



THE COLLEYS

GRANTHAM



A COLLECTION OF
3 & 4 BEDROOM HOMES
thecolleysgrantham.co.uk

COUNTRYSIDE
Places People Love



THE COLLEYS

BEAUTIFULLY DESIGNED HOMES

Countryside invites you to The Colleys, an exciting development of beautifully designed homes in a superb location. Here you'll find a collection of 195 new homes with the choice of 3 or 4 bedrooms, all built with the latest specifications and features.

Set against stunning open countryside and only a stone's throw from Grantham, The Colleys boasts excellent travel links, education options and employment opportunities.

All Countryside homes are built to the highest quality and feature our outstanding specification as standard, so whether you are taking your first steps onto the property ladder or looking to make your next move, The Colleys is the perfect place to put down roots.

I'M INCLUDED...

As soon as you're inside a Countryside home you'll begin to realise the quality and design of the features which are included.

You'll find everything has been carefully considered to work for you and your lifestyle. For full information on all that comes as standard please refer to the 'What's Included In Your New Home?' insert.



LOCAL AREA...

Located just outside Grantham there is easy access to all the benefits you would associate with living near a major town. A short distance away the Grantham Canal winds its way past picturesque villages with rolling fields and great views – ideal for a gentle stroll or bike ride.

Roam and explore the 1,300 acres of woodland and tended gardens at the 300-year-old Belton House. This National Trust site is the perfect example of an English country house.

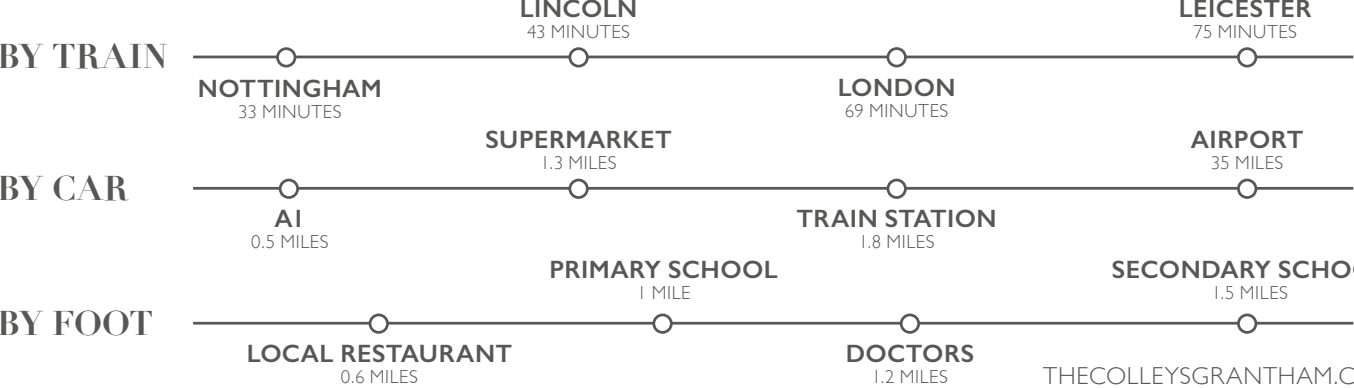
Grantham is well served by major supermarkets and the

central shopping area has the usual high street shops as well as a selection of independents.

Close by you'll find an excellent choice of secondary schools, ranging from Kings Grammar School where Isaac Newton was educated to outstanding rated local primaries.

The A1 runs west of Grantham, connecting you easily to the national motorway network. Grantham railway station is under 2 miles from the development with access to central London in little more than an hour.

TRANSPORT LINKS



CLOSE TO THE CITIES

Grantham sits in the county of Lincolnshire, and with Lincoln only being a 35-minute drive away, it's the ideal destination for a range of experiences from independent boutique shopping, fantastic arts and culture as well as a plethora of places to eat and drink.

Lincoln also benefits from beautiful countryside surroundings which can be explored through walks and cycle routes and make for a great family day out.

The nearby city of Nottingham isn't short on things to see and do either. Spend a night at the theatre or delve into the city's eclectic mix of museums, art galleries and entertainment facilities.



ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love.**

CUSTOMER SERVICES

We have a dedicated team who will adhere to our 5 star commitment and the New Homes Quality Code for Buyers, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by the 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Services team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with a 10-year NHBC warranty and insurance policy we are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

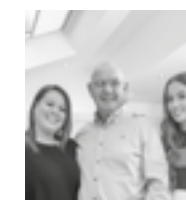
We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



THE NEW STAMFORD

CUSTOMER STORIES



Linda, Martin & Katie

"The standard of design and layout of the homes is high. We could see that the open-plan layout was spacious and light – just what we wanted for our family."

Juniper Grove

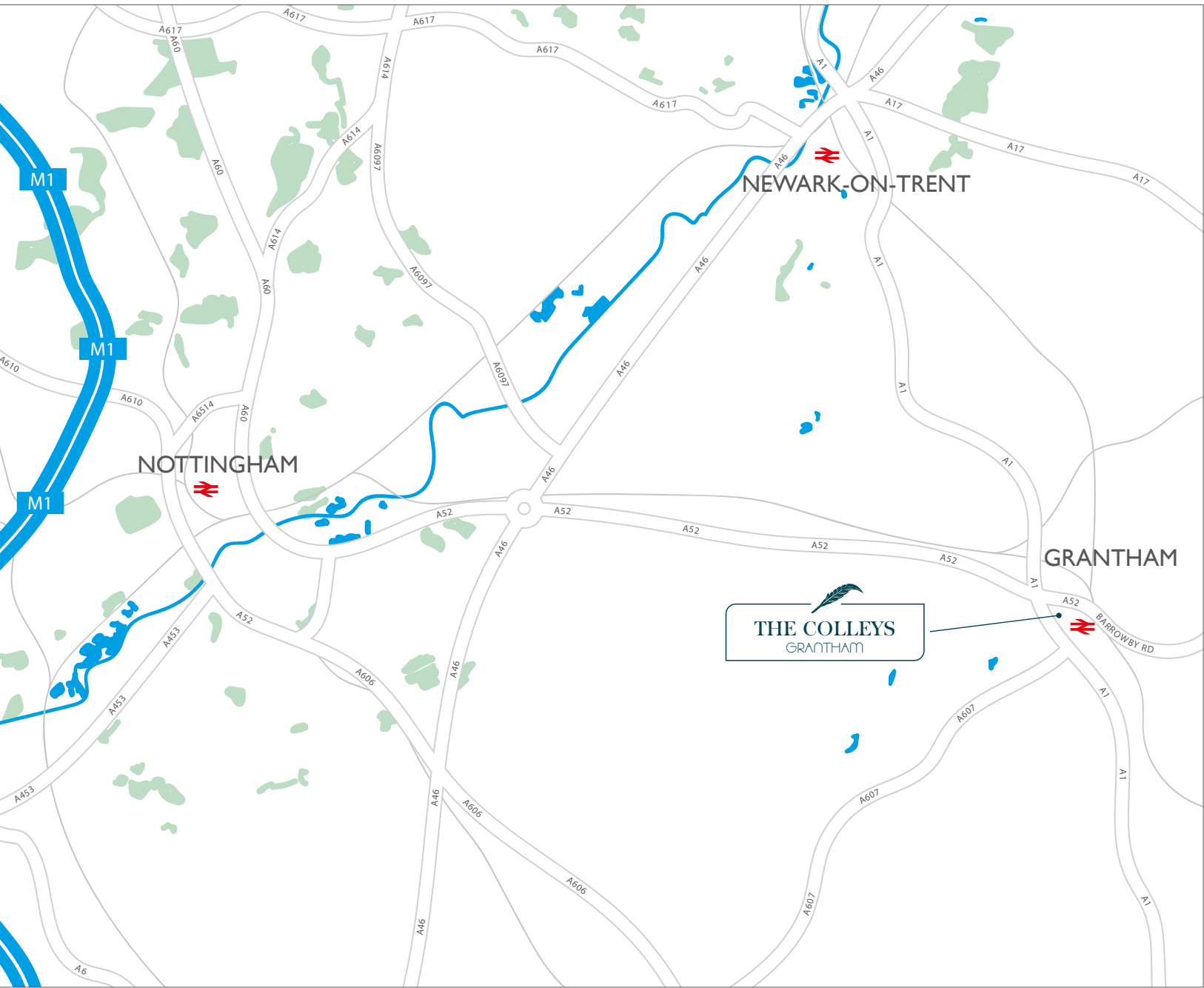


James

"The thought of a new build really appealed to me, as you get the luxury of everything already being done for you."

Wren Green

HOW TO FIND US

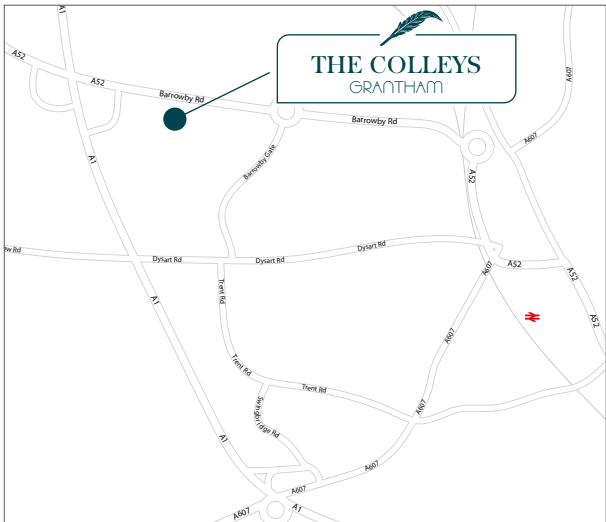


From the A1

Take the A52 exit towards Grantham. Turn right onto Barrowby Road/A52 and you will shortly arrive at The Colleys Sales and Marketing Suite on your right.

FOR YOUR SAT NAV: NG31 8NR

Directions are taken from Google Maps and are intended as a guide.



@Countryside_MID



@Countryside_Inspire

Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties (UK) Ltd. 7th January 2020. 8144.004.

Images may include items of non-standard specification.
Please see our Sales Consultants for further details.



COUNTRYSIDE

Places People Love

OUR OUTSTANDING SPECIFICATION
COMES AS STANDARD AT THE COLLEYS

WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops†
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1 1/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with four ring gas hob and glass splashback*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets & USB points

BATHROOMS

- White bathroom suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail
- Chrome LED downlights
- Glass shelving with lighting behind bath*

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture
- Whole house ventilation system

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

SECURITY

- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

GENERAL

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the below come as part of our integrated multimedia points:

- Telephone points provided in living room and family area
- Multimedia points in living room and family area
- USB charging points

PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range†.

Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.

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Valid from the 1st July 2021. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. †Choices and upgrades are only available subject to construction stage of the property. *Selected features are included where housetype size allows. ‡In some cases, shower over bath is hand held. Only on selected plots. Please ask a Sales Consultant for further details.



COUNTRYSIDE
Places People Love

THE ASHOP

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME

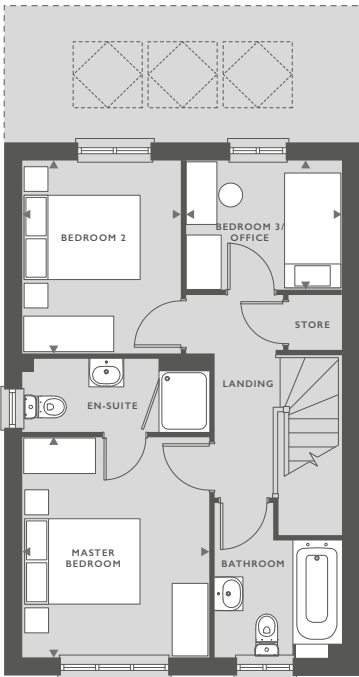
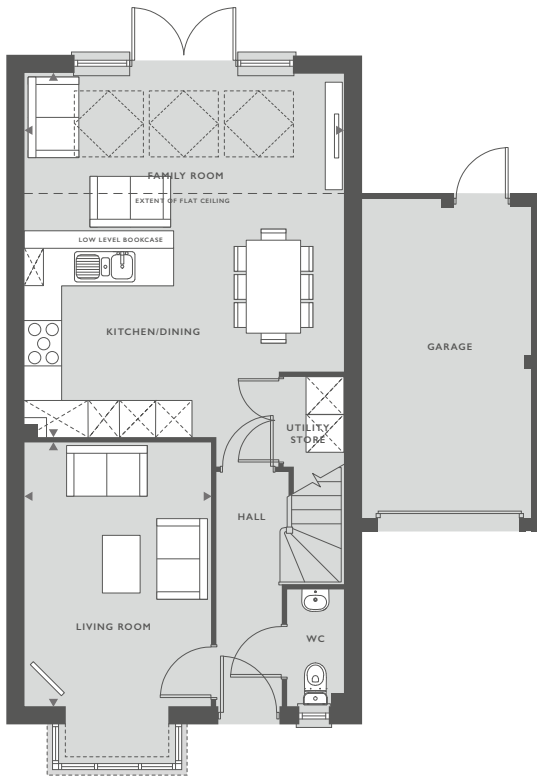


COUNTRYSIDE
Places People Love

THE ASHOP

THREE BEDROOM HOME

1075 SQFT
99.87 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.25M X 5.99M	17'2" X 19'7"
LIVING ROOM	4.32M X 3.06M	14'2" X 10'

FIRST FLOOR

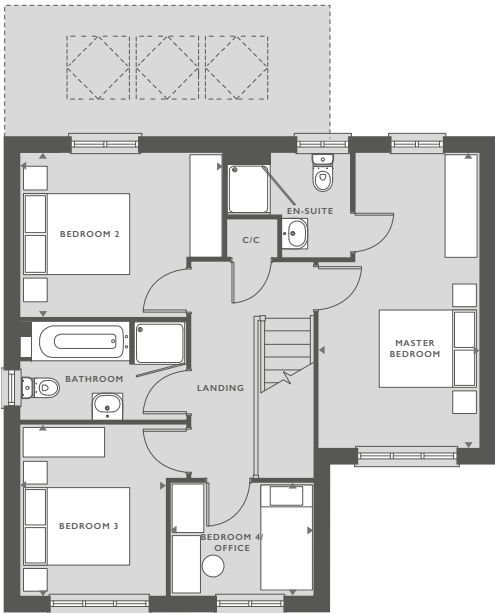
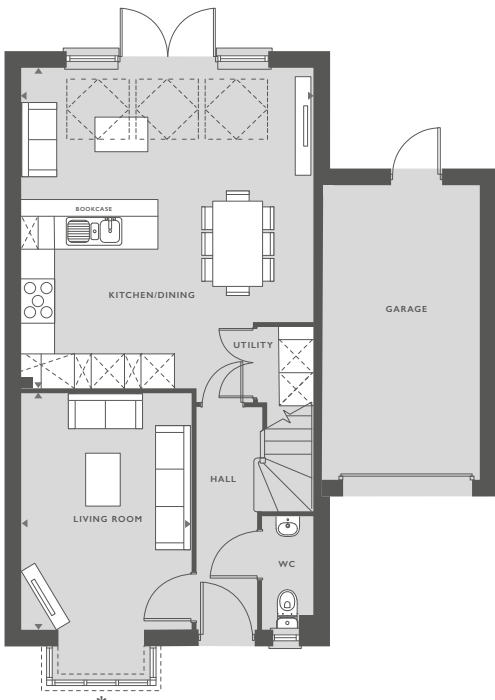
MASTER BEDROOM	3.06M X 3.60M	10' X 11'10"
BEDROOM 2	2.61M X 3.16M	8'6" X 10'4"
BEDROOM 3	2.54M X 2.11M	8'3" X 6'9"

Skylight windows
 SVP

THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT
112.8 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ ROOM	5.62M X 5.24M	18'5" X 17'2"
LIVING ROOM	3.06M X 4.36M	10' X 14'3"

FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.94M X 3.60M	9'7" X 11'8"
BEDROOM 3	2.60M X 3.06M	8'6" X 10'
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4" X 6'6"

Skylight windows
C/C = Cylinder cupboard

*Some plots may be subject to additional gable and bay windows.
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. Garage position is indicative only and may vary. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 25th August 2020. The Ashop, Revision A/0, RB 8335.002.



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THE LONGFORD

THREE BEDROOM HOME



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Places People Love

THE NEW STAMFORD

THREE BEDROOM HOME

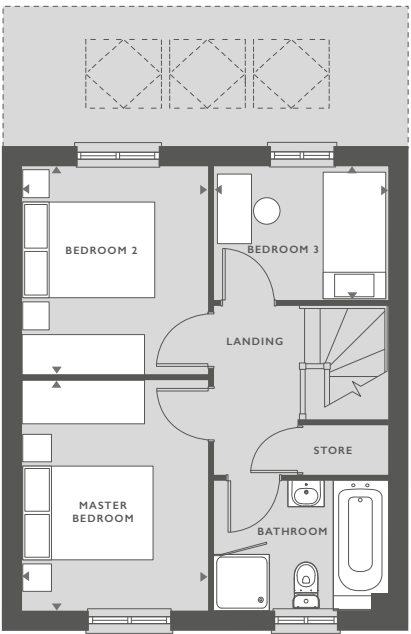
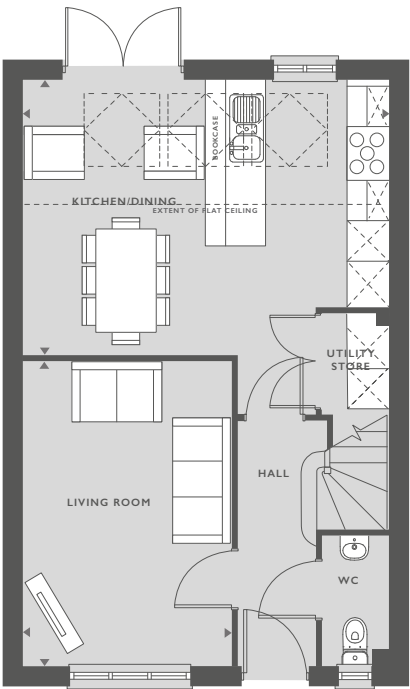


COUNTRYSIDE
Places People Love

THE LONGFORD

THREE BEDROOM HOME

893 SQFT
82.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	4.07M X 5.34M	13'4" X 17'6"
LIVING ROOM	4.49M X 3.08M	14'7" X 10'10"

FIRST FLOOR

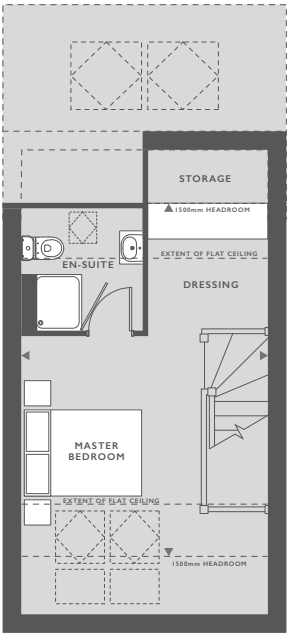
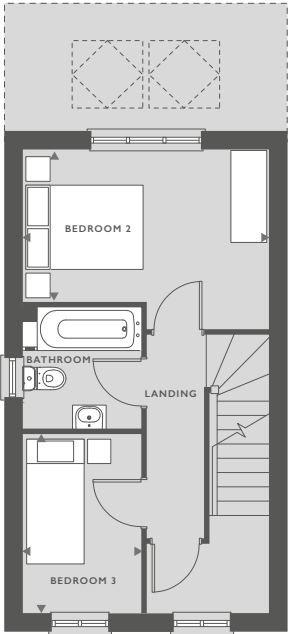
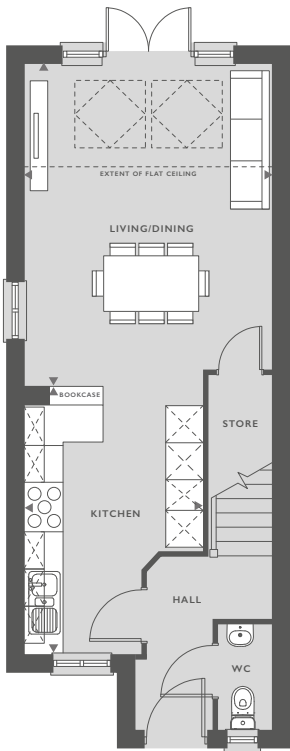
MASTER BEDROOM	3.40M X 2.73M	11'2" X 9"
BEDROOM 2	3.06M X 2.73M	10'1" X 9"
BEDROOM 3	2.54M X 1.94M	8'3" X 6'4"

Skylight windows

THE NEW STAMFORD

THREE BEDROOM HOME

1005 SQFT
93.4 M²



FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	2.94M X 4.48M	9'8" X 14'9"
LIVING/DINING	4.00M X 5.04M	13'2" X 16'7"

FIRST FLOOR

BEDROOM 2	4.00M X 2.93M	13'2" X 9'8"
BEDROOM 3	1.93M X 2.91M	6'4" X 9'7"

SECOND FLOOR

MASTER BEDROOM	4.00M X 5.61M#	13'2" X 18'5"
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#HEADROOM OVER 1.5M

Skylight windows

SVP

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THE NEW WALTON

THREE BEDROOM HOME



THE DUNHAM

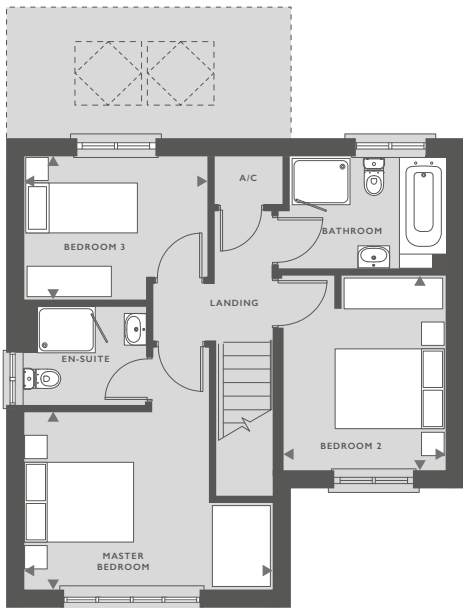
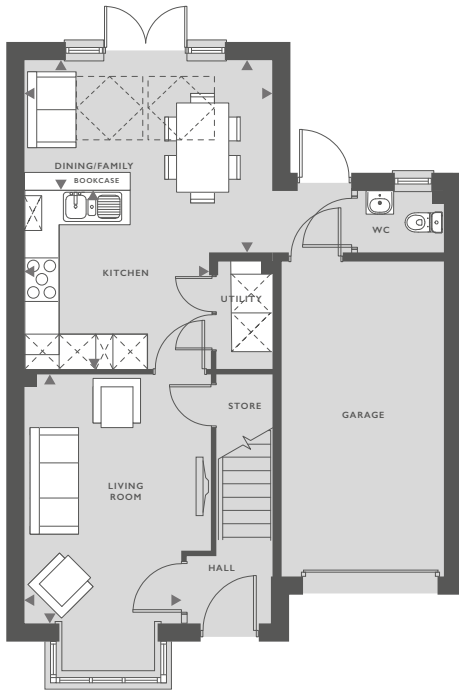
FOUR BEDROOM HOME



THE NEW WALTON

THREE BEDROOM HOME

1028 SQFT
96 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	3.40M X 3.22M	11'2" X 10'7"
DINING/FAMILY	4.28M X 3.29M	14'1" X 10'11" (L SHAPE)
LIVING ROOM	4.30M X 2.71M	14'1" X 8'11"

FIRST FLOOR

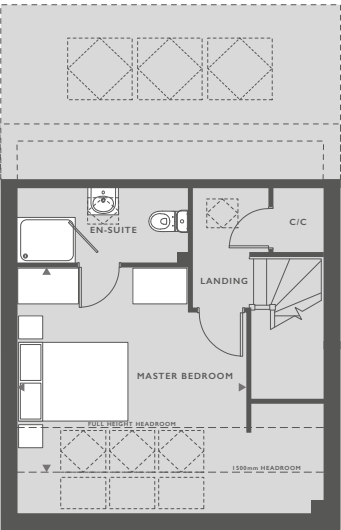
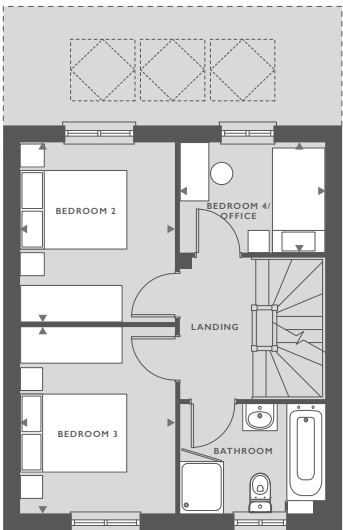
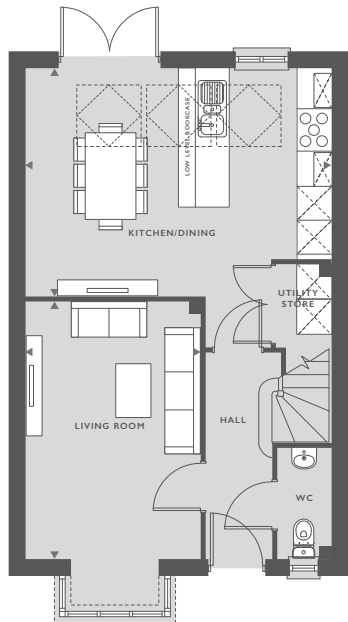
MASTER BEDROOM	3.07M X 4.27M	10'1" X 14'1"
BEDROOM 2	3.38M X 2.82M	11'1" X 9'3"
BEDROOM 3	2.50M X 3.18M	8'2" X 10'5"

Skylight windows
SVP

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT
111.4 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.34M X 4.02M	17'5" X 13'2"
LIVING ROOM	3.08M X 4.52M	10'1" X 14'8"

FIRST FLOOR

BEDROOM 2	2.73M X 3.28M	9' X 10'8"
BEDROOM 3	2.73M X 3.17M	9' X 10'4"
BEDROOM 4/OFFICE	2.53M X 1.93M	8'3" X 6'3"

SECOND FLOOR

MASTER BEDROOM	4.04M X 3.54M	13'3" X 11'6"
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Skylight windows
C/C = Cylinder cupboard
SVP

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THE OAKHAM

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE NEW ASHBOURNE

THREE BEDROOM HOME

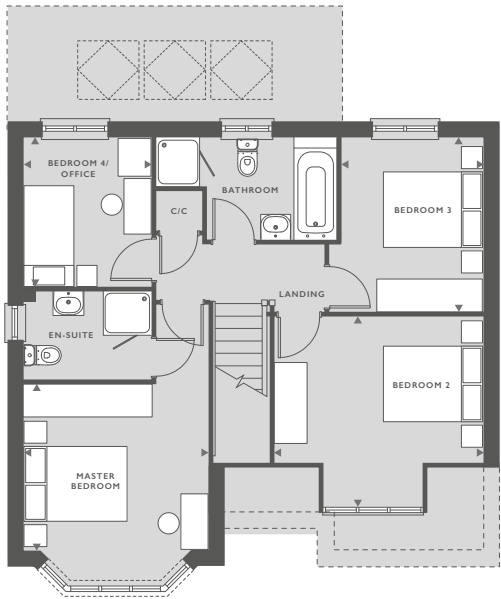
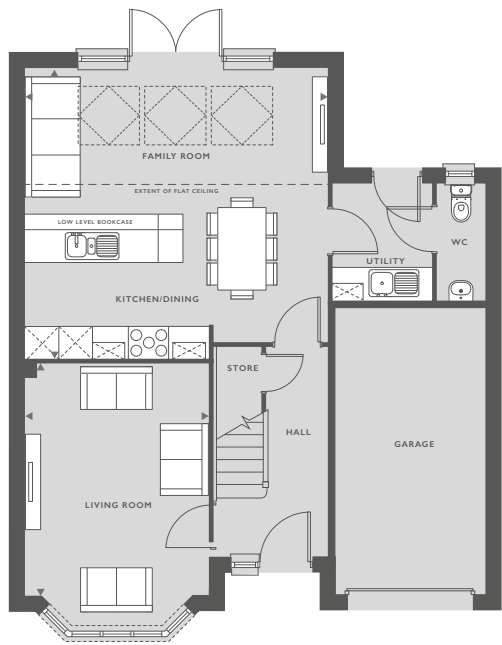


COUNTRYSIDE
Places People Love

THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT
122.3 M²



FEATURES:

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.40M X 5.60M	17'9" X 18'4"
LIVING ROOM	3.41M X 4.27M	14' X 11'2"

FIRST FLOOR

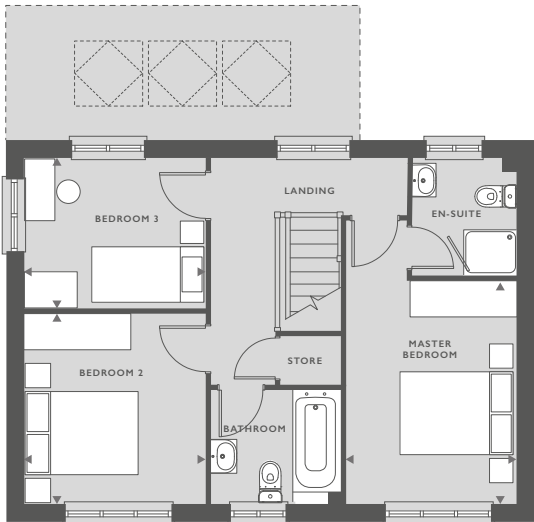
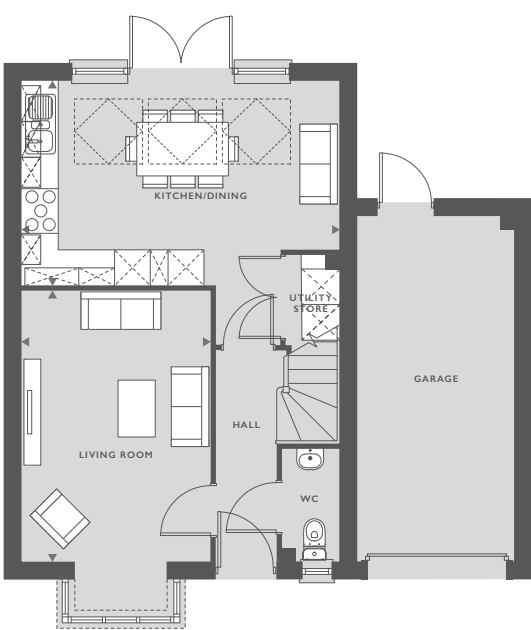
MASTER BEDROOM	3.41M X 3.05M	11'2" X 10'
BEDROOM 2	3.90M X 3.68M	12'9" X 12'1"
BEDROOM 3	2.62M X 3.22M	8'7" X 10'6"
BEDROOM 4/OFFICE	2.39M X 2.76M	7'10" X 9'1"

Skylight windows
C/C = Cylinder cupboard

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT
92.1 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

GROUND FLOOR

KITCHEN/DINING ROOM	5.29M X 3.41M	17'4" X 11'2"
LIVING ROOM	4.51M X 3.14M	14'9" X 10'3"

FIRST FLOOR

MASTER BEDROOM	2.82M X 3.70M	9'3" X 12'2"
BEDROOM 2	3.02M X 3.18M	9'11" X 10'4"
BEDROOM 3	3.02M X 2.50M	9'9" X 8'2"

Skylight windows
 SVP

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THE FOSS
THREE BEDROOM HOME

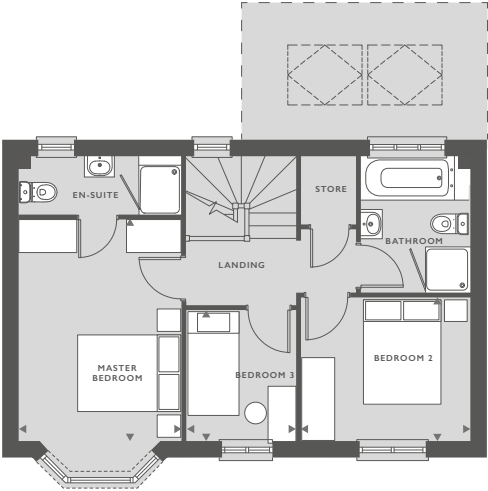
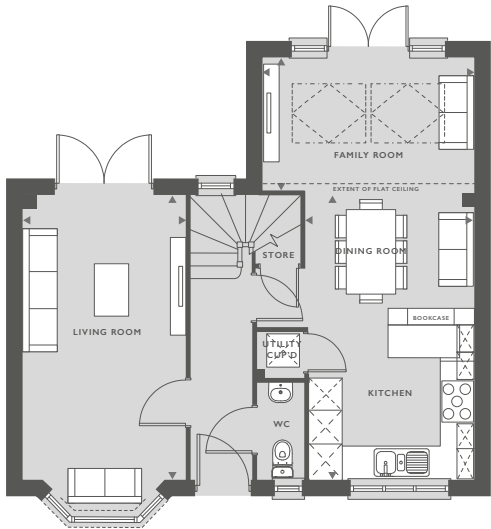


THE STRATFORD
FOUR BEDROOM HOME



THE FOSS
THREE BEDROOM HOME

1039 SQFT
96.5 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.24M X 3.05M	172" X 10"
FAMILY ROOM	3.82M X 2.40M	125" X 78"
LIVING ROOM	5.14M X 2.93M	169" X 96"

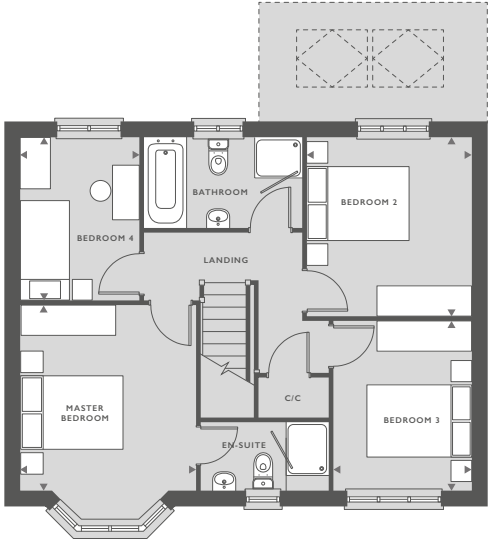
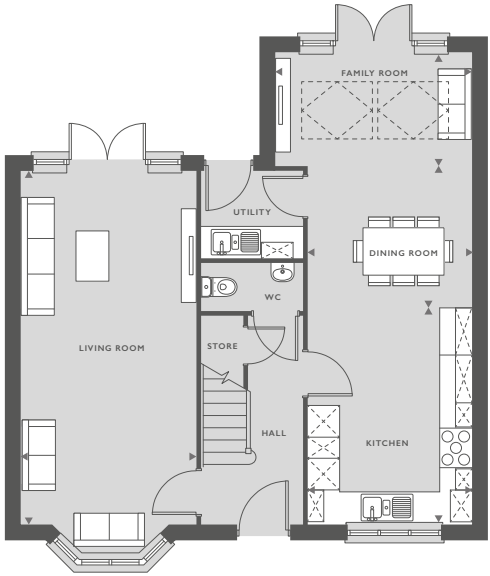
FIRST FLOOR

MASTER BEDROOM	3.99M X 2.93M	131" X 97"
BEDROOM 2	3.05M X 2.58M	10" X 85"
BEDROOM 3	2.36M X 1.98M	78" X 65"

- Skylight windows
- SVP

THE STRATFORD
FOUR BEDROOM HOME

1344 SQFT
125 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

GROUND FLOOR

KITCHEN	3.10M X 4.10M	102" X 135"
DINING	2.68M X 3.91M	89" X 1210"
FAMILY ROOM	2.15M X 3.70M	71" X 122"
LIVING ROOM	3.31M X 7.22M	1011" X 238"

FIRST FLOOR

MASTER BEDROOM	4.05M X 3.31M	134" X 1011"
BEDROOM 2	3.37M X 3.07M	111" X 101"
BEDROOM 3	2.60M X 3.20M	86" X 106"
BEDROOM 4	2.24M X 3.07M	74" X 101"

- Skylight windows
- C/C = Cylinder cupboard

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THE BOWMONT

FOUR BEDROOM HOME



THE BLYTH

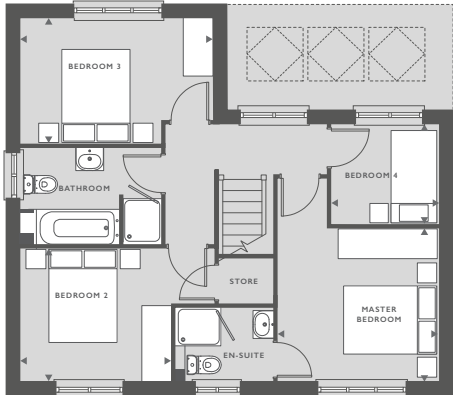
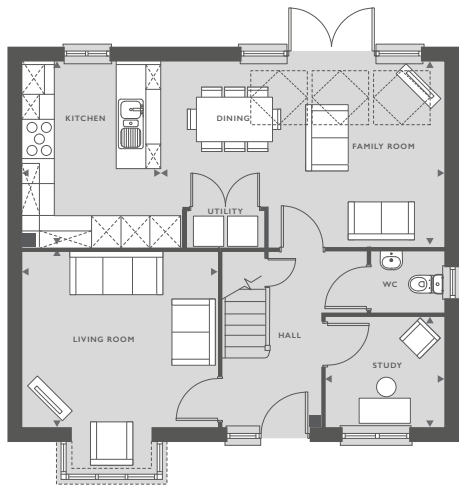
THREE BEDROOM HOME



THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT
117.2 M²



FEATURES:

- Spacious living room with beautiful bay window
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.75M X 3.71M	9' X 12'2"
LIVING ROOM	3.88M X 3.52M	12'9" X 11'7"
DINING/FAMILY ROOM	5.71M X 3.7M	18'9" X 12'2"
STUDY	2.35M X 2.19M	7'9" X 7'2"

FIRST FLOOR

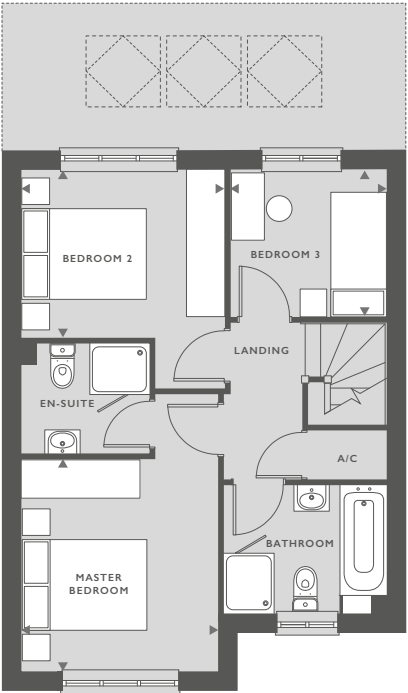
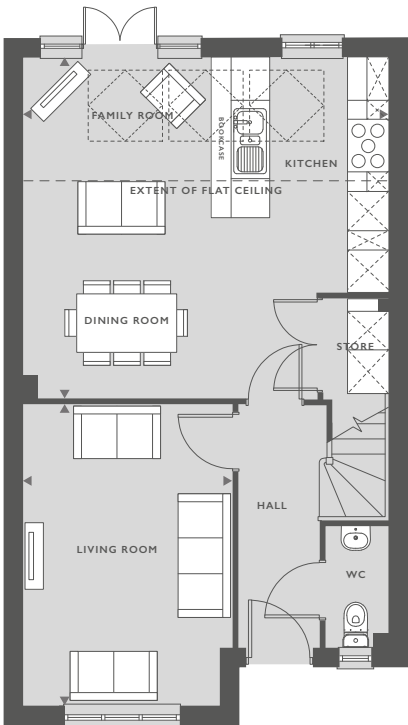
MASTER BEDROOM	3.29M X 3.1M	10'10" X 10'2"
BEDROOM 2	3.02M X 2.72M	9'11" X 8'11"
BEDROOM 3	3.86M X 2.52M	12'8" X 8'3"
BEDROOM 4	2.18M X 2.03M	7'2" X 6'8"

- ☐ Skylight windows
- SVP

THE BLYTH

THREE BEDROOM HOME

1002 SQFT
93.1 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	5.55M X 5.23M	18' X 17'1"
LIVING ROOM	3.18M X 4.58M	10'5" X 15'

FIRST FLOOR

MASTER BEDROOM	2.96M X 3.22M	9'8" X 10'6"
BEDROOM 2	3.08M X 2.58M	10'1" X 8'5"
BEDROOM 3	2.37M X 2.23M	7'9" X 7'3"

- ☐ Skylight windows

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THE FOSS FCT

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE STRATFORD FCT

FOUR BEDROOM HOME

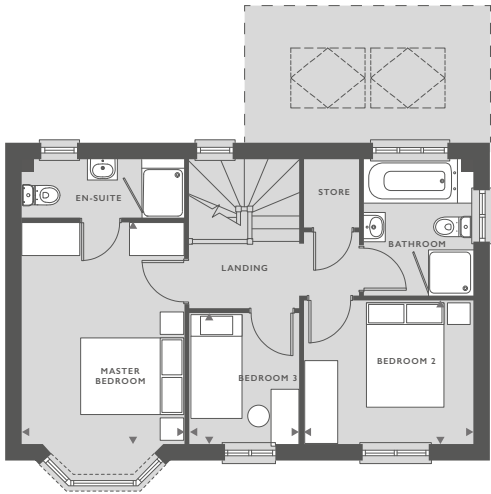
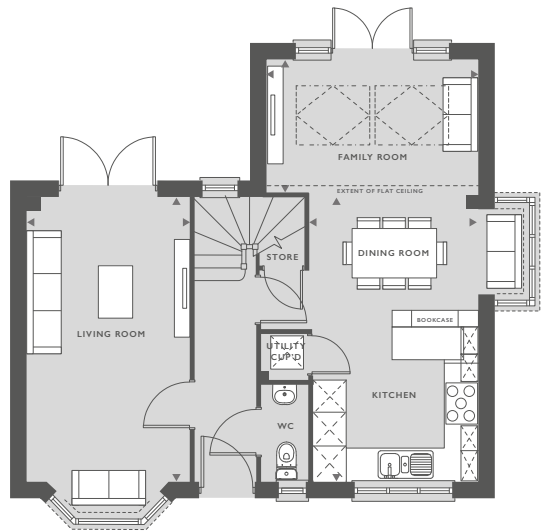


COUNTRYSIDE
Places People Love

THE FOSS FCT

THREE BEDROOM HOME

1052 SQFT
97.7 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.24M X 3.05M	17'2" X 10'
FAMILY ROOM	3.82M X 2.40M	12'5" X 7'8"
LIVING ROOM	5.14M X 2.93M	16'9" X 9'6"

FIRST FLOOR

MASTER BEDROOM	3.99M X 2.93M	13'1" X 9'7"
BEDROOM 2	3.05M X 2.58M	10' X 8'5"
BEDROOM 3	2.36M X 1.98M	7'8" X 6'5"

- Skylight windows
- SVP

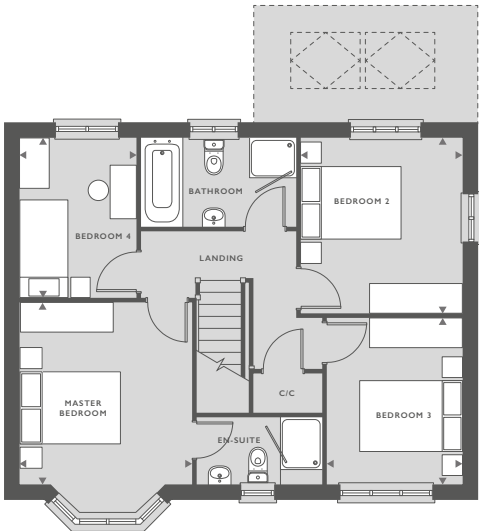
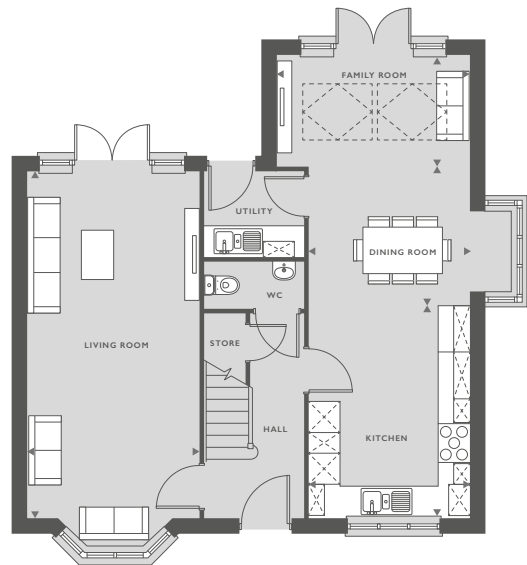
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THE STRATFORD FCT

FOUR BEDROOM HOME

1357 SQFT
126 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

GROUND FLOOR

KITCHEN	3.10M X 4.10M	10'2" X 13'5"
DINING	2.68M X 3.91M	8'9" X 12'10"
FAMILY ROOM	2.15M X 3.70M	7'1" X 12'2"
LIVING ROOM	3.31M X 7.22M	10'11" X 23'8"

FIRST FLOOR

MASTER BEDROOM	4.05M X 3.31M	13'4" X 10'11"
BEDROOM 2	3.37M X 3.07M	11'1" X 10'1"
BEDROOM 3	2.60M X 3.20M	8'6" X 10'6"
BEDROOM 4	2.24M X 3.07M	7'4" X 10'1"

- Skylight windows
- C/C = Cylinder cupboard

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SITE PLAN



thecolleysgrantham.co.uk

The Site Plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Ltd. reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Properties Terms and Conditions apply. Countryside Properties 10th March 2021. 8144.029.