

Carrington Gardens

Humberston







There's no place like home

Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.



Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





Carrington Lodge



Carrington Gardens is more than just somewhere to live. It's a lifestyle.

Carrington Gardens is a beautiful new community designed especially for the over-55s. Set in the charming village of Humberston, this peaceful development offers a collection of stylish bungalows surrounded by landscaped gardens and green open spaces. Here, you can enjoy the freedom of independent living in a friendly, welcoming neighbourhood, with the reassurance that your home and surroundings are designed to suit your lifestyle.

Carrington Lodge

At the centre of life here is the clubhouse – Carrington Lodge, a beautiful communal hub designed to bring residents together. Featuring a spacious lounge area, elegant orangery, high-specification communal kitchen and a cosy library, it's the perfect place to meet neighbours, host social gatherings or simply unwind. Beautifully maintained and surrounded by thoughtfully landscaped gardens, it's an environment that encourages wellbeing, friendship and a true sense of community.

Independent living

Live the life you've always dreamed of, knowing you're in a safe and secure environment. Enjoy both the independence and the social aspects, surrounded by those with similar interests and lifestyles. Help and support is always there when you need it.

On-site manager

Our dedicated manager takes care of the day-to-day running of Carrington Gardens, giving you the freedom to enjoy your own time.

They're committed to providing a professional service, including the management of external maintenance and repairs to Carrington Lodge*, as well as creating a close-knit sense of community with a range of engaging activities and events all year round.

*As a Shared Owner, you will be responsible for all repairs to your home.

Focus on the things that matter

There's no hassle involved when becoming one of our homeowners, which means your home is ready to be enjoyed, whilst taking comfort in knowing you have the support and security of our experienced management team.

We make sure everything is clear and transparent with a straight forward Estate Management Charge so you know exactly what you're paying for.

Make your visitors feel at home

Carrington Lodge boasts a luxurious guest suite (pictured right), meaning your friends and family can spend a short stay* with

with you and enjoy all the local area has to offer.

*For a small fee to cover maintenance and cleaning/£33.58 for the first night and £25 per night thereafter for 2026/2027.

Added peace of mind

As we try to make life in your new home as straightforward as possible, you can be reassured by the 24-hour emergency call system with speech module, in addition to a mains-wired smoke detector and carbon monoxide detector.

Your home will also come with a 10-year warranty from the Local Authority Building Control (LABC).

The perfect location

Nestled on the edge of the Lincolnshire Wolds, where countryside meets the sea, Carrington Gardens is perfectly placed to make the most of everything this area has to offer.

Whether it's the golden beaches of Cleethorpes, the charming local shops and cafés, or the scenic walking and cycling routes nearby, there's plenty to explore.

Stay connected

There are excellent transport links, with easy access to the A16 and Cleethorpes

train station offering onward travel to Grimsby, Doncaster, Sheffield and beyond. Regular local buses connect to surrounding towns, making visiting friends and family simple and stress-free.

Health, wellbeing and leisure

Keeping active and connected has never been easier, with Humberston Country Club just across the road. The popular club offers a fantastic range of leisure activities including golf, tennis and gym and spa facilities. For those who prefer a gentler pace, the Lincolnshire Wolds and Cleethorpes Country Park offer miles of peaceful walking trails, nature spots and fresh sea air.

The best of both worlds

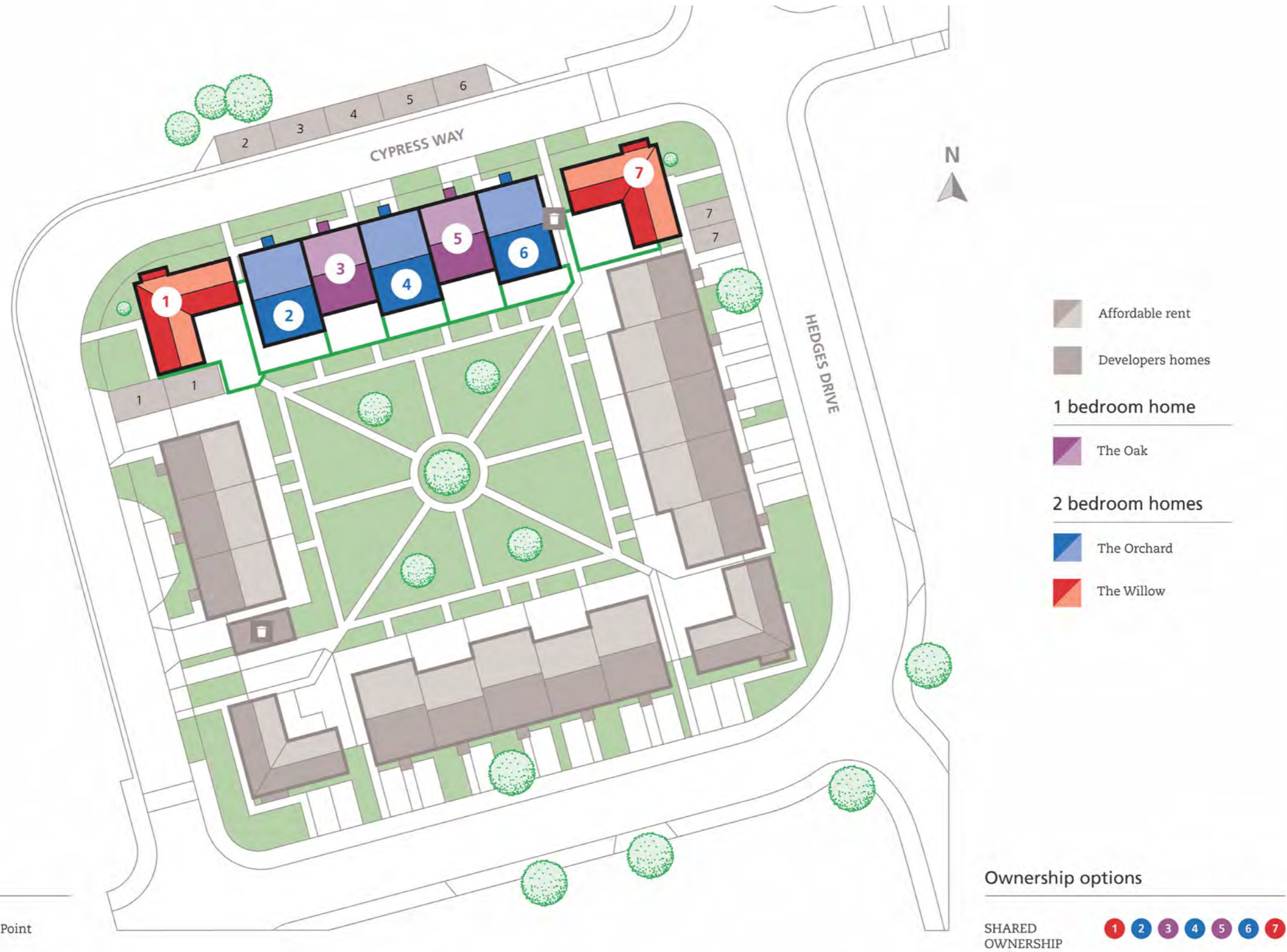
Carrington Gardens offers both the comfort of peaceful surroundings and the atmosphere of local life. Enjoy the tranquillity of landscaped gardens, the convenience of nearby amenities and the warmth of a community. A place where you can truly relax and enjoy every day.

Lasting memories await at Carrington Gardens, whether it's coffee and cake with your friendly neighbours in the Lodge, or inviting your grandchildren to enjoy the gardens and beauty of the surrounding areas.




Carrington Gardens Humberston

Development Plan



Facilities

 Bin Collection Point

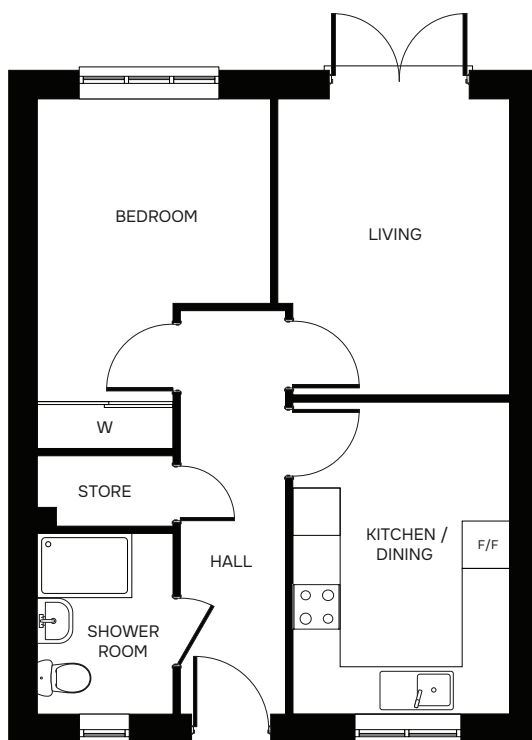
Ownership options

SHARED OWNERSHIP 1 2 3 4 5 6 7

This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Oak



Kitchen/Dining

2.76m x 3.96m

9'1" x 13'0"

Lounge

2.95m x 3.77m

9'7" x 12'4"

Bedroom 1

2.97m x 4.44m

9'7" x 14'6"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Willow



Kitchen/Dining

4.23m x 3.60m
13'9" x 11'8"

Lounge

3.29m x 4.24m
10'8" x 13'10"

Bedroom 1

3.17m x 3.10m
10'4" x 10'2"

Bedroom 2

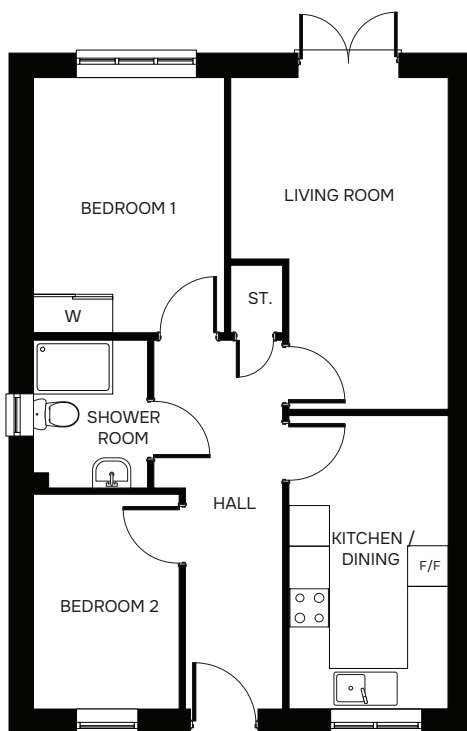
2.44m x 3.10m
8'0" x 10'2"

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maximum sizes

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The Orchard



Kitchen/Dining

2.38m x 4.37m

7'8" x 14'3"

Lounge

3.24m x 4.94m

10'6" x 16'2"

Bedroom 1

2.85m x 3.80m

9'4" x 12'5"

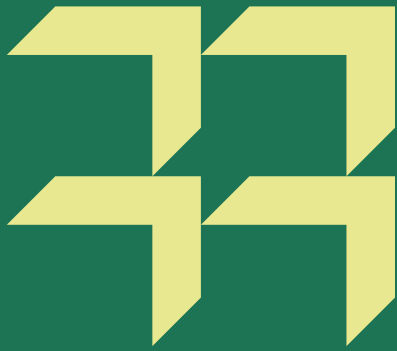
Bedroom 2

2.18m x 3.20m

7'2" x 10'5"

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Our commitment to you

Before you move

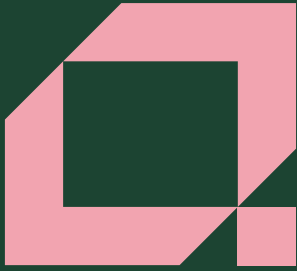
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplius.co.uk





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Further information relating to Amplius can be accessed via our
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