



# KESTON FIELDS

PINCHBECK - LINCOLNSHIRE



for every step...





## Keston Fields

An exciting family driven venture, perfectly set in the South Lincolnshire countryside, on the outskirts of the market town of Spalding, in the beautiful village of Pinchbeck. Enjoying westerly facing views over the surrounding farmland ideal for soaking up the stunning fenland sunsets. Conveniently located for the A16 with quick

links to major cities, including the cathedral city of Peterborough which offers easy connection to Kings Cross London in under an hour, also in easy reach are the beautiful beaches of the Norfolk coastline. An original working nursery which has been in the same family for decades, now ready for the next chapter.





## The Development

A thoughtfully designed low density development, across 14 acres of South Lincolnshire farmland. Particular attention has been paid to blending in with the surroundings, generous open green spaces and sizeable individual plots. A mix of three bedroom bungalows and three and four bedroom family homes. Traditionally built to the highest standard and an internal specification to

match, from oak internal doors to the integrated appliances, all with the reassuring knowledge of a 10 year NHBC guarantee.

The journey starts in spring 2021, early reservations are being taken, completion due spring/summer 2022 for the first phase of this unique and desirable development.





## The Build

The family have commissioned D Brown building contractors and have entrusted them with their vision for the development. D Brown are a leading local builder, with a growing portfolio of successful, award winning projects, and are passionate about delivering quality work on time, the perfect fit for such an outstanding project.



# Site Map

- Canterbury 3 bedroom bungalow
- Tonbridge 3 bedroom bungalow
- Sevenoaks 3 bedroom bungalow
- Orpington 3 bedroom house
- Westerham 3 bedroom house
- Bromley 4 bedroom house
- Ashford 4 bedroom house



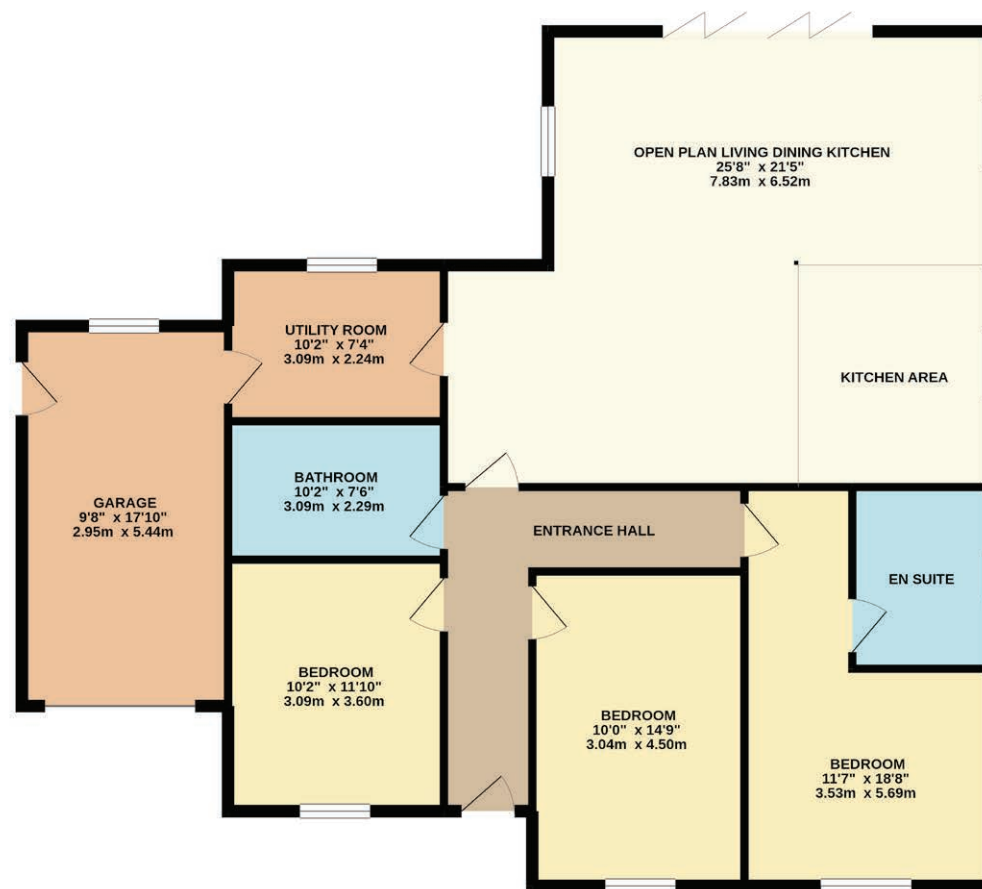


*The Canterbury*



# The Canterbury

GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*The Tonbridge*





# The Tonbridge

GROUND FLOOR  
1678 sq.ft. (155.8 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.8 sq.m.) approx.  
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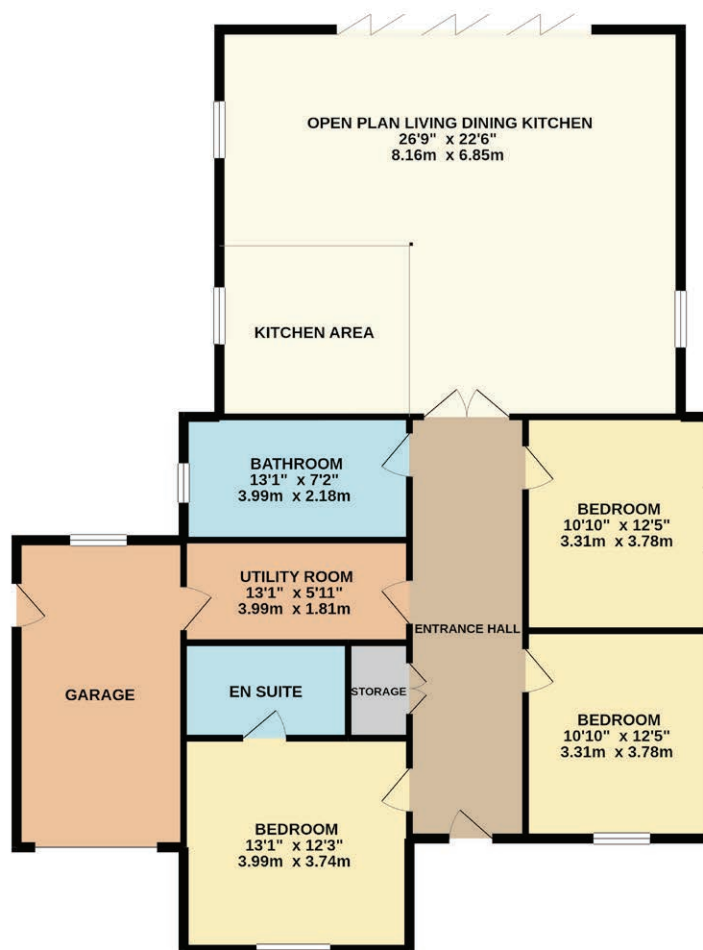
*The Sevenoaks*





# The Sevenoaks

GROUND FLOOR  
1608 sq.ft. (149.4 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.

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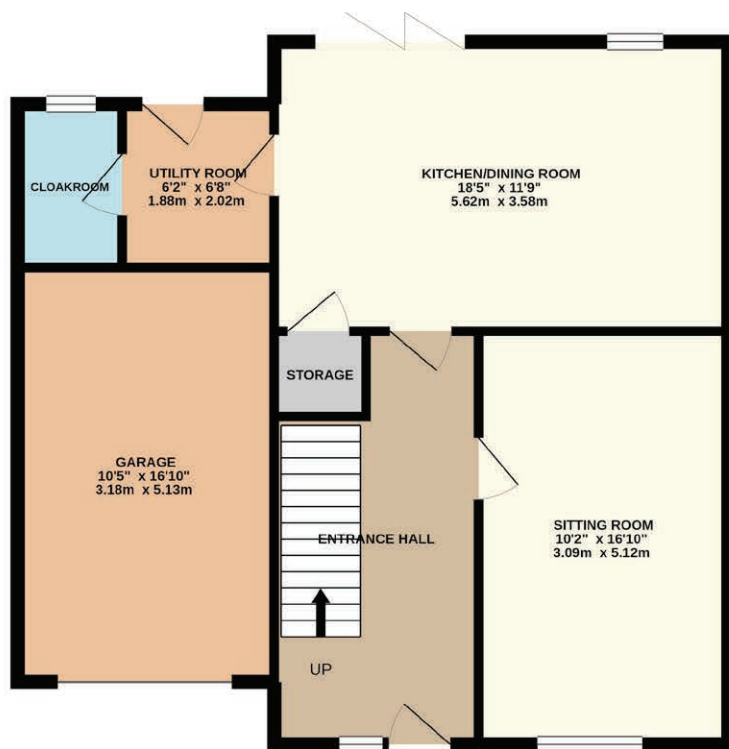
*The Orpington*



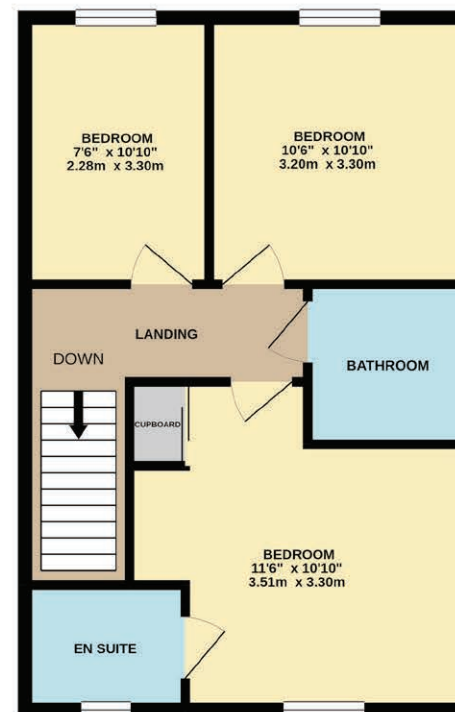


# The Orpington

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

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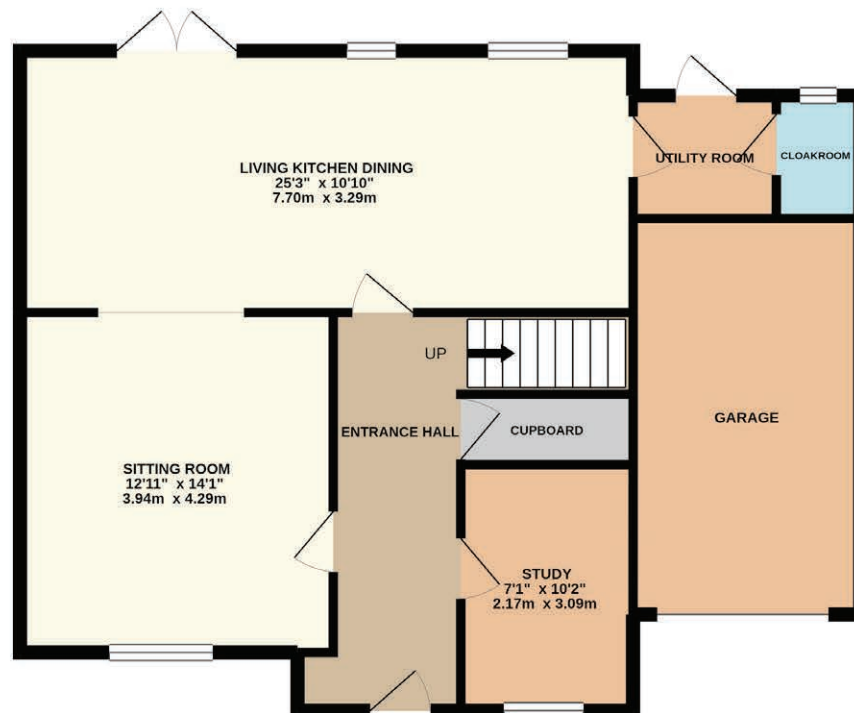
*The Westerham*



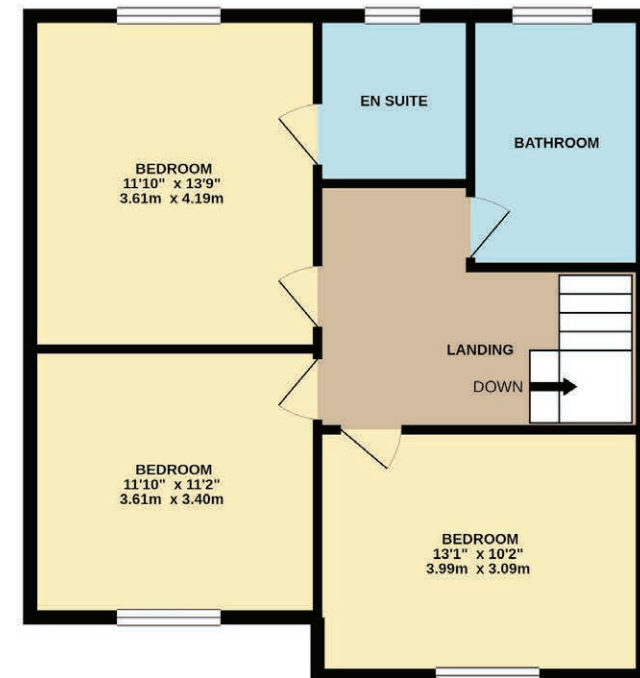


# The Westerham

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

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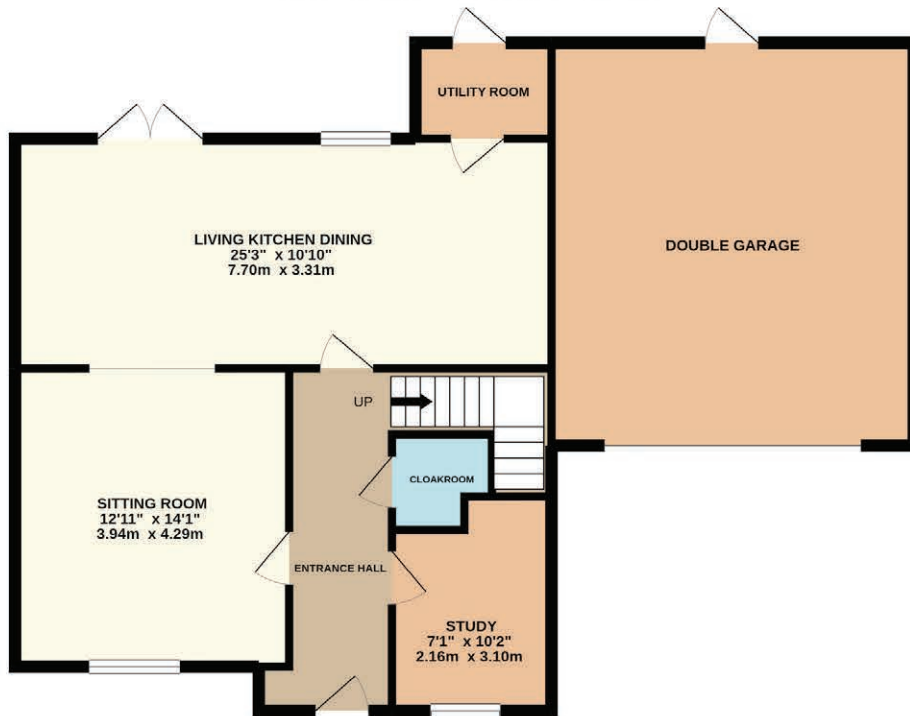
*The Bromley*





# The Bromley

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.

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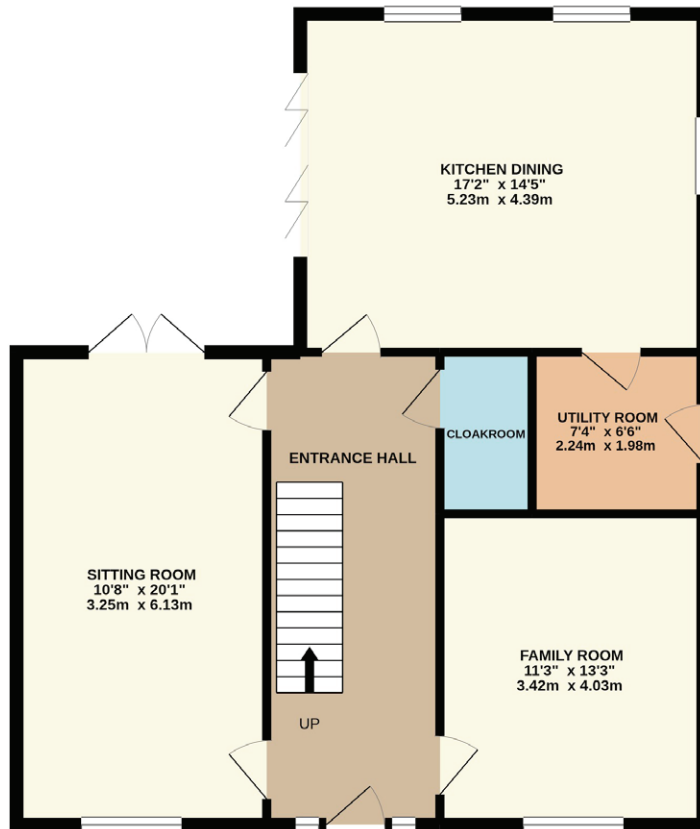
*The Ashford*



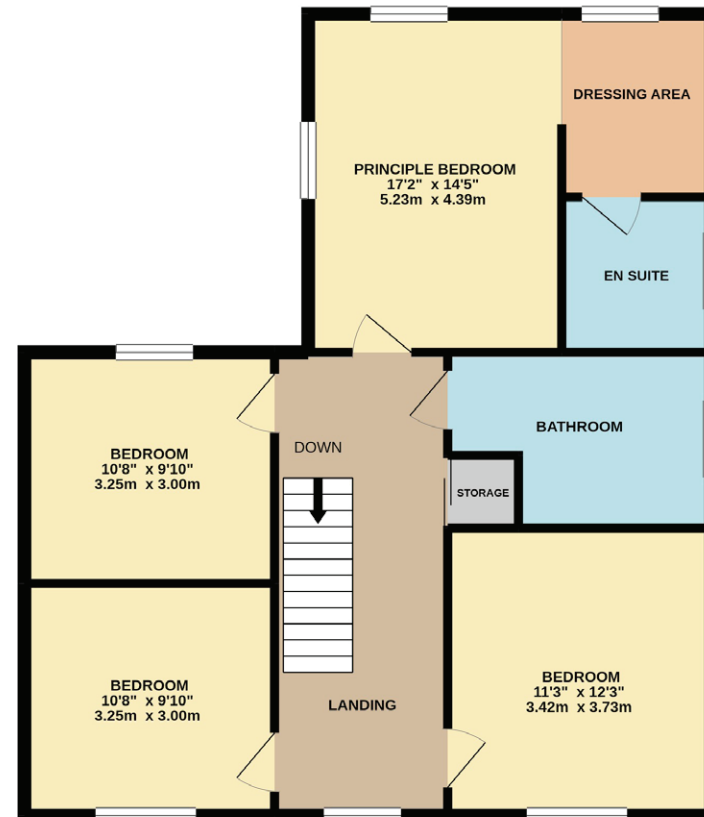


# The Ashford

GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 sq.m.) approx.

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# Sales Specification

*The Canterbury*

*The Tonbridge*

*The Sevenoaks*

*The Orpington*

*The Westerham*

*The Bromley*

*The Ashford*

## External

External lights on PIR sensor to all entrances	✓	✓	✓	✓	✓	✓	✓
Double glazed UPVC windows	✓	✓	✓	✓	✓	✓	✓
Bifold doors	✓	✓	✓	✓			✓
French doors					✓	✓	✓
Indian Sandstone Patio	✓	✓	✓	✓	✓	✓	✓

## Internal

Oak internal doors	✓	✓	✓	✓	✓	✓	✓
Almond white emulsion to walls	✓	✓	✓	✓	✓	✓	✓
Satinwood to all skirting & window boards	✓	✓	✓	✓	✓	✓	✓
Gas central heating	✓	✓	✓	✓	✓	✓	✓

## Kitchen

Fitted kitchen	✓	✓	✓	✓	✓	✓	✓
1.5 bowl to sink	✓	✓	✓		✓	✓	✓
Single bowl to sink				✓			
Single bowl stainless steel to utility	✓	✓	✓		✓	✓	✓
Integrated fridge freezer	✓	✓	✓		✓	✓	✓
Integrated dishwasher	✓	✓	✓		✓	✓	✓
Built in double oven	✓	✓	✓	✓	✓	✓	✓
Induction Hob	✓	✓	✓		✓	✓	✓
Ceramic Hob				✓			
Extractor	✓	✓	✓	✓	✓	✓	✓
Wine cooler	✓	✓	✓		✓	✓	✓

## Bathroom

Heated towel rail to bathrooms and ensuite	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiles to bathroom and ensuite	✓	✓	✓	✓	✓	✓	✓



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**Winkworth**

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