



# PASTURES GRANGE

QUARRINGTON

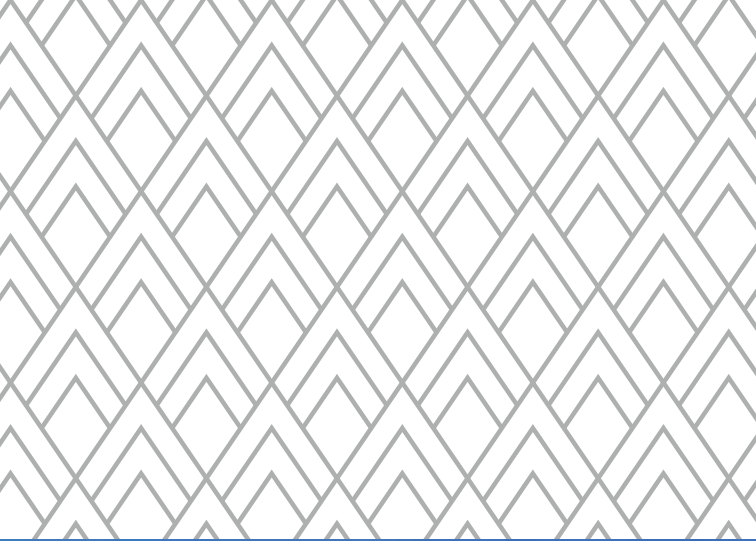
DISCOVER WHAT  
MODERN LIVING  
IS ALL ABOUT

[keepmoat.com](http://keepmoat.com)



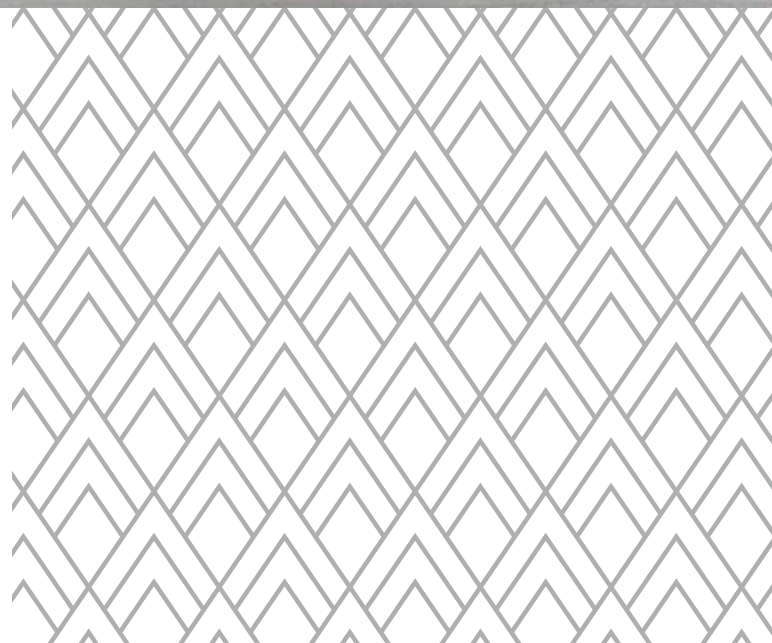


STUMP CROSS HILL ROAD, QUARRINGTON, NG34 8UN

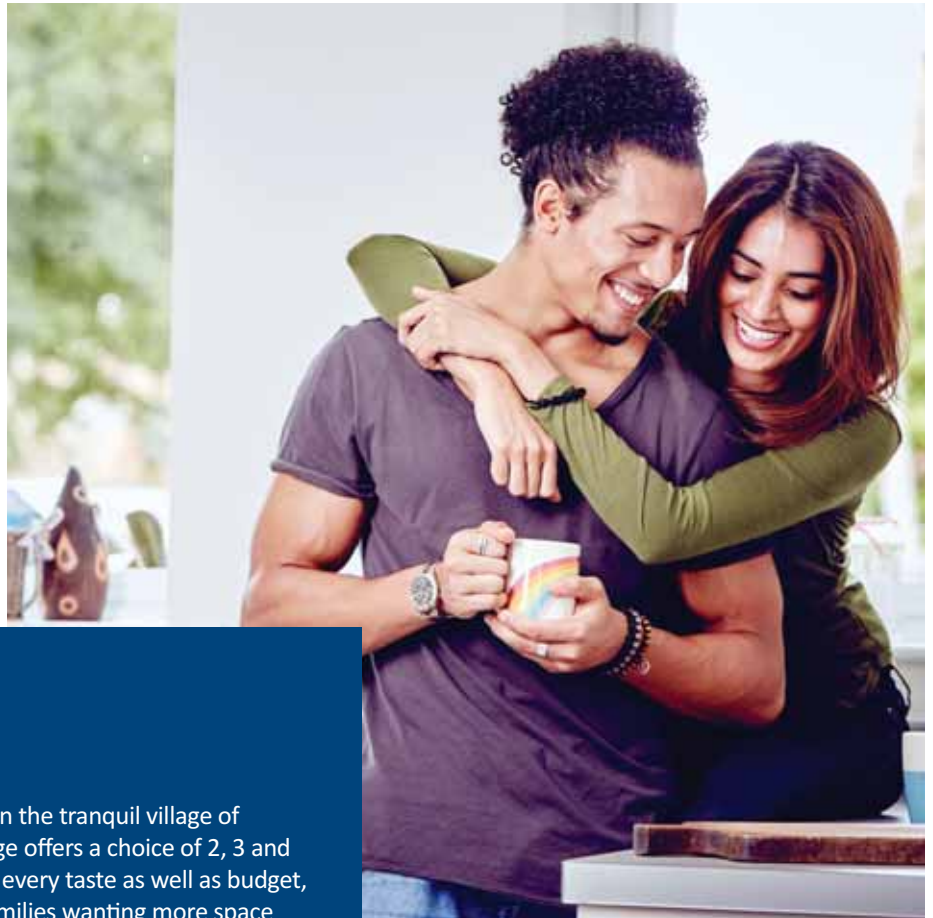


PASTURES  
GRANGE

► WELCOME TO  
**PASTURES GRANGE**



- **WELCOME**  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
MAKE IT YOUR OWN  
SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING



## A NEW LIFE AWAITS

Welcome to a fantastic new development in the tranquil village of Quarrington in Lincolnshire. Pastures Grange offers a choice of 2, 3 and 4 bedroom homes. With something to suit every taste as well as budget, it's the ideal choice for first time buyers, families wanting more space and downsizers alike.

Set on the edge of the bustling market town of Sleaford, Pastures Grange has been created to fit effortlessly into the local community so you can feel part of local life from the moment you move in. This means that you can look forward to enjoying the charm of a village setting, together with all that a traditional Lincolnshire market town has to offer.

*Plus, with great schemes like Easymove, moving could be more straightforward than you think.*



*Easymove*



## ▶ LIFE IN QUARRINGTON



Lincoln Castle ▲



Skegness Pier ▲

## A TRANQUIL VILLAGE SETTING

Quarrington is an idyllic village just a mile to the south-west of the historic market town of Sleaford. The village itself has a handy Co-op for everyday essentials, St Botolph's C of E Primary School which is rated 'Good' by Ofsted and a historic grade II listed church with a tower and spire.

With Sleaford right on your doorstep, its wide range of amenities are at your fingertips. These include a great choice of supermarkets and shops – both high street names and independent ones. And, of course, a regular market three days a week held on the picturesque Market Place alongside St Denys' Church. There is also a monthly farmers market not to be missed where you can buy local produce. In addition to all the shops, there is a wide range of cafes, bars and restaurants to try.

The town also boasts an excellent choice of respected senior schools, these being Carre's Grammar School, Kesteven and Sleaford High School and St George's Academy, all of which have been rated 'Good' by Ofsted. This is in addition to number of great primary schools and childcare facilities.

If you're into your sport and exercise, you'll be impressed with the local leisure centre which includes a 25m swimming pool, steam and sauna facilities, children's splash area and fully-equipped gym. There are also the local football, rugby, hockey and bowls clubs to join, as well as the Sleaford Golf Club just down the road from Quarrington. Then of course, there are the miles of beautiful country walks and cycle paths to explore.

Living at Pastures Grange also places you in the perfect spot for days out. If you want to stay local, you can go for picnic by the River Slea or discover the history of the Royal Air Force College Cranwell at Cranwell Aviation Heritage Museum. The historic city of Lincoln is just half an hour away with its wide range of attractions which includes the impressive castle and cathedral. If you fancy a day on the beach, then hop in the car and before you know it you'll be in Skegness tucking into an ice-cream.



Lincoln Cathedral ▲

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## KEY FEATURES

- The bustling market town of Sleaford
- Grantham and Lincoln nearby
- Country walks on your doorstep
- Skegness an hour away

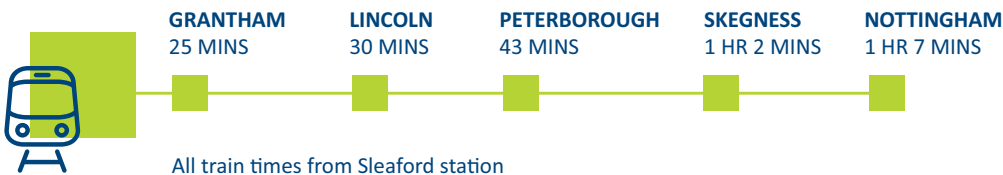
## ▶ TRAVEL LINKS

### TRAVEL MADE EASY

Whether it's for work or play, getting around is a breeze. Pastures Grange places you close to Sleaford train station from which you can get to Grantham, Newark Northgate or Lincoln in around 30 minutes, Peterborough in 45 minutes and Nottingham is just over an hour.

If you prefer to drive, both the A15 and A17, which takes you to the A1, make it quick and easy to reach local towns as well as travel further afield.

Last and by no means least, East Midlands Airport is around an hour's drive away. From here you can travel anywhere from Tenerife to Tunisia or Naples to New York.



\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ **TRAVEL LINKS**

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## ► SITE PLAN

- THE ABBEY  
2 bedroom home
- THE CADDINGTON  
3 bedroom home
- THE CLIFTON  
3 bedroom home
- THE DANBURY  
3 bedroom home
- THE STAVELEY  
3 bedroom home
- THE STRATTON  
3 bedroom home
- THE WINDSOR  
3 bedroom home
- THE EATON  
4 bedroom home
- THE HARDWICK  
4 bedroom home
- THE ROTHWAY  
4 bedroom home
- AFFORDABLE HOMES

- SALES CENTRE  
Plots 100 & 101 Garages
- SHOWHOMES  
Plots 99 & 100
- VIEWHOME  
Plot 101

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



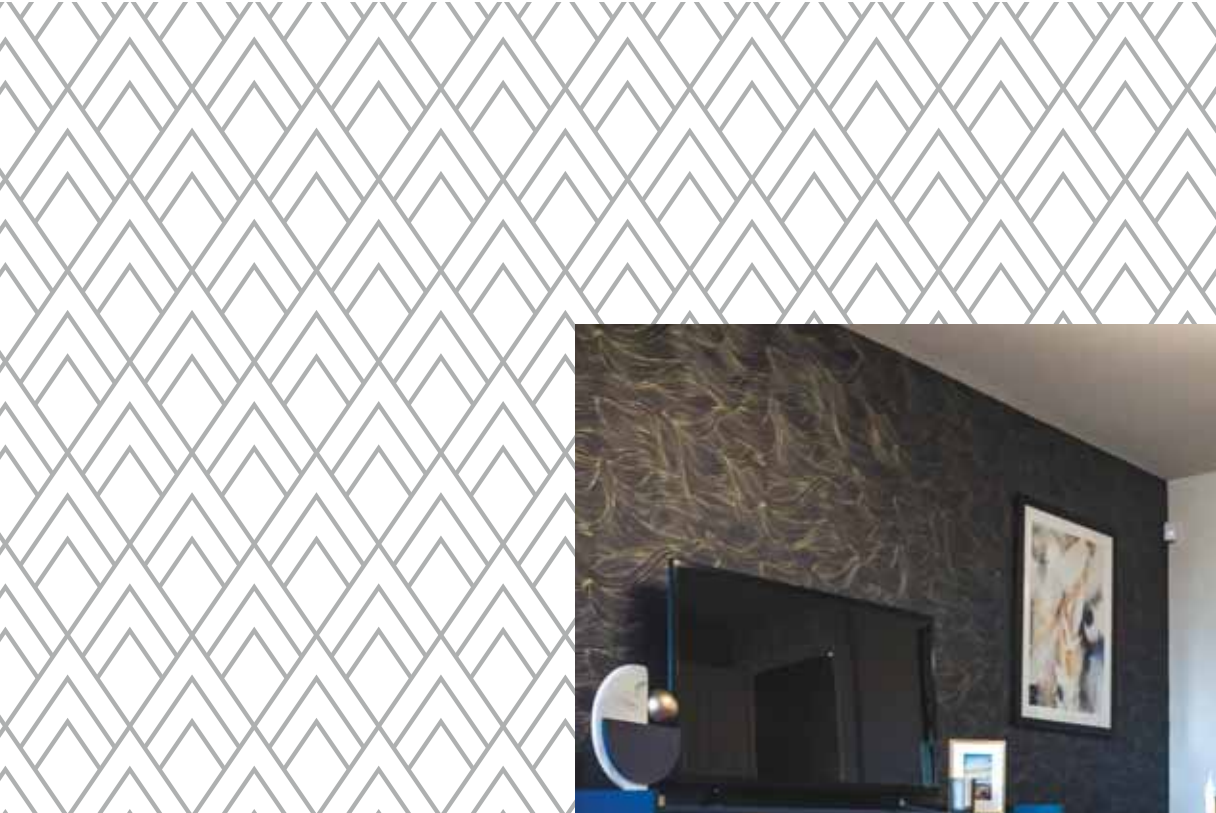
▶ MAKE IT YOUR OWN



WELCOME  
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## WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

*Practical and stylish homes that are perfectly suited to the demands of modern living.*

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION



### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*



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## KITCHEN / UTILITY

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Integrated extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel one and a half bowl sink with mixer tap

## BATHROOM / EN-SUITE

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)\*
- ✓ Mixer bar shower within glass enclosure (en suite)\*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

## ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge
- ✓ Data point to lounge -
- ✓ 2 zone programmable central heating system

*Make it your own with our range of optional extras*

## DECOR

- ✓ Brilliant Almond white matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ 4 panel internal doors with satin chrome plated ironmongery

## EXTERIORS

- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ Outside tap
- ✓ Rear fencing
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors\*
- ✓ Numeral - Slate effect - 140mm x90mm, fixed to wall left of door

## SAFETY & SECURITY

- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home



Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and \*housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales Executive for full specification and plot details at this development.



## ▶ YOUR BUYING GUIDE



### STEP 01

#### Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



### STEP 02

#### The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



### STEP 03

#### Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

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\*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.





## STEP 04

### Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.

## STEP 05

### Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.

## STEP 06

### Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

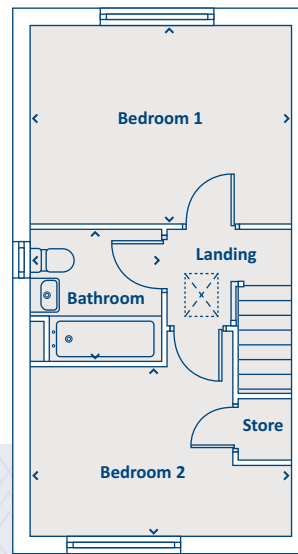
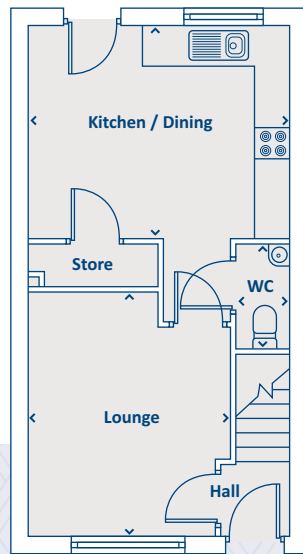
Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





Artists impression, features may vary

# THE ABBEY 2 bedroom home



## GROUND FLOOR

Kitchen / Dining	3280 x 3993	10'9" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

## FIRST FLOOR

Bedroom 1	3011 x 3993	9'11" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"
Bathroom	2016 x 1941	6'7" x 6'4"

› Longest measurement taken

**PLEASE NOTE:**

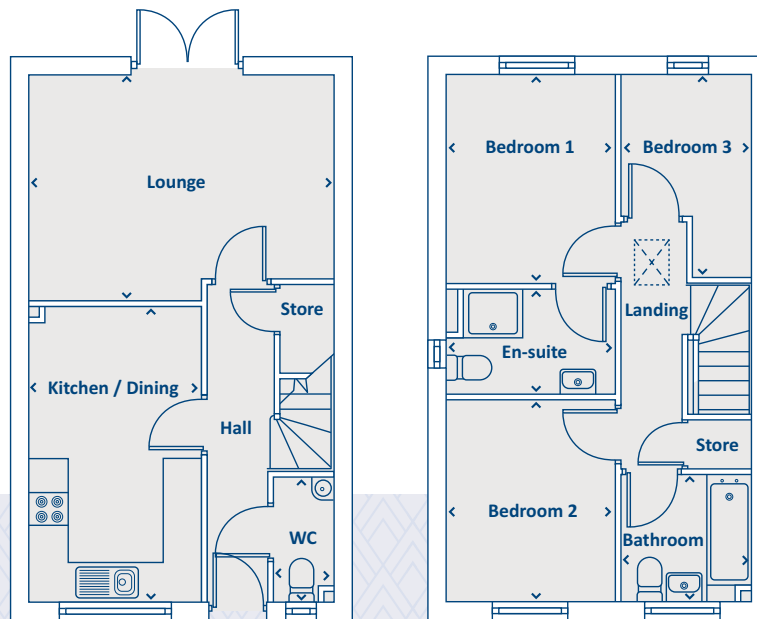
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# THE CADDINGTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

## FIRST FLOOR

Bedroom 1	3295 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"
Bathroom	1940 x 2027	6'4" x 6'8"

› Longest measurement taken

**PLEASE NOTE:**

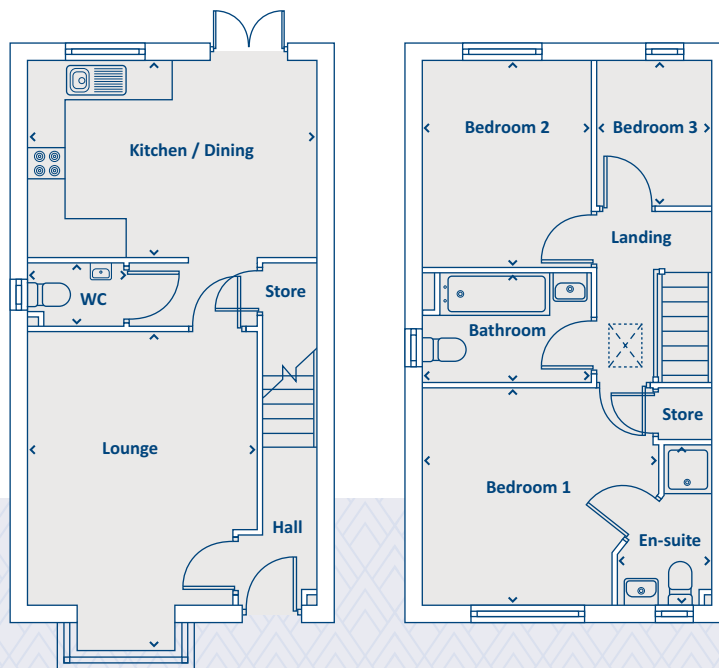
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# THE CLIFTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3035 x 4499	9'11" X 14'9"
Lounge	4941 x 3551	16'3" X 11'8"
WC	961 x 1510	3'2" X 4'11"

## FIRST FLOOR

Bedroom 1	3390 x 3646	11'1" X 12'0"
En-suite	2472 x 1492	8'1" X 4'11"
Bedroom 2	3211 x 2587	10'6" X 8'6"
Bedroom 3	2240 x 1819	7'4" X 6'0"
Bathroom	1661 x 2587	5'5" X 8'6"

› Longest measurement taken

**PLEASE NOTE:**

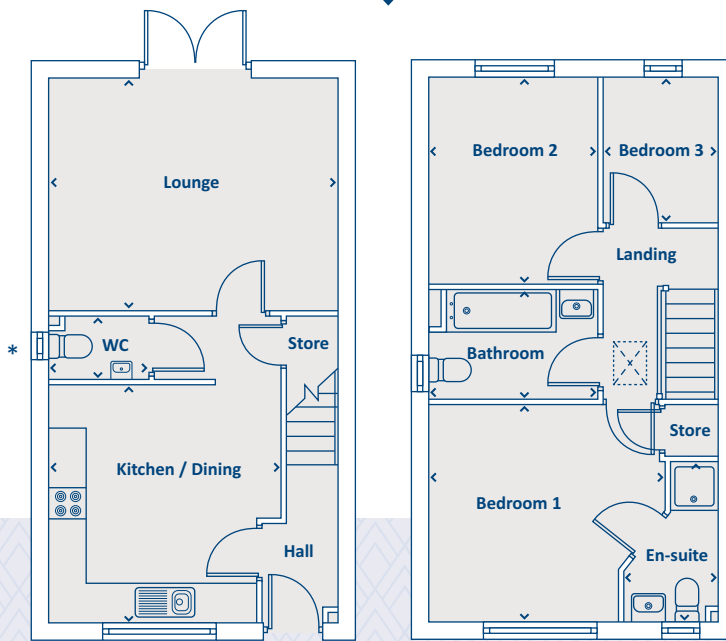
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# THE DANBURY 3 bedroom home



## GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4386 x 4955	14'5" x 16'3"
WC	889 x 1573	2'11" x 5'2"

## FIRST FLOOR

Bathroom	2270 x 2162	7'5" x 7'1"
Bedroom 2	4386 x 2750	14'5" x 9'0"
Bedroom 3	2270 x 3350	7'5" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"

› Longest measurement taken

\* Windows omitted from plot 25

**PLEASE NOTE:**

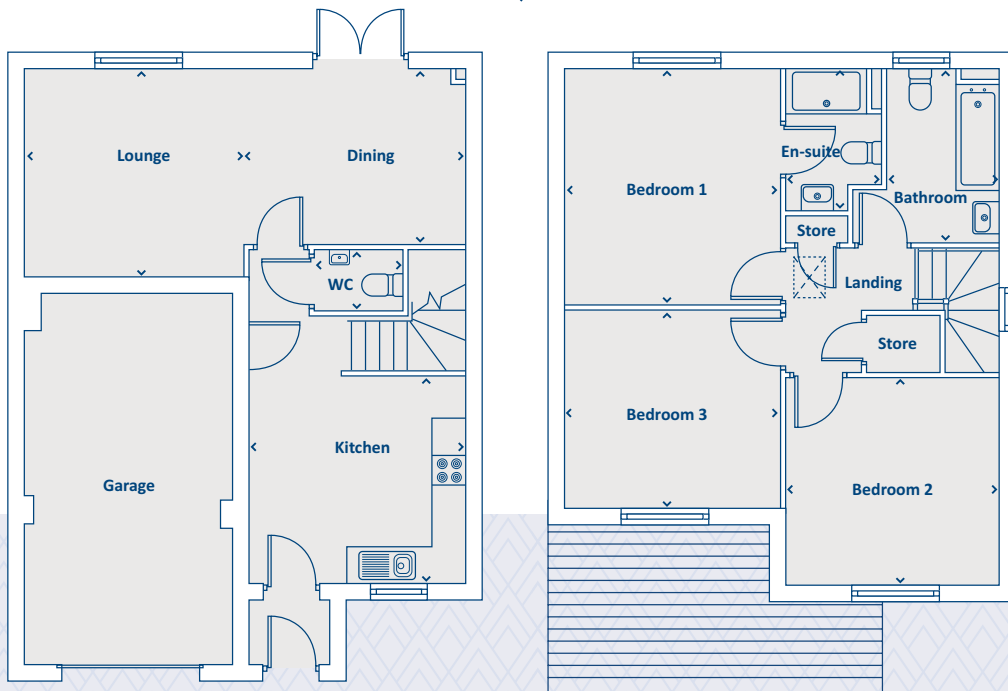
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# THE STAVELEY 3 bedroom home



## GROUND FLOOR

Dining	2775 x 3478	9'1" x 11'5"
Kitchen	3303 x 3385	10'10" x 11'1"
Lounge	3350 x 3507	11'0" x 11'6"
WC	1010 x 1430	3'4" x 4'8"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	3775 x 3507	12'5" x 11'6"
En-suite	2232 x 1442	7'4" x 4'9"
Bedroom 2	3295 x 3385	10'10" x 11'1"
Bedroom 3	3117 x 3507	10'3" x 11'6"
Bathroom	2775 x 1850	9'1" x 6'1"

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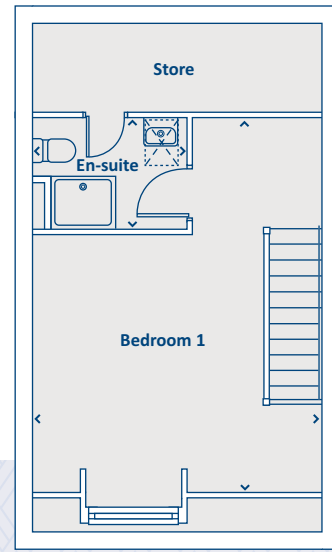
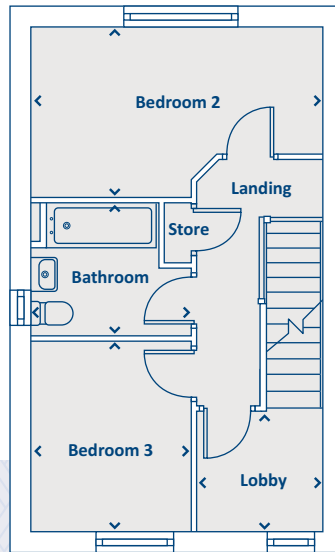
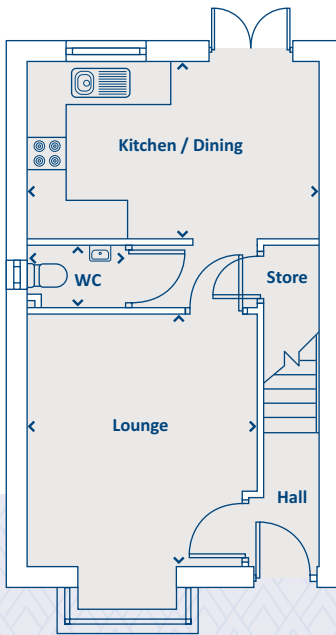
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# THE STRATTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4499 x 2735	14'9" x 9'0"
Lounge	3551 x 3892	11'8" x 12'9"
WC	1510 x 960	4'11" x 3'2"

## FIRST FLOOR

Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2465 x 2034	8'1" x 6'8"

## SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

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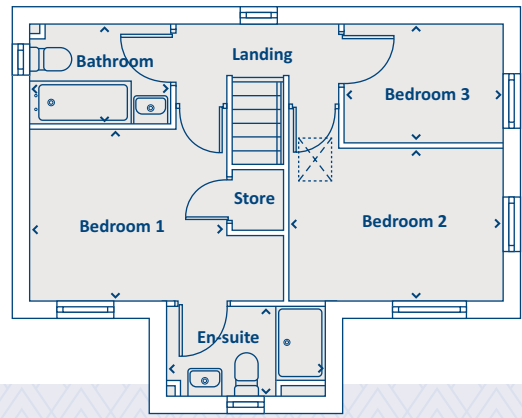
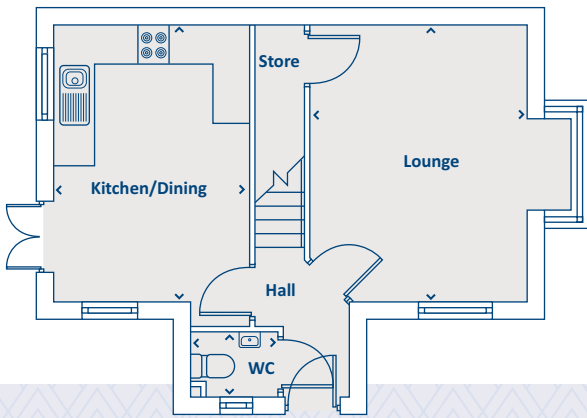
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# THE WINDSOR 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

## FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
Bathroom	2292 x 1586	7'6" x 5'2"

› Longest measurement taken

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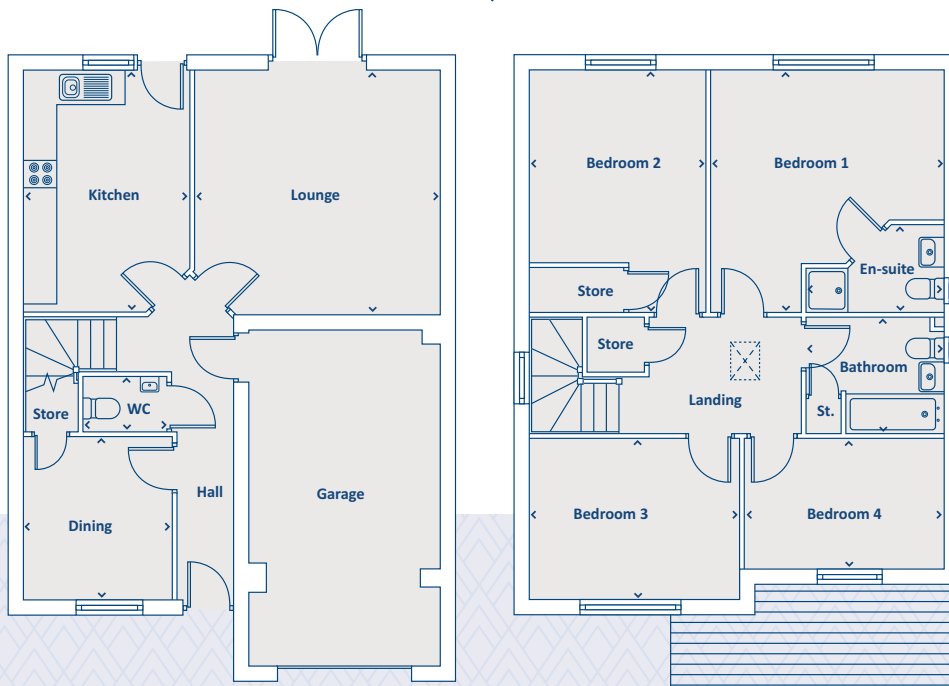
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Artists impression, features may vary

# THE EATON 4 bedroom home



## GROUND FLOOR

Dining	2836 x 2650	9'4" x 8'8"
Kitchen	4263 x 2935	14'0" x 9'8"
Lounge	4335 x 4295	14'3" x 14'1"
WC	1010 x 1450	3'4" x 4'9"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	4275 x 4083	14'0" x 13'5"
En-suite	2417 x 1507	7'11" x 4'11"
Bedroom 2	4263 x 3147	14'0" x 10'4"
Bedroom 3	3698 x 2836	12'2" x 9'4"
Bedroom 4	2274 x 3532	7'6" x 11'7"
Bathroom	2038 x 2425	6'8" x 7'11"

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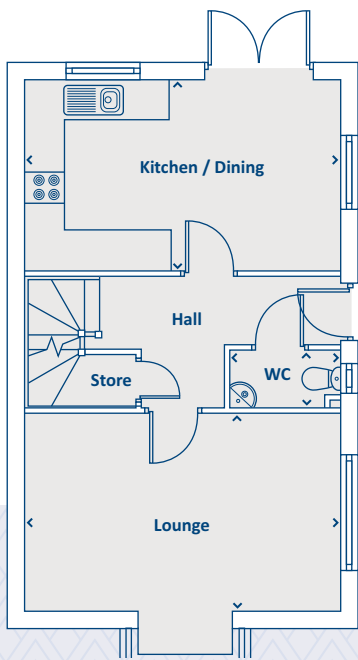
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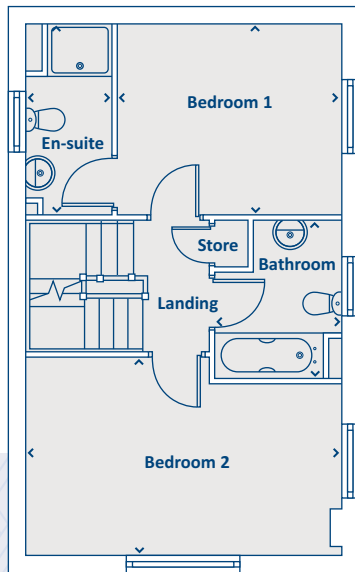
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# THE HARDWICK 4 bedroom home



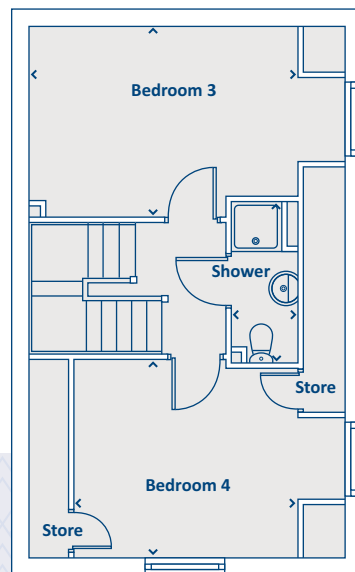
## GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"



## FIRST FLOOR

Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"
Bathroom	2423 x 1941	7'11" x 6'4"



## SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2910 x 3458	9'7" x 11'4"
Shower	2505 x 999	8'3" x 3'3"

› Longest measurement taken

**PLEASE NOTE:**

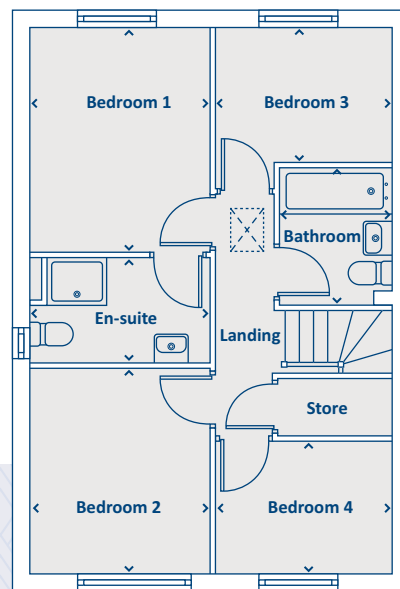
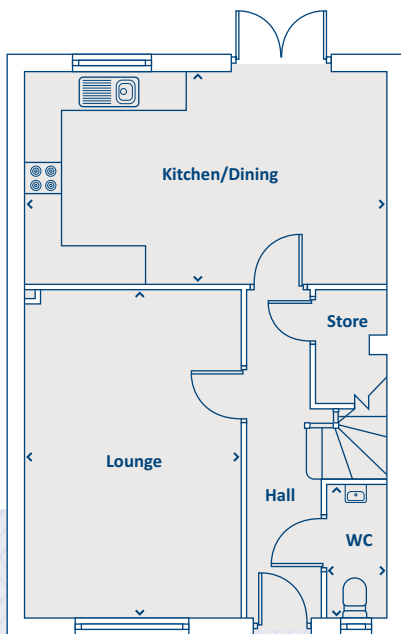
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# THE ROTHWAY 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	3469 x 2761	11'5" x 9'1"
En-suite	1644 x 2761	5'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
Bathroom	2093 x 1700	6'10" x 5'7"

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All enquiries:

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