



# BEAUFORT GARDENS

## MARKET DEEPING

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON  
HOMES

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YOUR DREAM  
HOME AWAITS



Welcome to your new home  
at **Beaufort Gardens**





# MODERN LIVING IN PICTURESQUE SURROUNDINGS



Introducing Beaufort Gardens, a stunning new development of 114 thoughtfully designed homes in the heart of Market Deeping, a picturesque market town in South Lincolnshire.

This exciting development by Allison Homes offers a range of two, three, and four-bedroom homes, each crafted with quality and care to suit modern lifestyles while maintaining the charm of its historic surroundings.

Market Deeping's characterful town centre is just minutes from your doorstep. Here, you'll find a range of local shops, including independent boutiques and a Tesco Superstore for your daily needs.

Dining out is a treat, with options like The Deeping Stage for traditional pub meals and Linford's, an award-winning fish and chip shop. Essential services such as a GP surgery, pharmacy and post office are also within easy reach for complete convenience.

For everything else, the city of Peterborough can be reached in as little as 20 minutes by road and offers a huge range of shopping, leisure and entertainment.

Leisure opportunities closer to home can be found in abundance. The Deepings Lakes Nature Reserve is perfect for those who love the outdoors, offering tranquil walking trails and birdwatching. For family fun, the John Eve Field features a children's play area and a BMX track, plus it hosts a variety of community events that make a fantastic day out.

Sports enthusiasts can join local clubs, including Deepings Rugby Club or Deeping Rangers Football Club. Meanwhile, Empire Gym and Spinroom Studio provide fitness facilities on your doorstep and there is a choice of swimming pools within a 20-minute drive. If you're looking for a bit more excitement, there is a wide range of water sports on offer at Tallington Lakes, including water skiing, wakeboarding and open water swimming.



“Come and experience the welcoming community that Market Deeping is known for.”

Families moving to Market Deeping will appreciate the area's excellent educational options. Local primary schools, including William Hildyard Church of England Primary and Nursery School and Market Deeping Community Primary School, are located within walking distance. For older children, The Deepings School offers comprehensive secondary education and sixth form that can be reached in five minutes by car.

Early years children are catered for with a number of nurseries and preschools within a five-minute drive, while at the opposite end of the spectrum, there are many options for tertiary education in the nearby city of Peterborough.

Commuting and travel are made easy from Market Deeping. The town is conveniently located near the A15, A16 and A1(M), providing quick access to nearby towns and cities such as Peterborough.

From Peterborough station, direct train services connect you to London, Cambridge and Leeds in 48 minutes, 55 minutes and 90 minutes, respectively.



# ALL ABOUT THE QUALITY

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

This includes contemporary kitchens with steel 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 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 Beaufort Gardens has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and a 7Kw EV Charger.

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## ALL ABOUT HOMES BUILT ON SOLID VALUES

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**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.



# ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### GENERAL

Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
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	•	•	
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)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•		

### EN SUITE

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
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	•	•	•
Smart meters as standard	•	•	•
500mm mineral wool insulation to roof space	•	•	•



2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM 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	•	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•	•
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*	•	•	•
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## 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 and rear doors with chrome lever furniture <i>French uPVC doors</i>	•	•	•
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 PIR light fitting provided	•	•	•
Rear exterior PIR light fitting provided	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•
Solar Panels installed on roof as per orientation plan	•	•	•

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

### 2 BEDROOM HOMES

The Banbury

### 3 BEDROOM HOMES

The Ashford, The Bamford, The Cranford, The Lynford, The Milford, The Radford

### 4 BEDROOM HOMES

The Durham, The Keynsham, The Lytham, The Northam, The Oakham, The Trentham, The Wickham

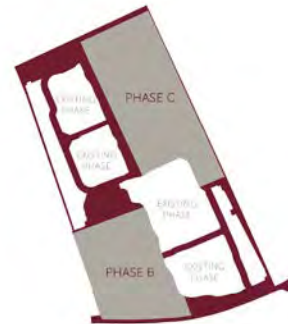
\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

# SITEPLAN (PHASE B)

- THE BANBURY**  
2 bedroom home  
Homes 438, 439 & 440
- THE BAMFORD**  
3 bedroom home  
Home 413
- THE CRANFORD**  
3 bedroom home  
Homes 411, 412, 416, 417,  
428 & 432
- THE MILFORD**  
3 bedroom home  
Home 441
- THE RADFORD**  
3 bedroom home  
Homes 415, 427, 433 & 435
- THE DURHAM**  
4 bedroom home  
Home 404
- THE KEYNSHAM**  
4 bedroom home  
Homes 405 & 442
- THE NORTHAM**  
4 bedroom home  
Homes 403, 406, 414 & 429

- THE OAKHAM**  
4 bedroom home  
Homes 402, 430, 431 & 434
- THE WICKHAM**  
4 bedroom home  
Homes 401 & 407

- Marketing Suite
- SH Show Home
- Shared
- Rented
- BCP Bin Collection Point
- LAP Local Area of Play
- SuDs Sustainable Drainage System



## BEAUFORT GARDENS

MARKET DEEPING

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 alter 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. Footpaths 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

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## THE BANBURY

2 bedroom home  
Homes 438, 439 & 440



## THE BAMFORD

3 bedroom home  
Home 413



## THE CRANFORD

3 bedroom home  
Homes 411, 412, 416,  
417, 428 & 432



## THE MILFORD

3 bedroom home  
Home 441



## THE RADFORD

3 bedroom home  
Homes 415, 427, 433 & 435



## THE DURHAM

4 bedroom home  
Home 404



## THE KEYNSHAM

4 bedroom home  
Homes 405 & 442



## THE NORTHAM

4 bedroom home  
Homes 403, 406, 414 & 429



## THE OAKHAM

4 bedroom home  
Homes 402, 430, 431 & 434



## THE WICKHAM

4 bedroom home  
Homes 401 & 407





# THE BANBURY

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2 bedroom home  
Homes 438, 439 & 440



ALLISON  
HOMES



BEAUFORT GARDENS  
MARKET DEEPING

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# THE BANBURY

2 bedroom home  
Homes 438, 439 & 440

## FIRST FLOOR

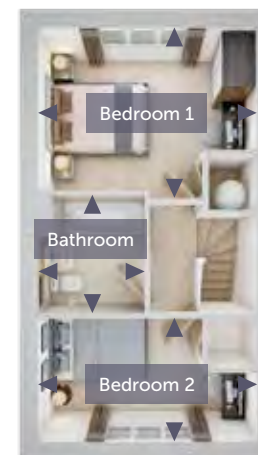
Bedroom 1	4.00m x 2.22m	13'1" x 7'3"
Bedroom 2	4.00m x 2.25m	13'1" x 7'5"
Bathroom	1.95m x 2.16m	6'5" x 7'1"

## GROUND FLOOR

Living/Dining	4.00m x 3.26m	13'1" x 10'8"
Kitchen	1.85m x 3.06m	6'1" x 10'0"
WC	1.85m x 1.06m	6'1" x 3'6"

BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE BAMFORD

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3 bedroom home  
Homes 413 & 490



BEAUFORT GARDENS  
MARKET DEEPING

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# THE BAMFORD

**3 bedroom home**  
Homes 413 & 490

## FIRST FLOOR

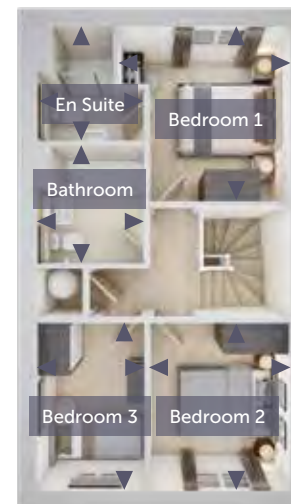
Bedroom 1	3.14m x 3.18m	10'4" x 10'5"
En Suite	1.40m x 2.09m	4'7" x 6'10"
Bedroom 2	2.58m x 3.06m	8'6" x 10'0"
Bedroom 3	1.96m x 3.06m	6'5" x 10'0"
Bathroom	1.96m x 2.16m	6'5" x 7'1"

## GROUND FLOOR

Living Room	4.63m x 3.18m	15'2" x 10'5"
Kitchen/Dining	4.63m x 3.06m	15'2" x 10'0"
WC	1.52m x 1.06m	5'0" x 3'6"

BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE CRANFORD

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## 3 bedroom home

Homes 411, 412, 416, 417, 428,  
432, 447, 448, 486, 487 & 516



BEAUFORT GARDENS

MARKET DEEPING

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# THE CRANFORD

## 3 bedroom home

Homes 411, 412, 416, 417, 428,  
432, 447, 448, 486, 487 & 516

### FIRST FLOOR

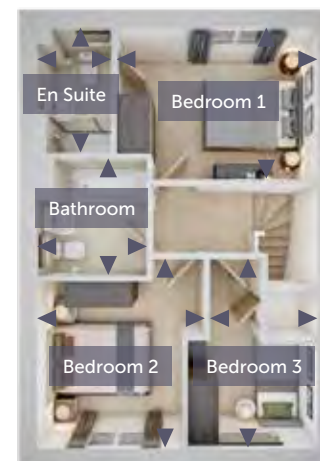
Bedroom 1	3.67m x 2.76m	12'0" x 9'1"
En Suite	1.36m x 2.29m	4'6" x 7'6"
Bedroom 2	3.07m x 3.05m	10'1" x 10'0"
Bedroom 3	2.36m x 1.96m	7'9" x 6'5"
Bathroom	2.01m x 2.16m	6'7" x 7'1"

### GROUND FLOOR

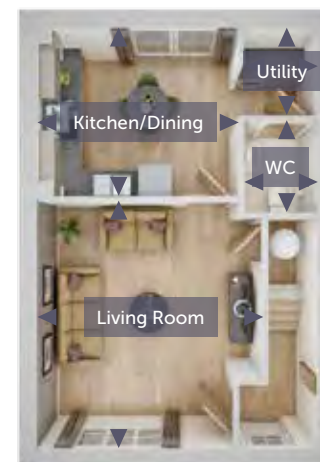
Living Room	4.13m x 4.51m	13'7" x 14'10"
Kitchen/Dining	3.69m x 3.07m	12'1" x 10'1"
Utility	1.35m x 1.60m	4'5" x 5'3"
WC	1.35m x 1.68m	4'5" x 5'6"

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE MILFORD

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3 bedroom home  
Homes 441, 493 & 494



ALLISON  
HOMES

BEAUFORT GARDENS  
MARKET DEEPING

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# THE MILFORD

## 3 bedroom home

Homes 441, 493 & 494

### FIRST FLOOR

Bedroom 1	3.00m x 3.17m	9'10" x 10'5"
En Suite	1.73m x 2.20m	5'8" x 7'3"
Bedroom 2	3.26m x 3.60m	10'8" x 11'10"
Bedroom 3	3.27m x 2.74m	10'9" x 9'0"
Bathroom	2.16m x 2.20m	7'1" x 7'3"

### GROUND FLOOR

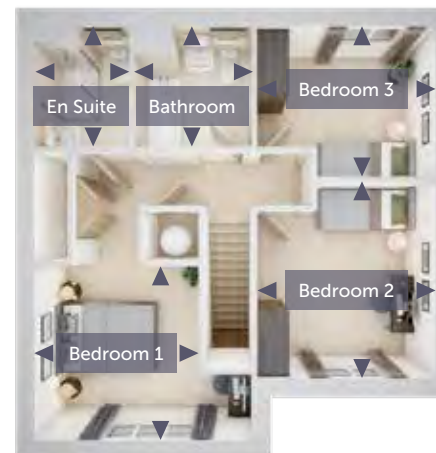
Living Room	3.00m x 4.15m	9'10" x 13'7"
Kitchen/Dining	5.79m x 3.26m	19'0" x 10'8"
WC	1.45m x 2.33m	4'9" x 7'8"

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE RADFORD

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## 3 bedroom home

Homes 415, 427, 433, 435, 457,  
460, 468, 471, 505, 512 & 517



BEAUFORT GARDENS

MARKET DEEPING

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# THE RADFORD

## 3 bedroom home

Homes 415, 427, 433, 435, 457,  
460, 468, 471, 505, 512 & 517

### FIRST FLOOR

Bedroom 1	2.89m x 5.35m	9'6" x 17'7"
Bedroom 2	3.14m x 3.95m	10'4" x 13'0"
Bedroom 3	2.12m x 3.41m	6'11" x 11'2"
Bathroom	2.00m x 2.16m	6'7" x 7'1"

### GROUND FLOOR

Living Room	2.83m x 5.35m	9'3" x 17'7"
Kitchen/Dining	2.75m x 5.35m	9'0" x 17'7"
WC	1.70m x 1.80m	5'7" x 5'11"

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE DURHAM

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**4 bedroom home**

Homes 404, 458, 467, 469,  
470, 472, 473 & 513

  
ALLISON  
HOMES



BEAUFORT GARDENS  
MARKET DEEPING

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# THE DURHAM

## 4 bedroom home

Homes 404, 458, 467, 469,  
470, 472, 473 & 513

### FIRST FLOOR

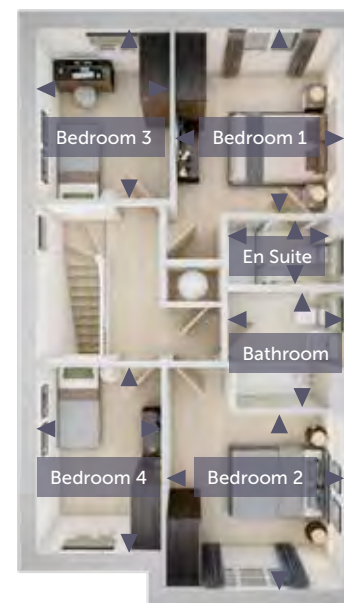
Bedroom 1	3.13m x 3.37m	10'3" x 11'1"
En Suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.28m x 3.23m	10'9" x 10'7"
Bedroom 3	2.43m x 3.10m	8'0" x 10'2"
Bedroom 4	2.27m x 3.39m	7'5" x 11'1"
Bathroom	2.16m x 2.16m	7'1" x 7'1"

### GROUND FLOOR

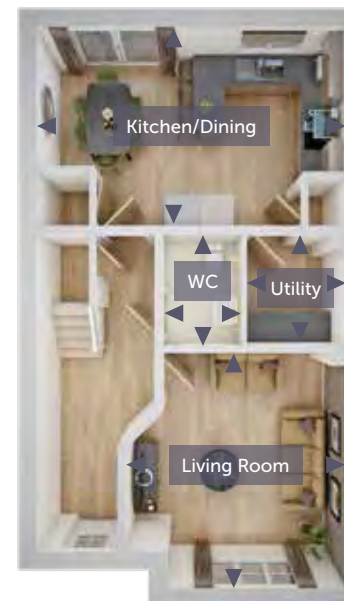
Living Room	4.09m x 4.30m	13'5" x 14'1"
Kitchen/Dining	5.65m x 3.63m	18'6" x 11'11"
Utility	1.82m x 2.05m	6'0" x 6'9"
WC	1.45m x 2.05m	4'9" x 6'9"

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE KEYNSHAM

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## 4 bedroom home

Homes 405, 442, 466, 474,  
479, 481, 492 & 514



BEAUFORT GARDENS  
MARKET DEEPING

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# THE KEYNSHAM

## 4 bedroom home

Homes 405, 442, 466, 474,  
479, 481, 492 & 514

### FIRST FLOOR

Bedroom 1	3.22m x 3.01m	10'7" x 9'11"
En Suite	2.10m x 1.20m	6'11" x 3'11"
Bedroom 2	3.88m x 2.71m	12'9" x 8'11"
Bedroom 3	3.62m x 2.62m	11'11" x 8'7"
Bedroom 4	2.88m x 2.58m	9'5" x 8'6"
Bathroom	2.10m x 2.15m	6'11" x 7'1"

### GROUND FLOOR

Living Room	3.11m x 6.55m	10'2" x 21'6"
Kitchen/Dining	3.16m x 6.55m	10'4" x 21'6"
Utility	2.45m x 1.84m	8'0" x 6'0"
WC	1.46m x 1.81m	4'9" x 5'11"

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE NORTHAM

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**4 bedroom home**  
Homes 403, 406,  
414 & 429



**BEAUFORT GARDENS**  
MARKET DEEPING

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# THE NORTHAM

## 4 bedroom home

Homes 403, 406, 414 & 429

### FIRST FLOOR

Bedroom 1	3.42m x 2.89m	11'3" x 9'6"
Dressing Area	1.76m x 1.75m	5'9" x 5'9"
En Suite	2.14m x 1.46m	7'0" x 4'9"
Bedroom 2	3.72m x 3.50m	12'2" x 11'6"
Bedroom 3	2.65m x 3.39m	8'8" x 11'1"
Bedroom 4	2.85m x 3.15m	9'4" x 10'4"
Bathroom	2.56m x 2.00m	8'5" x 6'7"

### GROUND FLOOR

Living Room	3.36m x 4.65m	11'0" x 15'3"
Kitchen/Dining	5.50m x 2.87m	18'1" x 9'5"
Family Area	2.73m x 3.65m	8'11" x 12'0"
Study	2.64m x 2.12m	8'8" x 6'11"
Utility	1.65m x 1.65m	5'5" x 5'5"
WC	0.91m x 1.65m	3'0" x 5'5"

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE OAKHAM

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**4 bedroom home**

Homes 402, 430, 431, 434,  
475, 478, 491 & 515



BEAUFORT GARDENS

MARKET DEEPING

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# THE OAKHAM

## 4 bedroom home

Homes 402, 430, 431, 434,  
475, 478, 491 & 515

### FIRST FLOOR

Bedroom 1	3.62m x 4.57m	11'11" x 15'0"
En Suite 1	2.50m x 1.21m	8'2" x 4'0"
Bedroom 2	3.62m x 3.74m	11'11" x 12'3"
En Suite 2	2.50m x 1.21m	8'2" x 4'0"
Bedroom 3	2.40m x 3.95m	7'10" x 13'0"
Bedroom 4	2.82m x 2.53m	9'3" x 8'4"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

### GROUND FLOOR

Living Room	3.62m x 4.37m	11'11" x 14'4"
Kitchen	3.33m x 2.96m	10'11" x 9'9"
Dining Area	3.89m x 2.96m	12'9" x 9'9"
Study	1.90m x 2.53m	6'3" x 8'4"
Utility	2.08m x 1.90m	6'10" x 6'3"
WC	1.45m x 1.90m	4'9" x 6'3"

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR



# THE WICKHAM

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4 bedroom home  
Homes 401 & 407



BEAUFORT GARDENS  
MARKET DEEPING

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# THE WICKHAM

## 4 bedroom home Homes 401 & 407

### FIRST FLOOR

Bedroom 1	3.81m x 3.51m	12'6" x 11'6"
En Suite	2.29m x 1.40m	7'6" x 4'7"
Bedroom 2	3.57m x 3.13m	11'9" x 10'3"
Bedroom 3	4.40m x 3.24m	14'5" x 10'8"
Bedroom 4	4.40m x 2.43m	14'5" x 8'0"
Bathroom	2.27m x 2.00m	7'5" x 6'7"

### GROUND FLOOR

Living Room	3.55m x 5.76m	11'8" x 18'11"
Kitchen/Dining	3.51m x 7.18m	11'6" x 23'7"
Family Area	3.16m x 2.07m	10'4" x 6'9"
Utility	1.94m x 1.97m	6'4" x 6'6"
WC	1.94m x 1.45m	6'4" x 4'9"

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

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