



RURAL BEAUTY MEETS MARKET TOWN CHARM

Nestled in the charming village of Manthorpe on the outskirts of Grantham, Manthorpe Chase offers an exceptional collection of new 2, 3, 4 and 5 bedroom homes.

Designed with modern living in mind, these beautifully crafted residences combine high-quality finishes with spacious interiors, providing an ideal sanctuary for families and individuals alike.

A key aspect of life at Manthorpe Chase is its close proximity to the National Trust's Belton House. This stunning country house is set amidst formal gardens and ancient woodland and is within walking distance of your front door. Its expansive grounds are best explored via the popular Belton Park Walk, a circular route through centuries-old trees.

There is also an adventure playground for families to enjoy and golf enthusiasts will love Belton Park Golf Club, one of the finest courses in the country.



Picturesque Grantham town centre is located just seven minutes away by road. Positioned along the River Witham, this delightful market town plays home to a vibrant mix of independent shops and popular high-street brands. Regular markets add to the town's bustling atmosphere, selling fresh produce and unique local goods.

For entertainment, the Savoy Cinema and Grantham Guildhall Arts Centre between them offer the latest film releases, live theatre, comedy and music. Fitness enthusiasts can stay active the town's leisure centre, which boasts a swimming pool, gym and more.

There are many more exciting destinations in the surrounding area. An easy drive will take you to the majestic Belvoir Castle to enjoy picturesque gardens and the Engine Yard Retail Village where you can find unique gifts, clothing and accessories. Alternatively, Woolsthorpe Manor, the birthplace of Sir Isaac Newton, is just 20 minutes away.



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Manthorpe Chase is perfectly positioned to offer both tranquillity and easy access to a wealth of amenities and attractions.

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For those who appreciate nature, the nearby Lincolnshire countryside, including the stunning Lincolnshire Wolds, offers endless opportunities for walking, cycling and exploring the great outdoors.

When it comes to education, Manthorpe Chase boasts primary and secondary schools both within a 4-minute drive, while Grantham College is located near the town centre and provides a range of further education opportunities.

Manthorpe Chase is exceptionally well-connected, with easy access to major road links including the A607, A52 and A1. Grantham Station operates regular rail services to key destinations such as Boston, Leicester, Nottingham and beyond. For international travel, East Midlands Airport is within easy reach and offers flights to numerous destinations.

ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Manthorpe Chase benefit from a high standard specification.

This includes contemporary kitchens with glass splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

We know we are no

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.











Each home at Manthorpe Chase has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger.

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ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.



SITEPLAN





2 bedroom home Home 132

THE PLUM BLOSSOM

2 bedroom home Homes 135 & 136

THE DOGWOOD

3 bedroom home Homes 140 & 141

THE HOLLY SPECIAL

3 bedroom home Homes 97, 102, 105, 106, 112, 130, 131, 133, 134, 139 6 156

THE LAUREL

3 bedroom home Homes 95, 96, 120, 121 9 157

THE WHITE BEAM

3 bedroom home Homes 103, 104, 107, 108, 126, 127, 128, 129, 137 & 138

THE ROWAN

4 bedroom home Home 110

THE COTTONWOOD

4 bedroom home Homes 99, 100, 111, 115, 116, 119 & 142 THE WALNUT
4 bedroom home
Homes 98, 101, 114, 143 & 145

THE REDWOOD
4 bedroom home
Homes 109, 113, 117, 118, 122, 124, 125, 144 & 158

THE ASH V1
5 bedroom home
Home 123



LAP Local Area of Play BCP Bin Collection Point

\$/5. Substation

P Pylon

SUDS - Sustainable Urban Drainage System



MANTHORPE

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to after specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Forepaths subject to change, Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

OUR HOMES



THE CAMELLIA

2 bedroom home Home 132



THE LAUREL 3 bedroom home Homes 95, 96, 120, 121 & 157



THE WALNUT 4 bedroom home Homes 98, 101, 114, 143 & 145



THE PLUM BLOSSOM

2 bedroom home Homes 135 & 136



THE WHITE BEAM

3 bedroom home Homes 103, 104, 107, 108, 126, 127, 128, 129, 137 & 138



THE REDWOOD

4 bedroom home Homes 109, 113, 117, 118, 122, 124, 125, 144 9 158



THE DOGWOOD

3 bedroom home Homes 140 & 141



THE ROWAN

4 bedroom home Home 110



THE ASH V1

5 bedroom home Home 123



THE HOLLY SPECIAL

3 bedroom home Homes 97, 102, 105, 106, 112, 130, 131, 133, 134, 139 & 156



THE COTTONWOOD

4 bedroom home Homes 99, 100, 111, 115, 116, 119 & 142





THE CAMELLIA

2 bedroom home Home 132

FIRST FLOOR

Living/Dining	6.30m x 3.00m	20'8" x 9'10
Kitchen	3.70m x 3.00m	12'1" x 9'10'
Utility	1.30m x 2.00m	4'3" x 6'6"
Bedroom 1	3.20m x 3.20m	10'5" x 10'5
Bedroom 2	3.30m x 2.80m	10'9" x 9'2"
Bathroom	2.20m x 2.00m	7'2" x 6'6"



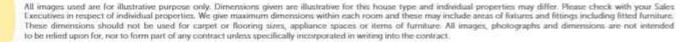


FIRST FLOOR



GROUND FLOOR

MANTHORPE CHASE





THE PLUM BLOSSOM

2 bedroom home Homes 135 & 136

FIRST FLOOR

 Bedroom 1
 4.00m x 3.00m
 13'1" x 9'10"

 Bedroom 2
 4.00m x 3.10m
 13'1" x 10'2"

 Bathroom
 2.00m x 2.40m
 6'6" x 7'10"

GROUND FLOOR

Living Room 3.00m x 4.30m 9'10" x 14'1"

Kitchen/Dining 4.00m x 3.10m 13'1" x 10'2"

WC 1.10m x 1.70m 3'7" x 5'6"



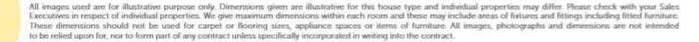
HOMES

FIRST FLOOR



GROUND FLOOR







THE DOGWOOD

3 bedroom home Homes 140 & 141

FIRST FLOOR

Bedroom 1	3.00m x 2.90m	9'10" x 9'6"
En Suite	1.60m x 1.40m	5'3" x 4'7"
Bedroom 2	3.20m x 2.70m	10'5" x 8'10"
Bedroom 3	2.00m x 2.70m	6'6" x 8'10"
Bathroom	2.10m x 2.00m	6'10" x 6'6"

GROUND FLOOR

Living Room	5.00m x 2.60m	16'4" x 8'6"
Kitchen/Dining	5.60m x 2.60m	18'4" x 8'6"
WC	0.90m x 1.90m	2"11" x 6"2"



ALLISON

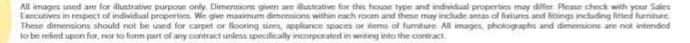
HOMES





GROUND FLOOR







THE LAUREL

3 bedroom home Homes 95, 96, 120, 121 & 157

FIRST FLOOR

Bedroom 1	3.30m x 3.30m	10'9" x 10'9"
En Suite	1.40m x 1.90m	4'7" x 6'2"
Bedroom 2	2.70m x 3.00m	8'10" x 9'10"
Bedroom 3	2.70m x 2.00m	8'10" x 6'6"
Bathroom	2.30m x 2.20m	7'6" x 7'2"

GROUND FLOOR

Living Room	3.90m x 3.30m	12'9" x 10'9"
Kitchen/Dining	3.20m x 5.50m	10'5" x 18'0"
Utility	1.60m x 1.40m	5'2" x 4'7"
WC	1.80m x 1.40m	5'10" x 4'7"



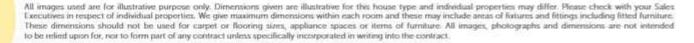
HOMES

FIRST FLOOR



GROUND FLOOR







THE HOLLY SPECIAL

3 bedroom home Homes 97, 102, 105, 106, 112, 130, 131, 133, 134, 139 & 156

FIRST FLOOR

Bedroom 1	3.20m x 3.60m	10'5" x 11'9"
En Suite	2.20m x 1.40m	7'2" x 4'7"
Bedroom 2	2.90m x 3.00m	9'6" x 9'10"
Bedroom 3	2.90m x 2.10m	9'6' x 6'10"
Bathroom	2.30m x 1.90m	7'5" x 6'2"

GROUND FLOOR

Living Room	2.90m x 5.20m	9'6" x 17'0"
Kitchen/Dining	3.20m x 5.20m	10'5" x 17'0'
WC	1.00m x 2.10m	3'3" x 6'10"



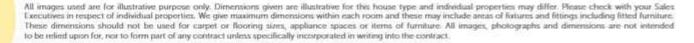


FIRST FLOOR



GROUND FLOOR







THE WHITE BEAM

3 bedroom home Homes 103, 104, 107, 108, 126, 127, 128, 129, 137 & 138

FIRST FLOOR

Bedroom 1	3.00m x 2.90m	9'10" x 9'6"
En Suite	1.50m x 2.30m	4'11' x 7'6'
Bedroom 2	3.30m x 2.50m	10'9" x 8'2"
Bedroom 3	2.00m x 2.20m	6'6" x 7'2"
Bathroom	2.20m x 2.50m	7'2" x 8'2"

GROUND FLOOR

Living/Dining	3.30m x 4.60m	10'9" x 15'1"
Kitchen	3.70m x 2.50m	12'1" x 8'2"
WC	1.40m x 2.50m	4'7" x 8'2"



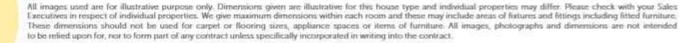
HOMES

FIRST FLOOR



GROUND FLOOR







THE COTTONWOOD

4 bedroom home Homes 99, 100, 111, 115, 116,119 & 142

FIRST FLOOR

Bedroom 1	3.20m x 3.10m	10'5" x 10'2"
En Suite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	4.40m x 3.70m	14'5" x 12'1"
Bedroom 3	3.50m x 3.10m	11'5" x 10'2"
Bedroom 4	3.30m x 3.00m	10'9" x 9'10"
Bathroom	2.30m x 2.00m	7'6" x 6'6"

GROUND FLOOR

Living Room	4.50m x 3.10m	14'9" x 10'2"
Kitchen/Dining	8.70m x 3.00m	28'6" x 9'10'
Utility	2.20m x 1.80m	7'2" x 5'10"
Study	3.30m x 1.90m	10'9" x 6'3"
WC	1.80m x 1.10m	5'10" x 3'7"



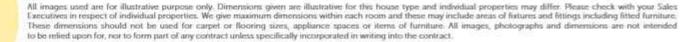


FIRST FLOOR



GROUND FLOOR

MANTHORPE CHASE





THE REDWOOD

4 bedroom home Homes 109, 113, 117, 118, 122, 124, 125, 144 & 158

FIRST FLOOR

Bedroom 1	5.10m x 3.30m	16'8" x 10'9"
En Suite	1.70m x 2.80m	5'6" x 9'2"
Bedroom 2	3.40m x 3.70m	11'1" x 12'1"
Bedroom 3	2.90m x 3.30m	9°6° x 10°9°
Bedroom 4	3.70m x 2.20m	12'1" x 7'2"
Bathroom	3.20m x 2.00m	10'5" x 6'6"

GROUND FLOOR

Living Room	5.70m x 3.10m	18'8" x 10'2'
Kitchen/Dining	9.90m x 3.30m	32'5" x 10'9'
Utility	1.40m x 2.50m	47" x 8'2"
WC	1.40m x 1.80m	47° x 5'10°



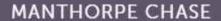
ALLISON

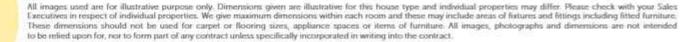
HOMES

FIRST FLOOR



GROUND FLOOR







THE ROWAN

4 bedroom home Home 110

FIRST FLOOR

Bedroom 1	2.80m x 3.00m	9'2" x 9'10"
En Suite	2.10m x 1.40m	6'10" x 4'7"
Bedroom 2	2.80m x 2.70m	9°2° x 8°10°
Bedroom 3	2.90m x 1.90m	9'6" x 6'2"
Bedroom 4	2.90m x 2.00m	9'6' x 6'6"
Bathroom	1.90m x 2.10m	6'2" x 6'10"

GROUND FLOOR

Living Room	3.10m x 4.90m	10'2" x 16'0"
Kitchen/Dining	5.90m x 4.00m	19'4" x 13'1"
WC	1.00m x 2.00m	3'3" x 6'6"



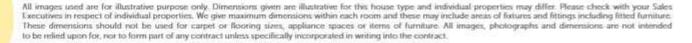
HOMES

FIRST FLOOR



GROUND FLOOR







THE WALNUT

4 bedroom home Homes 98, 101, 114, 143 & 145

FIRST FLOOR

Bedroom 1	4.00m x 3.90m	13°1″ x 12′9°
En Suite	1.40m x 2.40m	4'7" x 7'10"
Bedroom 2	2.70m x 3.90m	8"10" x 12"9"
Bedroom 3	3.70m x 3.20m	12'1" x 10'5"
Bedroom 4	3.30m x 1.90m	10'9" x 6'2"
Bathroom	1.90m x 2.10m	6'2" x 6'10"

GROUND FLOOR

Living Room	3.70m x 5.40m	12°1° x 17'8°
Kitchen/Dining	7.20m x 3.90m	23'7" x 12'9"
Utility	2.00m x 1.60m	6'6" x 5'2"
WC	1.20m x 1.90m	3"11" x 6"2"

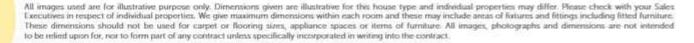


FIRST FLOOR



GROUND FLOOR









THE ASH V1

5 bedroom home Home 123

FIRST FLOOR

Bedroom 1	4.50m x 3.20m	14'9" x 10'5"
En Suite	2.50m x 1.80m	8'2" x 5'10"
Bedroom 2	3.80m x 2.70m	12'5" x 8'10'
En-Suite 2	2.60m x 2.40m	8'6" x 7'10"
Bedroom 3	3.60m x 2.60m	11'9" x 8'6"
Bedroom 4	3.80m x 2.60m	12'5" x 8'6"
Bedroom 5	2.70m x 2.60m	8'10" x 8'6"
Bathroom	2.60m x 2.10m	8'6" x 6'10"

GROUND FLOOR

Living Room	8.20m x 3.80m	26'10" x 12'5"
Kitchen	5.20m x 4.20m	17'0" x 13'9"
Dining Room	3.80m x 3.30m	12'5" x 10'9"
Study	3.80m x 2.00m	12'5" x 6'6"
Utility	2.60m x 1.60m	8'6" x 5'2"
WC	1.80m x 1.10m	5'10" x 3'7"



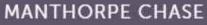
ALLISON

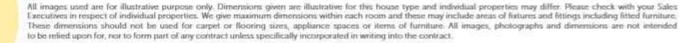
HOMES





GROUND FLOOR





ALL ABOUT THE SPECIFICATION

THE SPECIFICATION	2 Ben	3 BETT HOM	4 BENG HOWE	S BEDROOM HOMES
INTERNAL FIXTURES AND FITTINGS				
GENERAL			_	
Traditional construction		٠		
NHBC 10 year warranty	*			*
Single colour (white) matt emulsion wall and ceiling colour throughout		٠		
Smooth ceilings throughout	*			
Internal joinery painted white	*	٠		
Staircase handrails and newel caps in oak				
Staircase handrails and newel caps in white	45	٠		
Ironmongery	*			
Wardrobes to Bedroom 1 (where applicable)	*:			
Smooth white 5 vertical panel internal doors KITCHEN	•	•		•
Choice of Kitchen unit door fronts from selected range*				
Choice of laminate worktops with matching upstands from selected range*				
Soft close hinges to all cupboard doors				
Choice of steel splashback from selected range*				
Single bowl sink with mixer tap				
1.5 bowl sink with mixer tap (detached properties only)				
Integrated stainless steel finish single oven				
Integrated stainless steel finish eye level double oven (detached properties only)				
Integrated ceramic hob				- 2
Integrated induction hob (detached properties only)				
Stainless steel chimney hood				
Curved glass chimney hood (detached properties only)				
Integrated dishwasher (detached properties only)				
Plumbing and removable unit for future installation of dishwasher				
Space and plumbing for washing machine				
Tumbledryer space (where applicable)				

CLOAKROOM				
White sanitaryware				
Tiled splashback to basin - choice from standard range			*	
BATHROOM				
White sanitaryware		*		
Contemporary mixer taps		*		
Bath filler mixer				
Bath filler and shower mixer (no En Suite)	197	*		
White heated towel rail (where applicable)		*		
Half height tiling behind bath - choice from standard range	1.0	*		
Full height tiling and screen to shower area (no En Suite)				
EN SUITE				
White sanitaryware		*		
Contemporary mixer taps		*		
White heated towel rail (where applicable)	3.0	*		
Shower enclosure and screen to En Suite (where applicable)				
Full height tiling to shower area				
HEATING AND HOT WATER				
Pre-finished Radiators				
Thermostatic radiator valves to most radiators	3			
Smart meters as standard				
500mm mineral wool insulation to roof space				

2 BEDROOM HOMES 3 BEDROOM HOMES 4 BEDROOM HOMES

	2 Ben	3 BEC. HOW	4 BEN HOW HOW	SBEDBON HOMES
INTERNAL FIXTURES AND FITTINGS				
ELECTRICAL				
White LED downlighters to Kitchen				
White LED downlighters to Bathroom and En Suite (where applicable)				
Low energy lighting				
All sockets to be white fittings				
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1		٠		
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1		٠		
Mains wired smoke detectors fitted to Building Regulation standards				
Mains wired carbon monoxide detector fitted to Building Regulation standards				
Fibre internet for high speed connectivity				
FLOOR FINISHES				
Range of carpets and flooring available as upgrade option*				

	4382	3 BEDS HOME	4 BEDE HOMES	SBEDROOM HOMES
EXTERNAL FIXTURES AND FITTINGS				
GENERAL				
House type bricks and roof tiles as per external plot schedule/charter plan				
Double glazed uPVC windows throughout, white handles				
Footpaths and driveways as per charter plan		(*)	*	
EXTERNAL DOORS				
GRP external front door with chrome lever furniture French uPVC doors to rear/side		(*)	*	•
Chrome effect numerals			*	•
GARDENS				
Front garden turfing and planting to approved landscape scheme				
Paths, patios and fencing to approved layout				
External tap				
Turfing to rear garden upgrade option available				
EXTERNAL LIGHTING AND ELECTRICS				
Front exterior PtR light fitting provided				
Rear exterior PIR light fitting provided				
Power and lighting to garage where within curtilage (where applicable)		:40	*	
Car charger provided by parking spaces as per car charging location plan				

2 BEDROOM HOMES

The Camellia and The Plum Blossom

3 BEDROOM HOMES

The Dogwood, The Holly Special, The Laurel & The White Beam

4 BEDROOM HOMES

The Rowan, The Cottonwood, The Walnut & The Redwood

5 BEDROOM HOMES

The Ash V1



^{*}Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

