning woodland areas.





## A DESIRABLE LOCATION

The village is as suited for young families as it is for older generations.

The stunning rural setting enhances the quality of life for all ages, while the long established Frances Oliver Anderson Church of England primary school is currently rated Good by OFSTED, serving younger children well in their education.

Lincoln is less than 16 miles away by car or train for all the city amenities. Rich in history, with independent boutique shopping, great arts and culture and a wealth of places to eat and drink, it's an ideal place for a daytrip.

The nearby railway station provides regular services to Lincoln, Sheffield, Rotherham, and Doncaster while Lea itself sits on the bus route between Scunthorpe and Lincoln.



All Saints Church, Cafe + Coffee Shop





Lea Methodist Church



Church Of St. Helen, Lea



The Pilgrims Trail, Old Hall









## WELCOME TO RIPPON HOMES

Founded by Edward Rippon in 1953, Rippon Homes specialises in building high quality homes in desirable locations. With developments spanning the East Midlands, we prioritise quality over quantity.

We aim to build properties that our customers can be proud of and that truly feel like home by designing property styles that meet the needs of today's families in terms of aesthetics, layout and space.

As a local, well respected Homebuilder operating in handpicked locations, we are able to continually review these designs in order to best meet the needs of our customers.

Hand built by craftspeople using the highest quality materials, Rippon homes are also designed to meet or exceed the latest regulations on energy efficiency and national space standards.



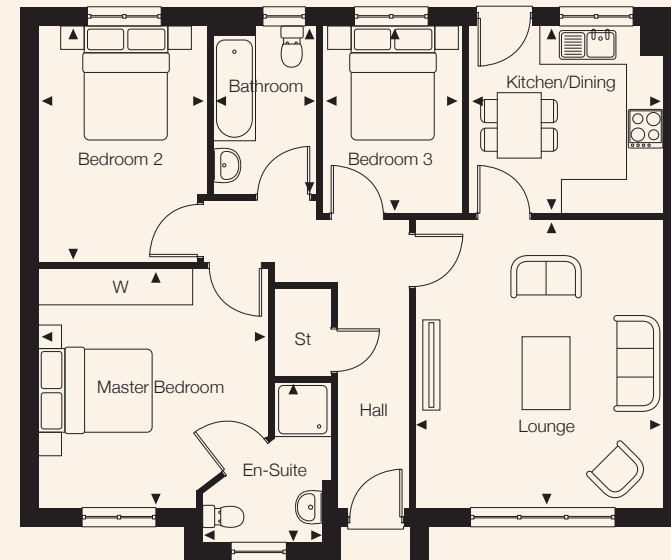
## THE SALISBURY THREE BEDROOM BUNGALOW

A pretty double fronted bungalow with good storage in the central hallway which leads to a spacious living room overlooking the front garden, and follows to a fully fitted kitchen / dining room with a door to the rear garden.

A lovely master bedroom with en-suite shower room, two further generous bedrooms, and a family bathroom. With a single garage, this makes it a great choice for your new home.

### ROOM DIMENSIONS

Lounge	3.90 x 4.17	12'9" x 15'6"
Kitchen / Dining	3.11 x 3.08	10'1" x 10'3"
Master Bedroom	3.72 (M) x 3.90	12'2" (M) x 12'10"
Bedroom 2	2.70 (M) x 3.88	8'10" (M) x 12'9"
Bedroom 3	2.32 (M) x 3.08	7'8" (M) x 10'1"
Bathroom	1.72 x 2.76	5'8" x 9'1"



All room dimensions are shown  $\leftrightarrow \times \updownarrow$  (M) = Maximum dimensions.



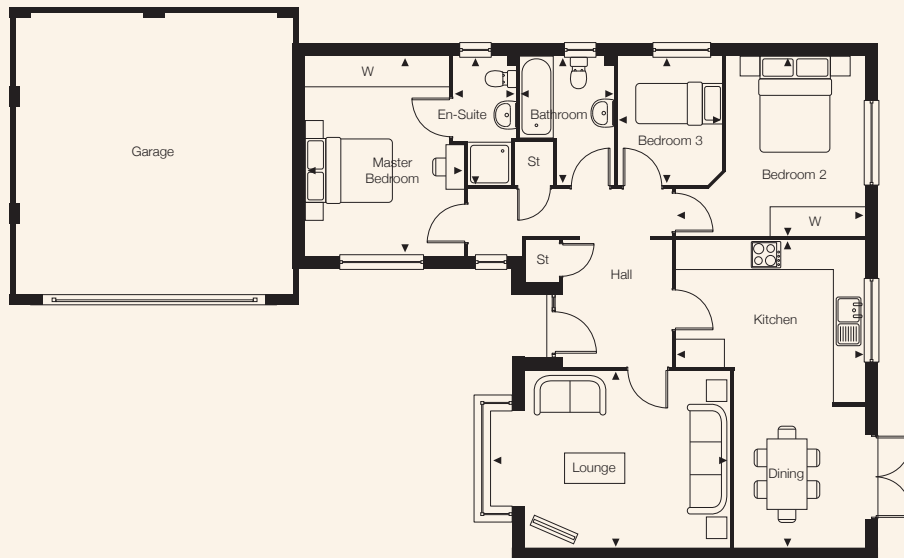


## THE HASLEMERE

### THREE BEDROOM BUNGALOW

A stunning L-shaped bungalow with spacious living area leading from the welcoming entrance hall. A well-proportioned living room and bay window overlook the front while the family sized kitchen / dining room has double doors accessing the rear garden.

A master bedroom with an en-suite shower room and fitted wardrobe, two further bedrooms, family bathroom and excellent additional storage. A double garage makes this a versatile home for families and for downsizers.



### ROOM DIMENSIONS

Lounge	5.17 (M) x 3.71	17'0" (M) x 12'2"
Kitchen / Dining	3.99 (M) x 6.58	13'1" x 21'7"
Master Bedroom	3.37 (M) x 4.16	11'1" (M) x 13'8"
Bedroom 2	3.97 (M) x 3.80	13'1" (M) x 12'5"
Bedroom 3	2.26 (M) x 2.70	7'5" (M) x 8'1"
Bathroom	2.00 (M) x 2.70	6'7" (M) x 8'1"

All room dimensions are shown  $\leftrightarrow$  x  $\updownarrow$  (M) = Maximum dimensions.



## THE DALE

### THREE BEDROOM SEMI DETACHED HOME

A spacious open plan living room offers views over the front garden and access to the kitchen / dining room where double doors lead out to the rear garden.

Stairs ascend from the living room to a master bedroom, two further good-sized bedrooms and a family bathroom. Ideal for first time buyers and growing families.

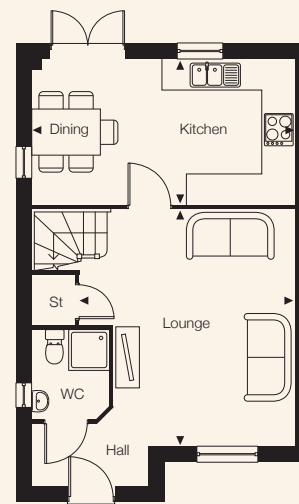


### GROUND FLOOR

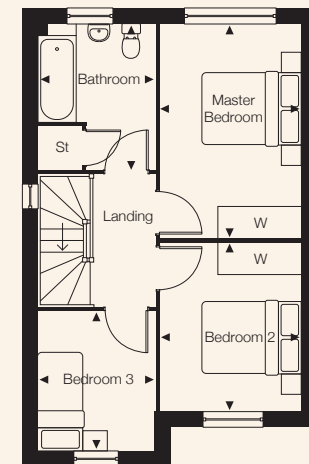
Lounge	3.54 x 4.71	11'7" x 15'5"
Kitchen / Dining	5.14 x 2.86 (M)	16'10" x 9'4" (M)

### FIRST FLOOR

Master Bedroom	2.75 x 4.20	9'0" x 13'9"
Bedroom 2	2.80 x 3.36	9'2" x 11'0"
Bedroom 3	2.25 x 2.80	7'5" x 9'3"
Bathroom	2.29 x 2.62	7'6" x 8'7"



GROUND FLOOR



FIRST FLOOR

All room dimensions are shown ↔ x ↕ (M) = Maximum dimensions.



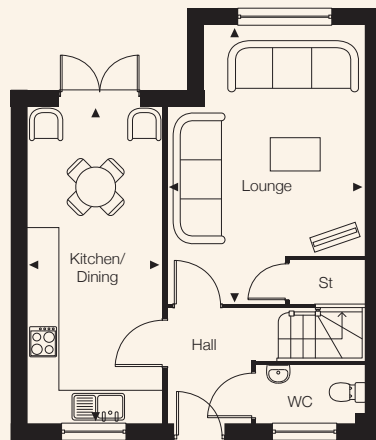


## THE BAKEWELL

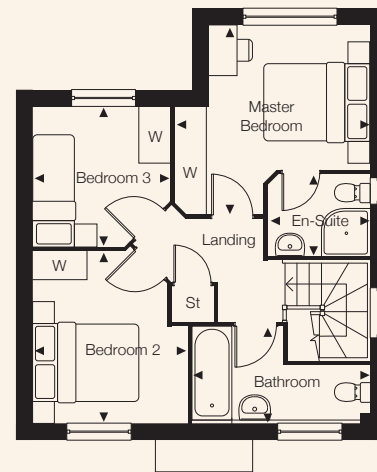
### THREE BEDROOM DETACHED HOME

This lovely double fronted home features a versatile entrance hall with a WC and stairs to first floor. A spacious living room overlooks the rear garden, and a large kitchen / dining room offers views of the front and rear with doors opening out onto the back garden.

An en-suite to the master bedroom, two further good-sized bedrooms, family bathroom and single garage make this a wonderful choice of home.



GROUND FLOOR



FIRST FLOOR

All room dimensions are shown  $\leftrightarrow \times \updownarrow$  (M) = Maximum dimensions.

### GROUND FLOOR

Lounge	3.70 (M) x 4.24 (M)	12'2" (M) x 13'1" (M)
Kitchen / Dining	2.46 x 5.85	8.1'0" x 19'2"

### FIRST FLOOR

Master Bedroom	3.67 (M) x 2.52 (M)	11'2" (M) x 8'3" (M)
Bedroom 2	2.85 x 3.16	9'4" x 10'5"
Bedroom 3	2.53 (M) x 2.60	8'4" (M) x 8'6"
Bathroom	3.35 x 1.75 (M)	11'0" x 5'9" (M)



# THE ROMSEY

## THREE BEDROOM DETACHED HOME

This pretty double fronted home has a large entrance hall giving access to a WC and stairs to the first floor.

The spacious living room offers triple aspect views, and the family sized kitchen / dining room has dual aspect with double doors to the rear garden.

An en-suite shower room to the master bedroom along with two further good-sized bedrooms, family bathroom and single garage makes this a very popular choice for your new home.

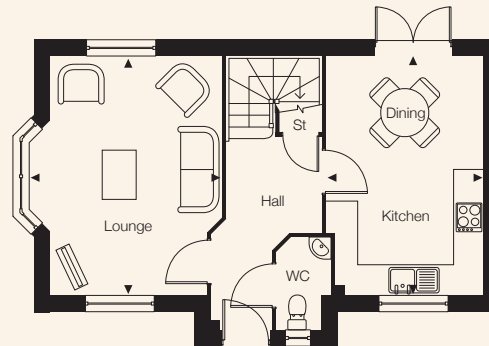


### GROUND FLOOR

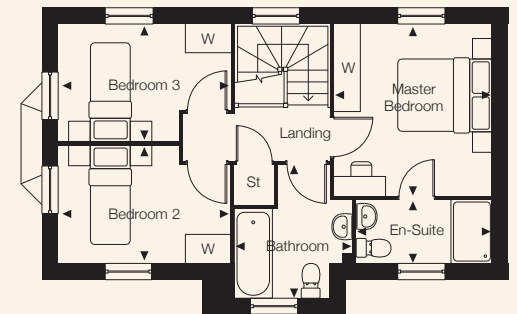
Lounge	3.36 (M) x 4.61 (M)	11'0" (M) x 15'2" (M)
Kitchen / Dining	3.05 (M) x 4.61 (M)	10'0" (M) x 15'2" (M)

### FIRST FLOOR

Master Bedroom	3.05 x 3.31	10'0" x 10'11"
Bedroom 2	3.36 (M) x 2.26 (M)	11'0" (M) x 7'5" (M)
Bedroom 3	3.36 (M) x 2.26 (M)	11'0" (M) x 7'5" (M)
Bathroom	2.28 (M) x 2.58 (M)	7'6" (M) x 8'5" (M)



GROUND FLOOR



FIRST FLOOR

All room dimensions are shown  $\leftrightarrow \times \updownarrow$  (M) = Maximum dimensions.  
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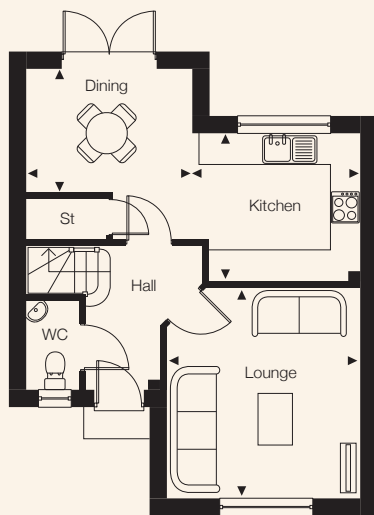


## THE FOXTON

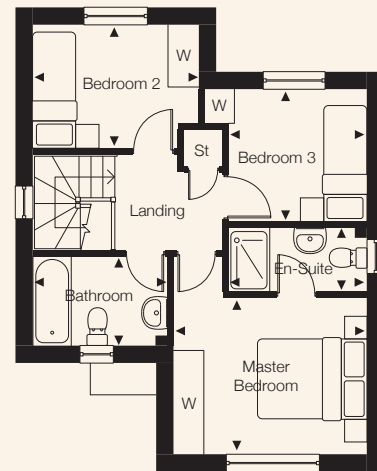
### THREE BEDROOM DETACHED HOME

A welcoming entrance hall gives access to a WC and the attractive dog leg staircase to the first floor. Downstairs is a very spacious living space, with an attractive living room to the front of the house. There is also an L-shaped fully fitted kitchen and dining area with double doors leading to the rear garden and a useful storage cupboard.

Upstairs is the master bedroom with en-suite shower room, two further well-proportioned bedrooms, and family bathroom. With a single garage too, this is the perfect choice for a spacious three bedroom family home.



GROUND FLOOR



FIRST FLOOR

All room dimensions are shown  $\leftrightarrow$  x  $\updownarrow$  (M) = Maximum dimensions.

### GROUND FLOOR

Lounge	3.71 x 4.07	12'2" x 13'4"
Kitchen / Dining	6.41 (M) x 4.08 (M)	21'1" (M) x 13'7" (M)

### FIRST FLOOR

Master Bedroom	3.71 x 3.10	12'2" x 10'2"
Bedroom 2	3.25 (M) x 2.35	10'9" (M) x 7'9"
Bedroom 3	3.06 (M) x 2.50	10'0" (M) x 8'3"
Bathroom	2.61 x 1.69	8'7" x 5'7"



# THE CRANMORE

## THREE BEDROOM DETACHED HOME

A lovely home with entrance vestibule leading to the living room overlooking the front garden.

A WC and useful utility area can be found off the spacious kitchen / dining room.

Stairs up to the first floor landing lead to the master bedroom and en-suite shower, with two further good-sized bedrooms and a family bathroom.

A single integral garage makes this a great home for couples and young families.

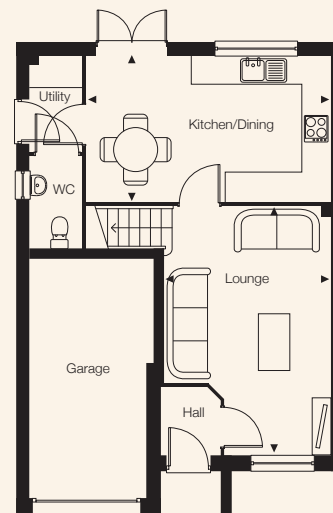


### GROUND FLOOR

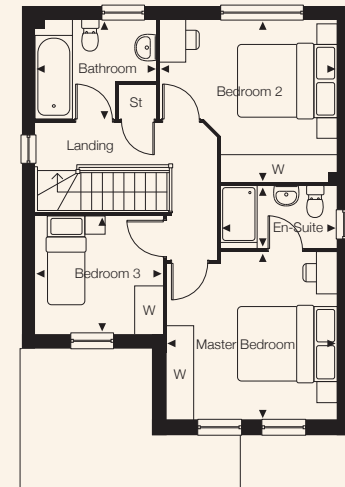
Lounge	3.76 (M) x 5.21	12'4" (M) x 17'1"
Kitchen / Dining	5.38 x 3.10	17'8" x 10'2"

### FIRST FLOOR

Master Bedroom	3.75 x 3.47	12'4" x 11'5"
Bedroom 2	3.87 (M) x 3.49 (M)	12'9" (M) x 11'6" (M)
Bedroom 3	2.68 x 2.45	8'10" x 8'0"
Bathroom	2.58 (M) x 2.09	8'6" (M) x 6'10"



GROUND FLOOR



FIRST FLOOR

All room dimensions are shown  $\leftrightarrow \times \updownarrow$  (M) = Maximum dimensions.





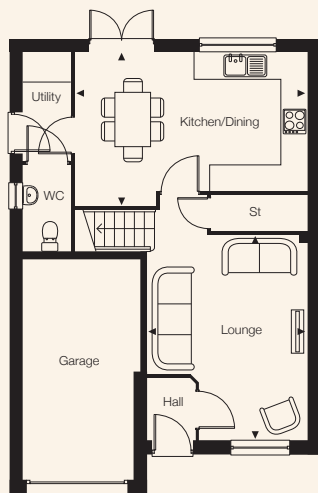
## THE NEWTON

### FOUR BEDROOM DETACHED HOME

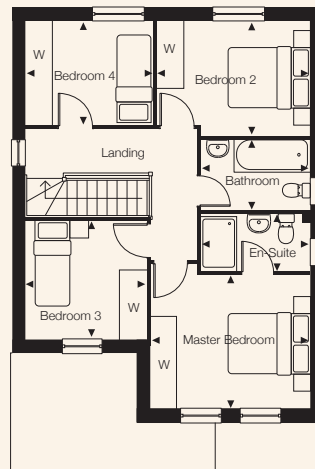
The entrance vestibule in this family home leads to a lovely living room overlooking the front garden. A spacious kitchen / dining room features double doors to the rear garden with a WC and utility off.

A galleried landing leads to the spacious master bedroom with en-suite shower room, three further well-proportioned bedrooms and a family bathroom.

A single integral garage makes this new home excellent value.



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Lounge	3.65 (M) x 4.63	12'0" (M) x 15'3"
Kitchen / Dining	5.28 x 3.47 (M)	17'4" x 11'4" (M)

### FIRST FLOOR

Master Bedroom	3.65 x 2.98 (M)	12'0" x 9'9"
Bedroom 2	3.48 (M) x 2.63 (M)	11'5" (M) x 8'8" (M)
Bedroom 3	2.67 x 2.61	8'9" x 8'8"
Bedroom 4	2.84 x 2.37	9'4" x 7'9"
Bathroom	2.49 x 1.59	8'2" x 5'3"

All room dimensions are shown  $\leftrightarrow$  x  $\updownarrow$  (M) = Maximum dimensions.

Please note plans may vary depending on plot. Please ask the Sales Executive for specific plot details.



# THE WOODFORD

## FOUR BEDROOM DETACHED HOME

Excellent family sized accommodation including central hallway leading to cloaks / WC and useful storage cupboard. There is a spacious dual aspect living room, family sized kitchen/dining area with double doors to rear garden and a separate dining room/study.

First floor accommodation does not disappoint with a master bedroom with en-suite, three further bedrooms and a family bathroom. With a single garage it is the perfect choice for a family home.

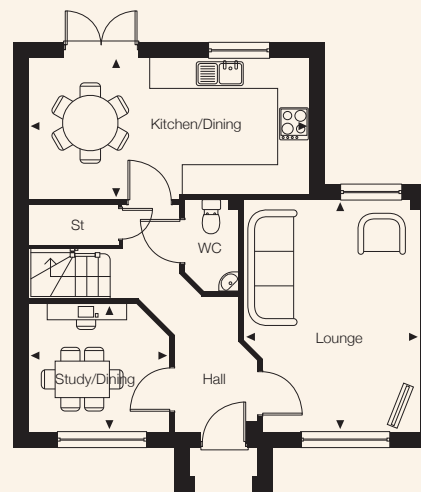


### GROUND FLOOR

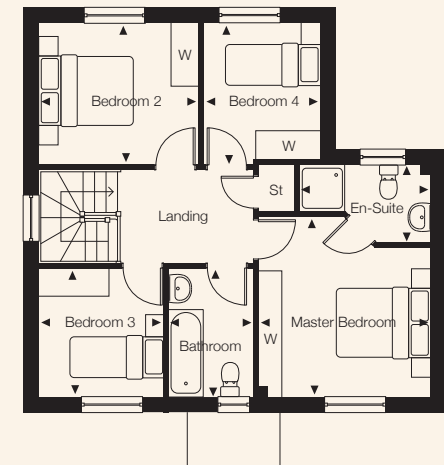
Lounge	3.54 (M) x 4.50	11'8" (M) x 14'9"
Kitchen/Dining	5.51 x 2.78	18'1" x 9'2"
Study/Dining	2.73 (M) x 2.47	9'0" (M) x 8'1"

### FIRST FLOOR

Master Bedroom	3.38 x 3.51 (M)	11'1" x 11'6" (M)
Bedroom 2	3.13 x 2.81	10'4" x 9'3"
Bedroom 3	2.54 x 2.47	8'4" x 8'1"
Bedroom 4	2.29 x 2.72	7'6" x 8'11"
Bathroom	1.65 x 2.47	5'5" x 8'1"



GROUND FLOOR



FIRST FLOOR

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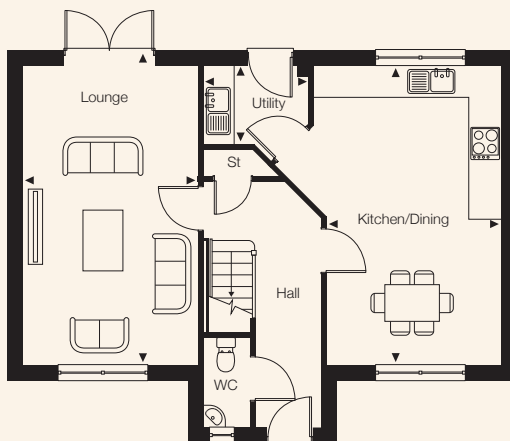


## THE WINDSOR

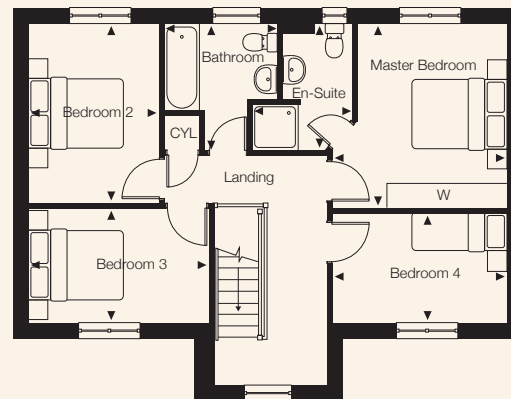
### FOUR BEDROOM DETACHED HOME

Stunning double fronted home with entrance hall and cloaks/WC. A spacious living room with views over the front and rear garden, a family sized dual aspect kitchen / dining room and utility room.

Stairs lead to the galleried landing and a master bedroom with en-suite, three further good sized bedrooms and a family bathroom. A double or single garage dependent on plot make this home a first choice for many families.



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Lounge	3.36 x 5.96	11'1" x 19'7"
Kitchen / Dining	3.70 (M) x 5.96	12'2" (M) x 19'7"
Utility	2.19 (M) x 1.52	7'2" (M) x 5'0"

### FIRST FLOOR

Master Bedroom	3.47 (M) x 3.63	11'5" (M) x 11'11"
Bedroom 2	2.59 x 3.53	8'6" x 11'7"
Bedroom 3	3.52 x 2.34	11'7" x 7'8"
Bedroom 4	3.39 x 2.24	11'2" x 7'4"
Bathroom	2.72 x 2.51 (M)	7'5" x 8'3" (M)

All room dimensions are shown  $\leftrightarrow$  x  $\updownarrow$  (M) = Maximum dimensions.

Please note plans may vary depending on plot. Please ask the Sales Executive for specific plot details.



# THE RICHMOND

## FOUR BEDROOM DETACHED HOME

A stunning family home which benefits from an impressive reception hallway with storage space and cloakroom along with an elegant staircase rising to the first floor. On the ground floor is a spacious lounge and sizeable kitchen, with utility room. Both rooms enjoy French doors opening out to the rear garden bringing the outdoor in. Downstairs are also a separate formal dining room and useful study.

A light and airy galleried landing gives access to a master bedroom with an en-suite shower room and fully fitted dressing area. There are three further well-proportioned bedrooms and a family bathroom. A double garage provides an abundance of space and design in this new family home.

### GROUND FLOOR

Lounge	3.35 x 5.51	11'0" x 18'1"
Kitchen / Breakfast	3.26 (M) x 6.54 (M)	10'9" (M) x 21'5" (M)
Dining	3.02 x 3.72	9'11" x 12'3"
Study	2.40 x 2.31	7'11" x 8'3"
Utility	2.13 x 1.74	6'11" x 5'8"

### FIRST FLOOR

Master Bedroom	3.29 x 3.70	10'10" x 12'2"
Dressing	2.38 x 1.23	7'10" x 4'1"
Bedroom 2	3.36 x 2.98	11'0" x 9'10"
Bedroom 3	2.63 x 2.98	8'8" x 9'10"
Bedroom 4	2.30 x 2.46	7'7" x 8'1"
Bathroom	1.97 x 1.94	6'6" x 6'4"



All room dimensions are shown ↔x↕ (M) = Maximum dimensions.  
Please note plans may vary depending on plot. Please ask the Sales Executive for specific plot details.







# DEVELOPMENT LAYOUT

## BUNGALOWS



SALISBURY



HASELMERE

## 3 BEDROOM



DALE



BAKEWELL



ROMSEY



FOXTON



CRANMORE

## 4 BEDROOM



NEWTON



WOODFORD



WINDSOR

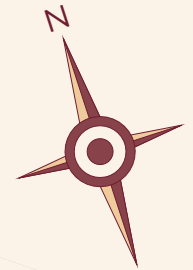


RICHMOND



*\*Illustration only for guidance  
Please refer to Sales Executive for details on house type variants  
Correct at time of going to print. However please refer to development  
layout for up to date information*







































































# ROSE GARDENS SPECIFICATION

 STANDARD ITEM     OPTIONAL EXTRA

	SALISBURY	HASLEMERE	DALE	BAKEWELL	ROMSEY	FOXTON	CRANMORE	NEWTON	WOODFORD	WINDSOR	RICHMOND
Down lighters to en-suite	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Air Source Heat Pump heating system with underfloor heating to gf and Stelrad Elite radiators to ff											
Thermostatic radiator valves to all specified first floor rooms											
Electronic programmer if required											
Mechanical Ventilation and Heat Recovery System											
External cold water tap											
Double glazed PVC-u winows, lockable except fire escape units White											
Double glazed PVC-u french doors with multi point locking White inc cill	<input type="checkbox"/>										
GRP composite front door pre-finished colour as site schedule (ALL BLACK) - c/w white frame											
PVC-U composite rear door pre-finished colour - WHITE											
White UPVC fascia and soffit											
White UPVC barge boards or stone/brick verge detail											
UPVC gutter BLACK											
1800mm high timber vertilap divisional fencing and 1800mm high timber closeboarded boundary fencing as shown on landscape drawings											
Side timber gate with latch and bolt											
Turf to front garden											

SALISBURY	HASLEMERE	DALE	BAKEWELL	ROMSEY	FOXTON	CRANMORE	NEWTON	WOODFORD	WINDSOR	RICHMOND
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Turf to rear garden											
Trees/landscaping to front garden as shown on landscape drawings											
Buff riven paving slabs to paths and 3 Nr x 3 Nr 600 patio as shown on drawing											
Single/double - detached/attached/integral garage SEE PLAN											
Factory finished white garage door - windsor											
Pendant light and double power point to garage											

The availability of additional extras and upgrades are dependant upon the stage of build of the property. Please check with the Sales Executive for clarification of what is possible on your chosen plot

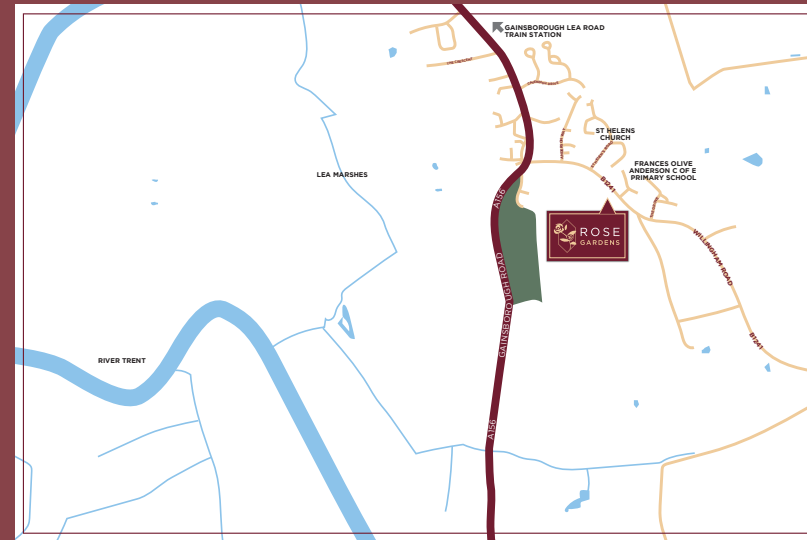
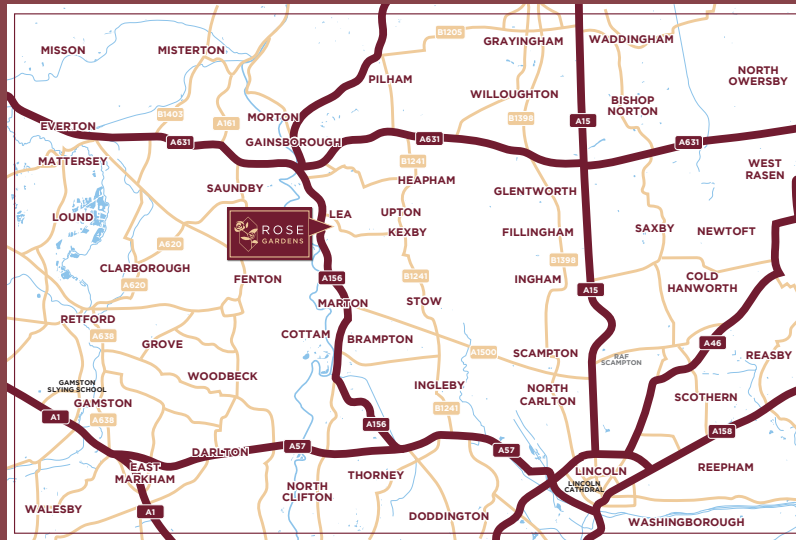








## ROSE GARDENS HOW TO FIND US



ROSE  
GARDENS

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[rosegardens-sales@ripponhomes.co.uk](mailto:rosegardens-sales@ripponhomes.co.uk)





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