



ELEANOR
GARDENS



INTRODUCING ELEANOR GARDENS

Rippon Homes is pleased to present Eleanor Gardens, a stunning development comprising 77 brand new homes in the sought after Lincolnshire village of Navenby.

Specifically designed with family living in mind, this mixture of houses and bungalows is located on the eastern boundary of this popular village.

A comprehensive road and rail network including the A46, A1, and high speed connection to London Kings Cross from Newark makes Eleanor Gardens easily commutable both locally and further afield.

Eleanor Gardens is right in the heart of village life, conveniently situated close to the village's main playing fields, community hall and other amenities.



A SOUGHT AFTER LOCATION

Navenby is a charming village in Lincolnshire, just eight miles south of the county town of Lincoln.

Rated one of the top rural locations to live in Britain, by the Sunday Times in 2018, Navenby has rapidly attracted the attention of buyers from all over the UK, becoming one of the most popular South Cliffe villages.

A fascinating history has made Navenby a keen focus of archaeological digs, with discoveries dating back as far as the Bronze Age. Many buildings still standing are equally enchanting, from the magnificent St. Peter's Church to the striking Angel and Royal public house.

This former Victorian market town has a thriving and engaging community with all the amenities needed for daily life close at hand. The bustling high street featuring a wealth of independent businesses means Navenby has established itself as the shopping heart of the Cliffe Villages that run from Lincoln to Caythorpe.

An OFSTED rated Outstanding primary school serves Navenby, and secondary schools are easily accessed in nearby Lincoln, Welbourn and North Hykeham.





WELCOME TO RIPPON HOMES

Founded by Edward Rippon in 1953, Rippon Homes specialises in building high quality homes in desirable locations. With developments spanning Nottinghamshire, Derbyshire and South Yorkshire, we prioritise quality over quantity.

We aim to build properties that our customers can be proud of and that truly feel like home by designing property styles that meet the needs of today's families in terms of aesthetics, layout and space.

As a small homebuilder operating in handpicked locations, we are able to continually review these designs in order to best meet the needs of our customers.

Hand built by craftspeople using the highest quality materials, Rippon homes are also designed to meet or exceed the latest regulations on energy efficiency and national space standards.



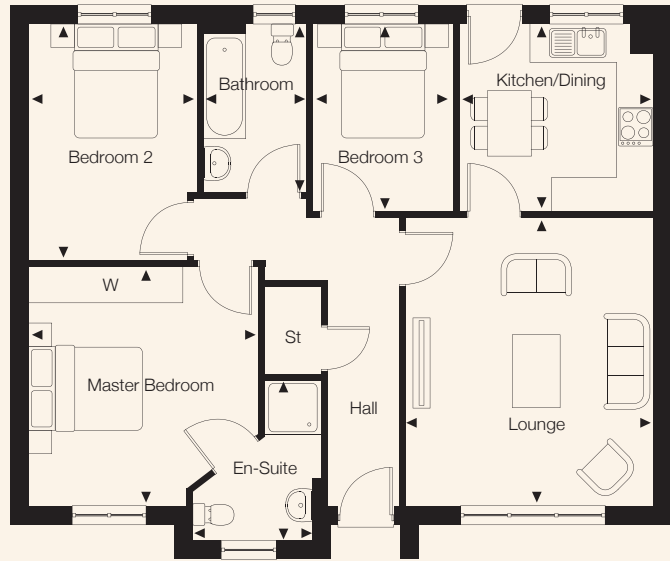
THE SALISBURY
THREE BEDROOM BUNGALOW

The three bedroom Salisbury has a kitchen/diner opening onto the garden, as well as a generously sized lounge.

There is a family bathroom and additional en-suite bathroom to the master bedroom.

GROUND FLOOR

Lounge	4.10 x 4.78	13'5" x 15'8"
Kitchen/Dining	3.21 x 3.09	10'6" x 10'1"
Master Bedroom	3.80 x 3.96	12'5" x 12'11"
En-Suite	1.95 x 2.65	6'4" x 8'8"
Bedroom 2	2.79 x 3.91	9'1" x 12'9"
Bedroom 3	2.35 x 3.09	7'8" x 10'1"
Bathroom	2.79 x 1.70	9'1" x 5'6"



All room dimensions are shown ↔x↕ (M) = Maximum dimensions.



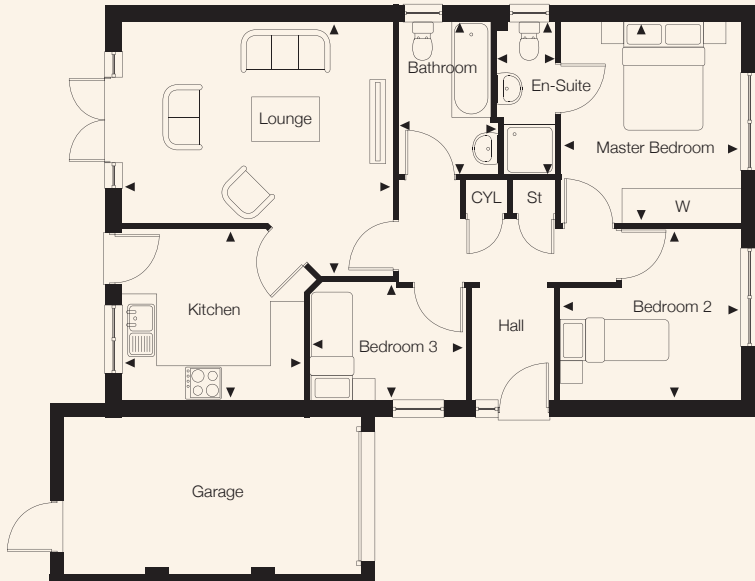
THE SHERINGHAM
THREE BEDROOM BUNGALOW

The Sheringham has a modern kitchen with access to the garden. The large lounge and double doors lead to the garden.

The master bedroom features an en-suite and there are two further bedrooms and a family bathroom. This delightful home also benefits from a single garage.

GROUND FLOOR

Lounge	4.79 x 3.62	15'8" x 11'10"
Kitchen	3.22 x 3.04	10'6" x 9'11"
Master Bedroom	3.60 x 3.20	11'9" x 10'5"
En-suite	2.76 x 1.09	9'0" x 3'6"
Bedroom 2	3.22 x 3.06	10'6" x 10'0"
Bedroom 3	2.77 x 2.00	9'1" x 6'6"
Bathroom	2.70 x 1.73	8'10" x 5'8"



All room dimensions are shown ↔x↕ (M) = Maximum dimensions.



THE SHERWOOD

THREE BEDROOM SEMI-DETACHED

This stylish three bedroom home has an open plan kitchen/diner with French doors opening onto the garden.

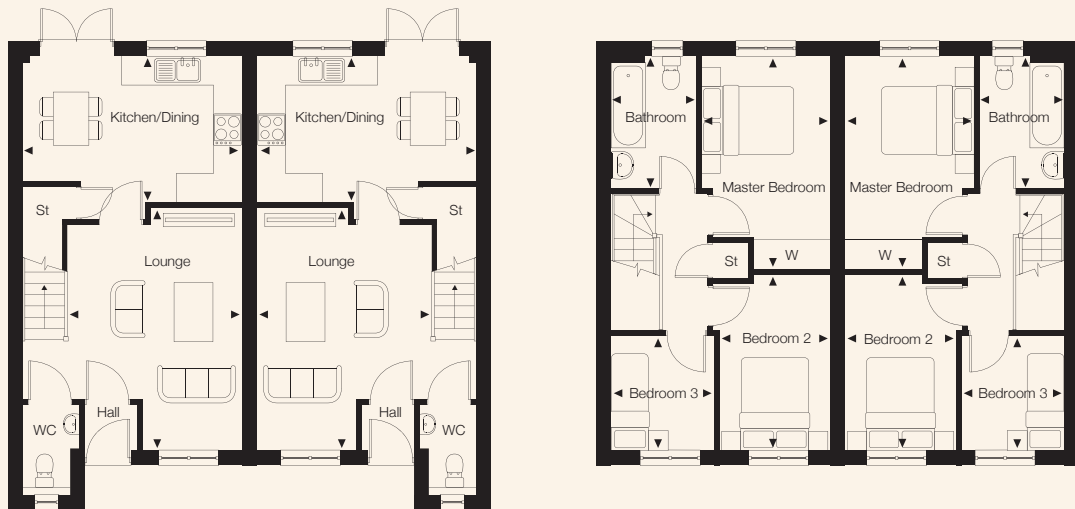
There is a downstairs cloakroom off the entrance hall and a family bathroom upstairs.

GROUND FLOOR

Lounge	4.48 (M) x 4.93 (M)	14'7" (M) x 16'2" (M)
Kitchen/Dining	4.48 (M) x 3.35 (M)	14'7" (M) x 10'9" (M)

FIRST FLOOR

Master Bedroom	2.69 (M) x 4.35 (M)	9'7" (M) x 14'3" (M)
Bedroom 2	2.30 (M) x 3.59 (M)	7'5" (M) x 11'8" (M)
Bedroom 3	2.11 x 2.33	6'9" x 7'6"
Bathroom	1.72 x 2.72	5'6" x 8'9"



All room dimensions are shown ↔x↕ (M) = Maximum dimensions.



THE PENNYMORE

THREE BEDROOM SEMI-DETACHED

This stylish three bedroom home has an open plan kitchen/diner with French doors opening onto the garden. There is a downstairs cloakroom off the entrance hall.

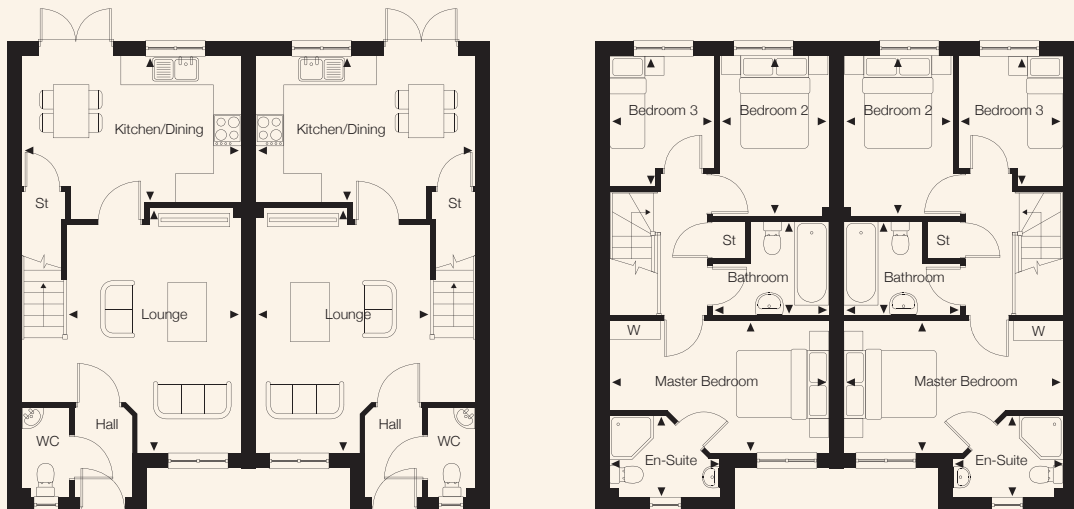
The stairs accessed from the lounge lead up to the three bedrooms and a family bathroom. The large master bedroom benefits from an en-suite.

GROUND FLOOR

Lounge	4.94 x 3.56	11'8" x 16'2"
Kitchen/Dining	4.43 x 2.97	14'6" x 9'8"

FIRST FLOOR

Master Bedroom	4.43 x 2.67	14'6" x 8'9"
En-Suite	2.17 x 1.63	7'1" x 5'4"
Bedroom 2	2.21 x 3.24	7'3" x 10'7"
Bedroom 3	2.12 x 2.68	6'11" x 8'9"
Bathroom	2.40 x 1.89	7'10" x 6'2"



All room dimensions are shown ↔x↕ (M) = Maximum dimensions.



THE RICHMOND

FOUR BEDROOM DETACHED

This impressive four bedroom home, has a spacious kitchen with breakfast area and double doors leading out to the garden. There is also a separate dining room with bay window and double doors leading through to a beautiful lounge. To the front of the property there is a study and downstairs cloakroom. Upstairs the impressive master bedroom features a dressing area and en-suite. The Richmond also benefits from a double garage.

GROUND FLOOR

Lounge	5.50 x 3.35	18'0" x 10'11"
Kitchen/Breakfast	6.62 x 3.28	21'8" x 10'9"
Dining	3.05 x 2.95	10'0" x 9'8"
Study	2.39 x 2.52	7'10" x 8'3"
Utility	2.13 x 1.74	6'11" x 5'8"

FIRST FLOOR

Master Bedroom	3.49 x 3.77	11'5" x 12'4"
Dressing	2.60 x 1.27	8'6" x 4'2"
En-Suite	2.40 x 1.45	7'10" x 4'9"
Bedroom 2	3.26 x 2.97	10'8" x 9'8"
Bedroom 3	2.82 x 2.97	9'3" x 9'8"
Bedroom 4	2.28 x 2.46	7'5" x 8'0"
Bathroom	2.00 x 1.98	6'6" x 6'5"



All room dimensions are shown $\leftrightarrow \times \updownarrow$ (M) = Maximum dimensions.
Please note plans may vary depending on plot. Please ask the Sales Executive for specific plot details.



THE KINGSTON

FOUR BEDROOM DETACHED

The Kingston has a spacious open plan kitchen/dining/family room, and a bright lounge with windows to the front and double doors to the rear garden.

Upstairs there is a master bedroom with en-suite and three further bedrooms and family bathroom. The property benefits from a detached single garage.

GROUND FLOOR

Lounge	3.15 x 5.15	10'4" x 16'10"
Kitchen	5.15 x 3.06	16'10" x 10'0"
Dining/Family	2.84 x 4.08	9'3" x 13'4"

FIRST FLOOR

Master Bedroom	4.09 (M) x 3.97 (M)	13'5" (M) x 13'0" (M)
En-Suite	1.95 x 1.93	6'5" x 6'4"
Bedroom 2	3.19 (M) x 2.7 (M)	10'5" (M) x 9'1" (M)
Bedroom 3	2.67 x 3.10	8'9" x 10'2"
Bedroom 4	2.19 x 2.27	7'2" x 7'5"
Bathroom	2.37 (M) x 1.92 (M)	7'9" (M) x 6'3" (M)



All room dimensions are shown $\leftrightarrow \times \updownarrow$ (M) = Maximum dimensions.



THE WINDSOR

FOUR BEDROOM DETACHED

The Windsor is a beautiful four bedroom family home and includes a spacious open plan kitchen/diner and utility room. A large lounge with double doors leads into the garden.

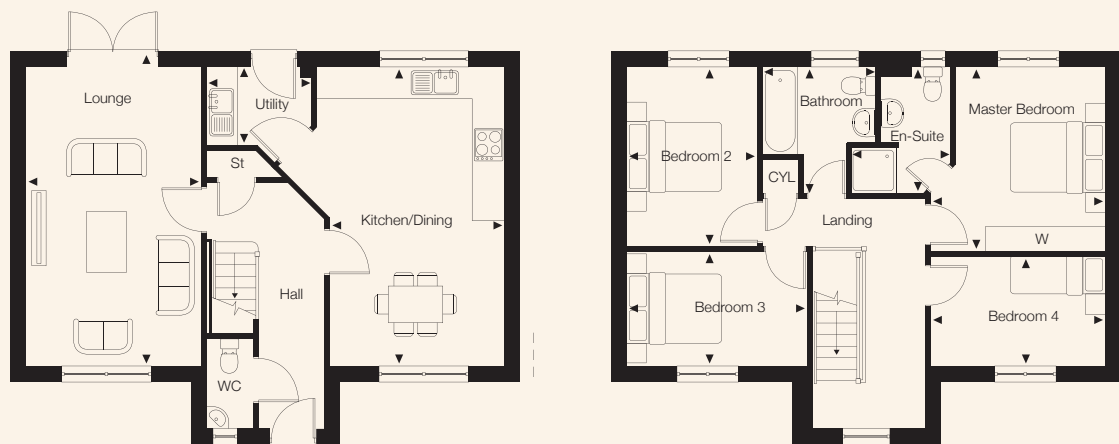
The master bedroom features an en-suite and there is also a separate family bathroom. There is a detached single garage.

GROUND FLOOR

Lounge	3.40 x 5.86	11'2" x 19'2"
Kitchen/Dining	3.65 (M) x 5.86	11'11" (M) x 19'2"
Utility	2.02 (M) x 1.50	6'7" (M) x 4'11"

FIRST FLOOR

Master Bedroom	3.45 (M) x 3.61	11'3" (M) x 11'10"
En-Suite	1.35 x 2.49 (M)	4'5" x 8'2" (M)
Bedroom 2	2.52 x 3.51	8'3" x 11'6"
Bedroom 3	3.54 x 2.24	11'7" x 7'4"
Bedroom 4	3.45 x 2.14	11'3" x 7'0"
Bathroom	2.24 (M) x 2.49 (M)	7'4" (M) x 8'2" (M)



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THE WOODFORD

FOUR BEDROOM DETACHED

The attractive double fronted Woodford has a large kitchen/diner with doors opening into the garden, along with a separate study/dining room and spacious lounge.

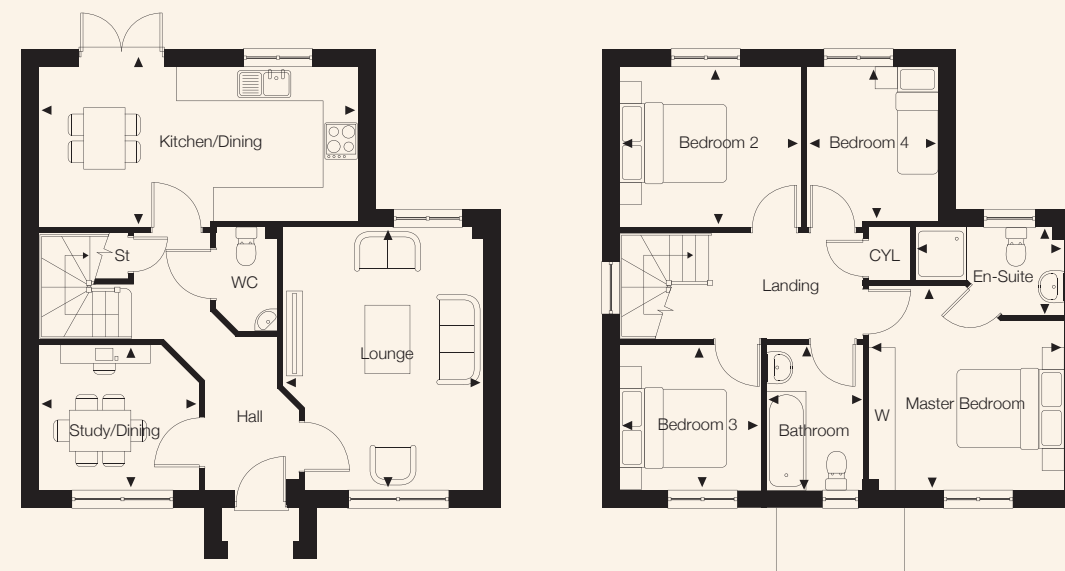
Upstairs the master bedroom has an en-suite and there is a separate family bathroom. There is a detached single garage.

GROUND FLOOR

Lounge	3.45 (M) x 4.55 (M)	11'3" (M) x 14'11" (M)
Kitchen/Dining	5.54 x 2.75 (M)	18'2" x 9'0" (M)
Study/Dining	2.77 (M) x 2.52 (M)	9'1" (M) x 8'3" (M)

FIRST FLOOR

Master Bedroom	3.40 (M) x 3.54 (M)	11'1" (M) x 11'7" (M)
En-Suite	2.55 (M) x 1.51 (M)	8'4" (M) x 4'11" (M)
Bedroom 2	3.17 x 2.79	10'4" x 9'1"
Bedroom 3	2.48 x 2.52	8'1" x 8'3"
Bedroom 4	2.27 x 2.71 (M)	7'5" x 8'10" (M)
Bathroom	1.64 x 2.52	5'4" x 8'3"



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DEVELOPMENT LAYOUT

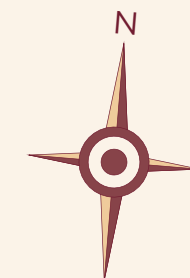
BUNGALOWS

-  SHERINGHAM
-  SALISBURY

HOUSING

-  KINGSTON
-  WOODFORD
-  SHERWOOD
-  PENNYMORE
-  RICHMOND
-  WINDSOR
-  AFFORDABLE HOUSING
-  NO BUILD ZONE*

*Please discuss with the sales negotiator



ELEANOR GARDENS
SPECIFICATION

	RICHMOND	WINDSOR	KINGSTON	WOODFORD	PENNYMORE	SALISBURY	SHERINGHAM
All walls magnolia, except kitchen & bathroom which are white	👑	👑	👑	👑	👑	👑	👑
Fitted Spacepro sliding wardrobes to master bedroom	👑	👑	👑	👑	👑	👑	👑
Carpets standard range throughout except kitchen/dining area	👑	👑	👑	👑	👑	👑	👑
Ceramic flooring to kitchen dining area	👑	👑	👑	👑	👑	👑	👑
Vinyl flooring to kitchen/dining area	👑	👑	👑	👑	👑	👑	👑
David Charles kitchen					👑		
David Charles kitchen range with upgraded carcass/ends/cornice/ pelmet/plinth	👑	👑	👑	👑		👑	👑
Selection of postformed laminate work surfaces from sales office	👑	👑	👑	👑	👑	👑	👑
Selection of granite/quartz work surfaces from sales office	👑	👑	👑	👑	👑	👑	👑
Worktop upstands to match	👑	👑	👑	👑	👑	👑	👑
NEFF appliances (please see detailed specification)	👑	👑	👑	👑	👑	👑	👑
Glass splash back to hob	👑	👑	👑	👑	👑	👑	👑
CDA appliances, please see detailed specification		👑	👑	👑	👑	👑	👑
CDA washer/dryer 6kg 1200 spin CI925		👑	👑	👑	👑	👑	👑
One & half bowl stainless steel sink		👑	👑	👑	👑	👑	👑
Single bowl stainless steel sink					👑	👑	👑
One & half bowl undermounted stainless steel sink	👑						
Monobloc mixer tap	👑	👑	👑	👑	👑	👑	👑
Under pelmet lighting to kitchen units	👑	👑	👑	👑	👑	👑	👑
ROCA Debba range to bathroom	👑	👑	👑	👑	👑	👑	👑
Bristan bath/shower mixer	👑	👑	👑	👑	👑	👑	👑
Ceramic wall tiles half height around bath, splash back to basin	👑	👑	👑	👑	👑	👑	👑
Chrome towel rail radiator (space allowing)	👑		👑	👑	👑	👑	👑
Carpet flooring	👑	👑	👑	👑	👑	👑	👑
Roca Debba range to en-suite	👑	👑	👑	👑	👑	👑	👑
Electric shower to en-suite					👑	👑	👑
Thermostatic shower valve with rain forest shower head	👑	👑	👑	👑			
Ceramic wall tiles splashback to basin and sill	👑	👑	👑	👑	👑	👑	👑
Fully tiled walls to shower encloser to en-suite	👑	👑	👑	👑	👑	👑	👑
Chrome towel rail radiator to en-suite	👑	👑		👑			👑
Ceramic floor tiling to en-suite	👑	👑	👑	👑	👑	👑	👑

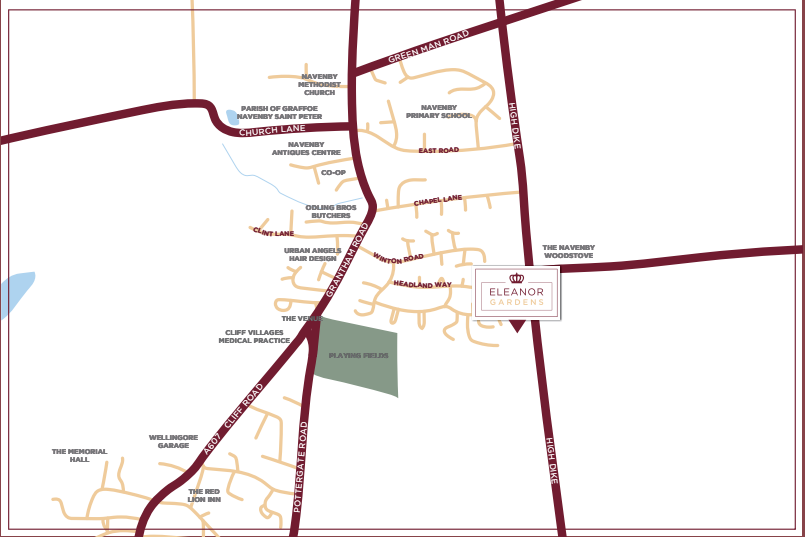
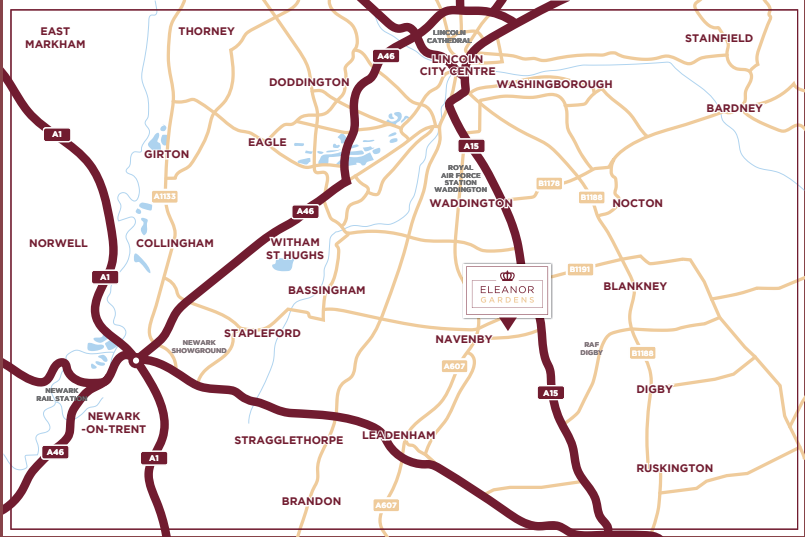
The availability of additional extras and upgrades are dependant upon the stage of build of the property. Please check with the Sales Executive for clarification of what is possible on your chosen plot.

👑 STANDARD ITEM 🕒 OPTIONAL EXTRA

	RICHMOND	WINDSOR	KINGSTON	WOODFORD	PENNYMORE	SALISBURY	SHERINGHAM
Vinyl flooring to en-suite	🕒	🕒	🕒	🕒	👑	👑	👑
Roca Debba range to cloaks	👑	👑	👑	👑			
Ceramic tiles splashback to basin	👑	👑	👑	👑			
TV aerial point in living room	👑	👑	👑	👑	👑	👑	👑
TV aerial point in kitchen/dining area	👑	👑	👑	👑	👑	👑	👑
TV aerial point in master bedroom	👑	👑	👑	👑	👑	👑	👑
Digital co-axial cable to roof space	👑	👑	👑	👑	👑	👑	👑
USB charging socket to kitchen	👑	👑	👑	👑	👑	👑	👑
BT point living room	👑	👑	👑	👑	👑	👑	👑
Light with PIR to front door	👑	👑	👑	👑	👑	👑	👑
Light with PIR to rear door	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Wireless doorbell and chimes to front door only	👑	👑	👑	👑	👑	👑	👑
Downlighters to kitchens	👑	👑	👑	👑	🕒	👑	👑
Downlighters to en-suite	👑	🕒	🕒	🕒	🕒	🕒	🕒
Gas fired central heating system with Stelrad Elite radiators	👑	👑	👑	👑	👑	👑	👑
Thermostatic radiator valves to all specified rooms	👑	👑	👑	👑	👑	👑	👑
Gas fired combi boiler					👑	👑	👑
Gas fired condensing boiler with separate cylinder	👑	👑	👑	👑			
1800mm high timber vertilap divisional fencing	👑	👑	👑	👑	👑	👑	👑
1800mm high timber closeboarded boundary fencing as shown on landscape drawings	👑	👑	👑	👑	👑	👑	👑
Side timber gate with latch and bolt	👑	👑	👑	👑	👑	👑	👑
Turf to front garden	👑	👑	👑	👑	👑	👑	👑
Turf to rear garden	👑	👑	👑	👑	👑	👑	👑
Trees/landscaping to front garden as shown on landscape drawings	👑	👑	👑	👑	👑	👑	👑
Buff riven paving slabs to paths	👑	👑	👑	👑	👑	👑	👑
Buff riven patio to rear of house as shown on the landscape drawings	👑	👑	👑	👑	👑	👑	👑
Single/double - detached/attached/integral garage (Refer to plan)	👑	👑	👑	👑	👑	👑	👑
Black tarmac to drives with concrete edgings and delineation to shared drive	👑	👑	👑	👑	👑	👑	👑
Pendant light to garage area	👑	👑	👑	👑	👑	👑	👑
Double power point to garage	👑	👑	👑	👑	👑	👑	👑



ELEANOR GARDENS
HOW TO FIND US



ELEANOR
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