

# MANTHORPE CHASE

BELTON LANE, MANTHORPE

A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



ALLISON  
HOMES



# ALL ABOUT ESCAPING TO THE COUNTRYSIDE



Welcome to your new home  
at **Manthorpe Chase**

Computer generated image, indicative only.





# RURAL BEAUTY MEETS MARKET TOWN CHARM

Nestled in the charming village of Manthorpe on the outskirts of Grantham, Manthorpe Chase offers an exceptional collection of new 2, 3, 4 and 5 bedroom homes.

Designed with modern living in mind, these beautifully crafted residences combine high-quality finishes with spacious interiors, providing an ideal sanctuary for families and individuals alike.

A key aspect of life at Manthorpe Chase is its close proximity to the National Trust's Belton House. This stunning country house is set amidst formal gardens and ancient woodland and is within walking distance of your front door. Its expansive grounds are best explored via the popular Belton Park Walk, a circular route through centuries-old trees.

There is also an adventure playground for families to enjoy and golf enthusiasts will love Belton Park Golf Club, one of the finest courses in the country.



Picturesque Grantham town centre is located just seven minutes away by road. Positioned along the River Witham, this delightful market town plays home to a vibrant mix of independent shops and popular high-street brands. Regular markets add to the town's bustling atmosphere, selling fresh produce and unique local goods.

For entertainment, the Savoy Cinema and Grantham Guildhall Arts Centre between them offer the latest film releases, live theatre, comedy and music. Fitness enthusiasts can stay active the town's leisure centre, which boasts a swimming pool, gym and more.

There are many more exciting destinations in the surrounding area. An easy drive will take you to the majestic Belvoir Castle to enjoy picturesque gardens and the Engine Yard Retail Village where you can find unique gifts, clothing and accessories. Alternatively, Woolsthorpe Manor, the birthplace of Sir Isaac Newton, is just 20 minutes away.



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Manthorpe Chase is perfectly positioned to offer both tranquillity and easy access to a wealth of amenities and attractions.

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For those who appreciate nature, the nearby Lincolnshire countryside, including the stunning Lincolnshire Wolds, offers endless opportunities for walking, cycling and exploring the great outdoors.

When it comes to education, Manthorpe Chase boasts primary and secondary schools both within a 4-minute drive, while Grantham College is located near the town centre and provides a range of further education opportunities.

Manthorpe Chase is exceptionally well-connected, with easy access to major road links including the A607, A52 and A1. Grantham Station operates regular rail services to key destinations such as Boston, Leicester, Nottingham and beyond. For international travel, East Midlands Airport is within easy reach and offers flights to numerous destinations.



# ALL ABOUT THE QUALITY

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**Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Manthorpe Chase benefit from a high standard specification.**

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“ We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead. ”







“

Each home at Manthorpe Chase has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger.

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## ALL ABOUT HOMES BUILT ON SOLID VALUES

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**We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.**

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.



# SITEPLAN

- THE CAMELLIA**  
2 bedroom home  
Home 132
  
- THE PLUM BLOSSOM**  
2 bedroom home  
Homes 135 & 136
  
- THE DOGWOOD**  
3 bedroom home  
Homes 140 & 141
  
- THE HOLLY SPECIAL**  
3 bedroom home  
Homes 97, 102, 105, 106, 112,  
130, 131, 133, 134, 139 & 156
  
- THE LAUREL**  
3 bedroom home  
Homes 95, 96, 120, 121 & 157
  
- THE WHITE BEAM**  
3 bedroom home  
Homes 103, 104, 107, 108,  
126, 127, 128, 129, 137 & 138
  
- THE ROWAN**  
4 bedroom home  
Home 110
  
- THE COTTONWOOD**  
4 bedroom home  
Homes 99, 100, 111, 115, 116,  
119 & 142

- THE WALNUT**  
4 bedroom home  
Homes 98, 101, 114, 143 & 145
  
- THE REDWOOD**  
4 bedroom home  
Homes 109, 113, 117, 118,  
122, 124, 125, 144 & 158
  
- THE ASH V1**  
5 bedroom home  
Home 123

- MS Marketing Suite
- SH Show Home
- Shared
- Rented
- LAP Local Area of Play
- BCP Bin Collection Point
- S/S Substation
- P Pylon
- SUDS Sustainable Urban Drainage System



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Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.



# OUR HOMES

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## THE CAMELLIA

2 bedroom home  
Home 132



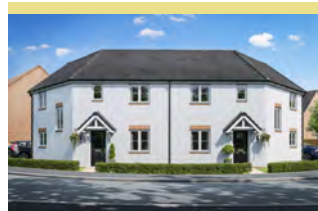
## THE PLUM BLOSSOM

2 bedroom home  
Homes 135 & 136



## THE DOGWOOD

3 bedroom home  
Homes 140 & 141



## THE HOLLY SPECIAL

3 bedroom home  
Homes 97, 102, 105, 106, 112,  
130, 131, 133, 134, 139 & 156



## THE LAUREL

3 bedroom home  
Homes 95, 96, 120, 121 & 157



## THE WHITE BEAM

3 bedroom home  
Homes 103, 104, 107, 108,  
126, 127, 128, 129, 137 & 138



## THE ROWAN

4 bedroom home  
Home 110



## THE COTTONWOOD

4 bedroom home  
Homes 99, 100, 111,  
115, 116, 119 & 142



## THE WALNUT

4 bedroom home  
Homes 98, 101, 114, 143 & 145



## THE REDWOOD

4 bedroom home  
Homes 109, 113, 117, 118,  
122, 124, 125, 144 & 158



## THE ASH V1

5 bedroom home  
Home 123





# THE CAMELLIA

2 bedroom home  
Home 132

  
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# THE CAMELLIA

## 2 bedroom home Home 132

### FIRST FLOOR

Living/Dining	6.30m x 3.00m	20'8" x 9'10"
Kitchen	3.70m x 3.00m	12'1" x 9'10"
Utility	1.30m x 2.00m	4'3" x 6'6"
Bedroom 1	3.20m x 3.20m	10'5" x 10'5"
Bedroom 2	3.30m x 2.80m	10'9" x 9'2"
Bathroom	2.20m x 2.00m	7'2" x 6'6"



FIRST FLOOR



GROUND FLOOR



# THE PLUM BLOSSOM

2 bedroom home  
Homes 135 & 136



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# THE PLUM BLOSSOM

2 bedroom home  
Homes 135 & 136

## FIRST FLOOR

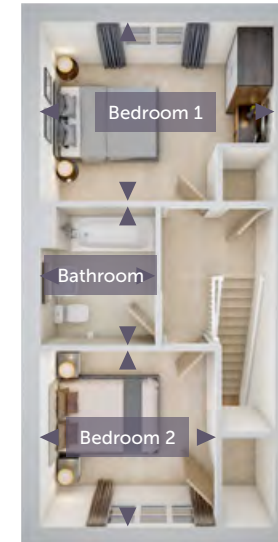
Bedroom 1	4.00m x 3.00m	13'1" x 9'10"
Bedroom 2	4.00m x 3.10m	13'1" x 10'2"
Bathroom	2.00m x 2.40m	6'6" x 7'10"

## GROUND FLOOR

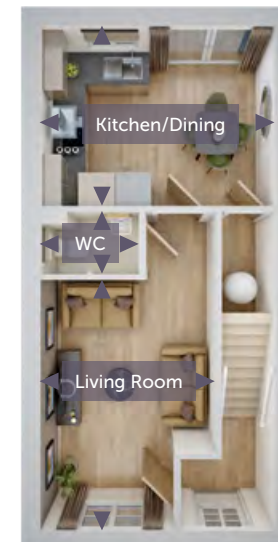
Living Room	3.00m x 4.30m	9'10" x 14'1"
Kitchen/Dining	4.00m x 3.10m	13'1" x 10'2"
WC	1.10m x 1.70m	3'7" x 5'6"

MANTHORPE CHASE

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FIRST FLOOR



GROUND FLOOR

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# THE DOGWOOD

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3 bedroom home  
Homes 140 & 141



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MANTHORPE

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# THE DOGWOOD

## 3 bedroom home Homes 140 & 141

### FIRST FLOOR

Bedroom 1	3.00m x 2.90m	9'10" x 9'6"
En Suite	1.60m x 1.40m	5'3" x 4'7"
Bedroom 2	3.20m x 2.70m	10'5" x 8'10"
Bedroom 3	2.00m x 2.70m	6'6" x 8'10"
Bathroom	2.10m x 2.00m	6'10" x 6'6"

### GROUND FLOOR

Living Room	5.00m x 2.60m	16'4" x 8'6"
Kitchen/Dining	5.60m x 2.60m	18'4" x 8'6"
WC	0.90m x 1.90m	2'11" x 6'2"

## MANTHORPE CHASE

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FIRST FLOOR



GROUND FLOOR

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# THE LAUREL

3 bedroom home

Homes 95, 96, 120, 121 & 157



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# THE LAUREL

## 3 bedroom home

Homes 95, 96, 120, 121 & 157

### FIRST FLOOR

Bedroom 1	3.30m x 3.30m	10'9" x 10'9"
En Suite	1.40m x 1.90m	4'7" x 6'2"
Bedroom 2	2.70m x 3.00m	8'10" x 9'10"
Bedroom 3	2.70m x 2.00m	8'10" x 6'6"
Bathroom	2.30m x 2.20m	7'6" x 7'2"

### GROUND FLOOR

Living Room	3.90m x 3.30m	12'9" x 10'9"
Kitchen/Dining	3.20m x 5.50m	10'5" x 18'0"
Utility	1.60m x 1.40m	5'2" x 4'7"
WC	1.80m x 1.40m	5'10" x 4'7"

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FIRST FLOOR



GROUND FLOOR

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# THE HOLLY SPECIAL

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## 3 bedroom home

Homes 97, 102, 105, 106, 112,  
130, 131, 133, 134, 139 & 156



MANTHORPE CHASE  
MANTHORPE

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# THE HOLLY SPECIAL

## 3 bedroom home

Homes 97, 102, 105, 106, 112,  
130, 131, 133, 134, 139 & 156

### FIRST FLOOR

Bedroom 1	3.20m x 3.60m	10'5" x 11'9"
En Suite	2.20m x 1.40m	7'2" x 4'7"
Bedroom 2	2.90m x 3.00m	9'6" x 9'10"
Bedroom 3	2.90m x 2.10m	9'6" x 6'10"
Bathroom	2.30m x 1.90m	7'5" x 6'2"

### GROUND FLOOR

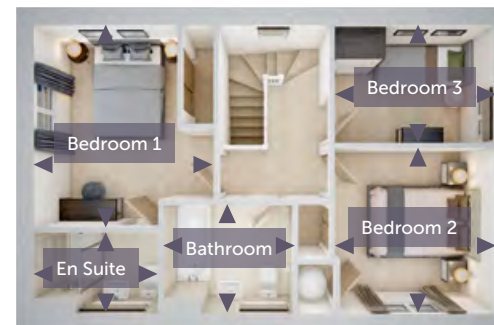
Living Room	2.90m x 5.20m	9'6" x 17'0"
Kitchen/Dining	3.20m x 5.20m	10'5" x 17'0"
WC	1.00m x 2.10m	3'3" x 6'10"

## MANTHORPE CHASE

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HOMES



FIRST FLOOR



GROUND FLOOR

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# THE WHITE BEAM

## 3 bedroom home

Homes 103, 104, 107,  
108, 126, 127, 128, 129,  
137 & 138



MANTHORPE CHASE  
MANTHORPE



# THE WHITE BEAM

## 3 bedroom home

Homes 103, 104, 107, 108,  
126, 127, 128, 129, 137 & 138

### FIRST FLOOR

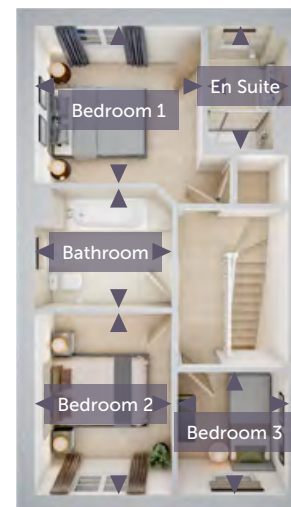
Bedroom 1	3.00m x 2.90m	9'10" x 9'6"
En Suite	1.50m x 2.30m	4'11" x 7'6"
Bedroom 2	3.30m x 2.50m	10'9" x 8'2"
Bedroom 3	2.00m x 2.20m	6'6" x 7'2"
Bathroom	2.20m x 2.50m	7'2" x 8'2"

### GROUND FLOOR

Living/Dining	3.30m x 4.60m	10'9" x 15'1"
Kitchen	3.70m x 2.50m	12'1" x 8'2"
WC	1.40m x 2.50m	4'7" x 8'2"

## MANTHORPE CHASE

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FIRST FLOOR



GROUND FLOOR



# THE COTTONWOOD

**4 bedroom home**

Homes 99, 100, 111, 115, 116,  
119 & 142



ALLISON  
HOMES

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# THE COTTONWOOD

## 4 bedroom home

Homes 99, 100, 111, 115, 116, 119 & 142

### FIRST FLOOR

Bedroom 1	3.20m x 3.10m	10'5" x 10'2"
En Suite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	4.40m x 3.70m	14'5" x 12'1"
Bedroom 3	3.50m x 3.10m	11'5" x 10'2"
Bedroom 4	3.30m x 3.00m	10'9" x 9'10"
Bathroom	2.30m x 2.00m	7'6" x 6'6"

### GROUND FLOOR

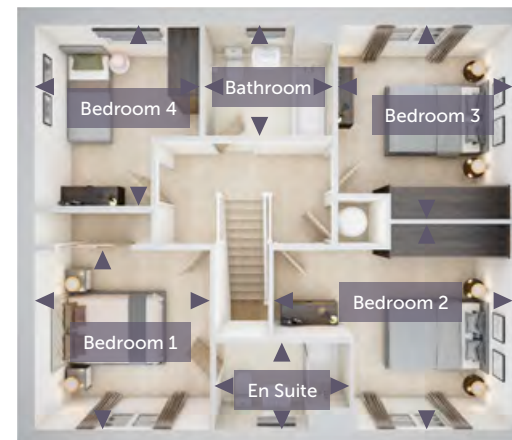
Living Room	4.50m x 3.10m	14'9" x 10'2"
Kitchen/Dining	8.70m x 3.00m	28'6" x 9'10"
Utility	2.20m x 1.80m	7'2" x 5'10"
Study	3.30m x 1.90m	10'9" x 6'3"
WC	1.80m x 1.10m	5'10" x 3'7"

## MANTHORPE CHASE

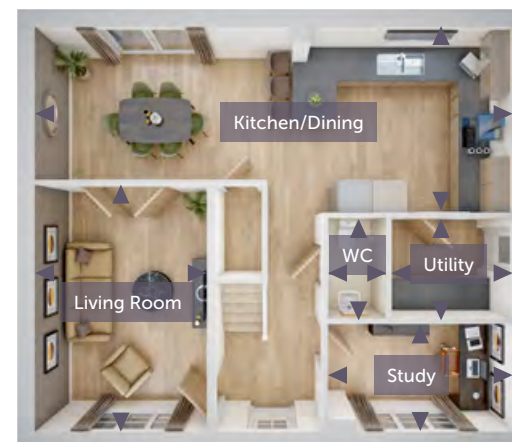
MANTHORPE



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE REDWOOD

**4 bedroom home**

Homes 109, 113, 117, 118,  
122, 124, 125, 144 & 158

  
ALLISON  
HOMES



MANTHORPE CHASE  
MANTHORPE



# THE REDWOOD

## 4 bedroom home

Homes 109, 113, 117, 118,  
122, 124, 125, 144 & 158

### FIRST FLOOR

Bedroom 1	5.10m x 3.30m	16'8" x 10'9"
En Suite	1.70m x 2.80m	5'6" x 9'2"
Bedroom 2	3.40m x 3.70m	11'1" x 12'1"
Bedroom 3	2.90m x 3.30m	9'6" x 10'9"
Bedroom 4	3.70m x 2.20m	12'1" x 7'2"
Bathroom	3.20m x 2.00m	10'5" x 6'6"

### GROUND FLOOR

Living Room	5.70m x 3.10m	18'8" x 10'2"
Kitchen/Dining	9.90m x 3.30m	32'5" x 10'9"
Utility	1.40m x 2.50m	4'7" x 8'2"
WC	1.40m x 1.80m	4'7" x 5'10"



FIRST FLOOR



GROUND FLOOR



# THE ROWAN

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4 bedroom home  
Home 110



ALLISON  
HOMES



MANTHORPE CHASE  
MANTHORPE

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# THE ROWAN

## 4 bedroom home Home 110

### FIRST FLOOR

Bedroom 1	2.80m x 3.00m	9'2" x 9'10"
En Suite	2.10m x 1.40m	6'10" x 4'7"
Bedroom 2	2.80m x 2.70m	9'2" x 8'10"
Bedroom 3	2.90m x 1.90m	9'6" x 6'2"
Bedroom 4	2.90m x 2.00m	9'6" x 6'6"
Bathroom	1.90m x 2.10m	6'2" x 6'10"

### GROUND FLOOR

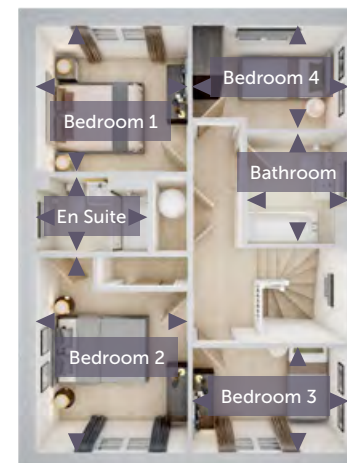
Living Room	3.10m x 4.90m	10'2" x 16'0"
Kitchen/Dining	5.90m x 4.00m	19'4" x 13'1"
WC	1.00m x 2.00m	3'3" x 6'6"

## MANTHORPE CHASE

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ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE WALNUT

4 bedroom home

Homes 98, 101, 114, 143 & 145



ALLISON  
HOMES



MANTHORPE CHASE

MANTHORPE



# THE WALNUT

## 4 bedroom home

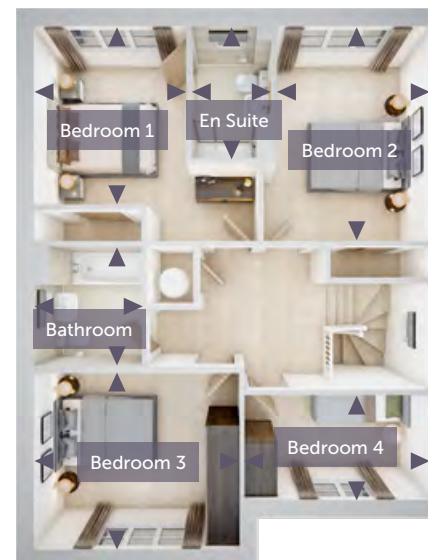
Homes 98, 101, 114, 143 & 145

### FIRST FLOOR

Bedroom 1	4.00m x 3.90m	13'1" x 12'9"
En Suite	1.40m x 2.40m	4'7" x 7'10"
Bedroom 2	2.70m x 3.90m	8'10" x 12'9"
Bedroom 3	3.70m x 3.20m	12'1" x 10'5"
Bedroom 4	3.30m x 1.90m	10'9" x 6'2"
Bathroom	1.90m x 2.10m	6'2" x 6'10"

### GROUND FLOOR

Living Room	3.70m x 5.40m	12'1" x 17'8"
Kitchen/Dining	7.20m x 3.90m	23'7" x 12'9"
Utility	2.00m x 1.60m	6'6" x 5'2"
WC	1.20m x 1.90m	3'11" x 6'2"



FIRST FLOOR



GROUND FLOOR



# THE ASH V1

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5 bedroom home  
Home 123



MANTHORPE CHASE  
MANTHORPE

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# THE ASH V1

## 5 bedroom home Home 123

### FIRST FLOOR

Bedroom 1	4.50m x 3.20m	14'9" x 10'5"
En Suite	2.50m x 1.80m	8'2" x 5'10"
Bedroom 2	3.80m x 2.70m	12'5" x 8'10"
En-Suite 2	2.60m x 2.40m	8'6" x 7'10"
Bedroom 3	3.60m x 2.60m	11'9" x 8'6"
Bedroom 4	3.80m x 2.60m	12'5" x 8'6"
Bedroom 5	2.70m x 2.60m	8'10" x 8'6"
Bathroom	2.60m x 2.10m	8'6" x 6'10"

### GROUND FLOOR

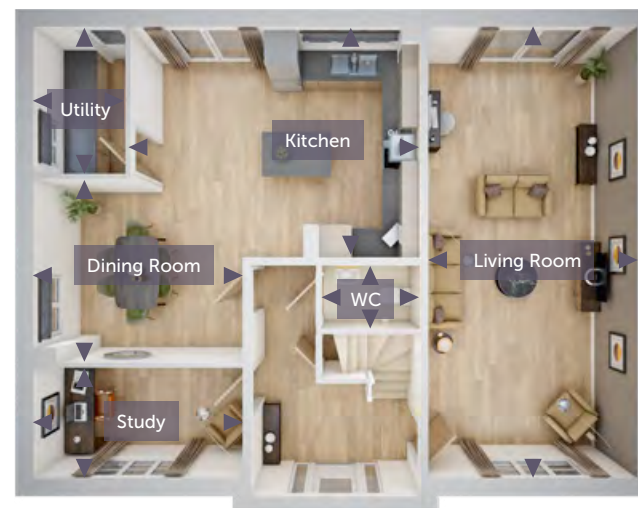
Living Room	8.20m x 3.80m	26'10" x 12'5"
Kitchen	5.20m x 4.20m	17'0" x 13'9"
Dining Room	3.80m x 3.30m	12'5" x 10'9"
Study	3.80m x 2.00m	12'5" x 6'6"
Utility	2.60m x 1.60m	8'6" x 5'2"
WC	1.80m x 1.10m	5'10" x 3'7"

## MANTHORPE CHASE

MANTHORPE



FIRST FLOOR



GROUND FLOOR

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# ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### GENERAL

Traditional construction	•	•	•	•
NHBC 10 year warranty	•	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•	•
Smooth ceilings throughout	•	•	•	•
Internal joinery painted white	•	•	•	•
Staircase handrails and newel caps in oak			•	•
Staircase handrails and newel caps in white	•	•		
Ironmongery	•	•	•	•
Wardrobes to Bedroom 1 (where applicable)	•	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•	•
500mm mineral wool insulation to roof space	•	•	•	•

### KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•	•
Soft close hinges to all cupboard doors	•	•	•	•
Choice of steel splashback from selected range*	•	•	•	•
Single bowl sink with mixer tap	•	•		
1.5 bowl sink with mixer tap (detached properties only)		•	•	•
Integrated stainless steel finish single oven	•	•		
Integrated stainless steel finish eye level double oven (detached properties only)		•	•	•
Integrated ceramic hob	•	•		
Integrated induction hob (detached properties only)		•	•	•
Stainless steel chimney hood	•	•		
Curved glass chimney hood (detached properties only)		•	•	•
Plumbing and removable unit for future installation of dishwasher (where applicable)	•	•		
Integrated dishwasher (detached properties only)		•	•	•
Space and plumbing for washing machine	•	•	•	•
Tumble dryer space (where applicable)	•	•	•	•

### CLOAKROOM

White sanitaryware	•	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•	•
Contemporary mixer tap	•	•	•	•

### BATHROOM

White sanitaryware	•	•	•	•
Contemporary mixer taps	•	•	•	•
Bath filler mixer	•	•	•	•
Bath shower filler mixer with shower riser rail (no En Suite)	•	•	•	•
White heated towel rail (where applicable)	•	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•	•
Full height tiling and screen to shower area (no En Suite)	•			

### EN SUITE

White sanitaryware	•	•	•	•
Contemporary mixer taps	•	•	•	•
White heated towel rail (where applicable)	•	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•	•
Full height tiling to shower area	•	•	•	•

### HEATING AND HOT WATER

Pre-finished Radiators	•	•	•	•
Thermostatic radiator valves to most radiators	•	•	•	•
Smart meters as standard	•	•	•	•



## INTERNAL FIXTURES AND FITTINGS

### ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES	5 BEDROOM HOMES
White LED downlighters to Kitchen	•	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•	•
Low energy lighting	•	•	•	•
All sockets to be white fittings	•	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•	•
Fibre internet for high speed connectivity	•	•	•	•

### FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•	•
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2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

## EXTERNAL FIXTURES AND FITTINGS

### GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•	•
Footpaths and driveways as per charter plan	•	•	•	•

### EXTERNAL DOORS

GRP external front door with chrome lever furniture <i>French GRP skin doors to rear/side</i>	•	•	•	•
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### GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•	•
Paths, patios and fencing to approved layout	•	•	•	•
External tap	•	•	•	•
Turfing to rear garden upgrade option available	•	•	•	•

### EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•	•

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

### 2 BEDROOM HOMES

The Camellia and The Plum Blossom

### 3 BEDROOM HOMES

The Dogwood, The Holly Special, The Laurel & The White Beam

### 4 BEDROOM HOMES

The Rowan, The Cottonwood, The Walnut & The Redwood

### 5 BEDROOM HOMES

The Ash V1

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.



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