

THE Quadrant



 ChestnutHomes

chestnuthomes.co.uk

HELLO

Jó napot Cześć Sveiki Hola Dobry den
Guten tag Živjo Salut Komentari
Përshëndetje Barev Dzez Olá
Or as we say in Lincolnshire...Ey up!



From the moment you step inside one of our homes, you'll discover sumptuous modern living which has been designed, crafted and built to high standards.

Having developed across Lincolnshire for the past 30 years, we enjoy an enviable reputation for not only building homes of superior quality but also creating attractive well-planned developments where new communities grow and flourish. Basically we build lovely homes in great settings.

The same care and attention is given to all the new homes across our stunning range. So whether you are taking your first steps onto the housing ladder, securing a home for your growing family, or looking to downsize we have a new home for you.

RELAX... they're Chestnut Homes

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We are very proud to be building in the historic village of Wyberton. All the new homes have been designed to reflect the semi-rural setting and include a palette of materials that are traditionally found in and around the area. The Quadrant will not only boast some 500 new homes, but also shopping facilities, restaurants, food outlets and a potential hotel. There is also a new community stadium for Boston United which will be built on the far side of the A16.

The historic and vibrant market town of Boston is less than a 15 minute drive away, so whether you are looking for an excellent school for the children, great shopping or a fantastic night out, all this can be found in this lovely market town.

So relax, they're Chestnut Homes!

We love building our new homes, and we hope you will love living in one.

A woman with long hair, wearing a white dress, stands in a field of tall, golden grass. She has her arms outstretched to the sides. The background is a bright sunset with a line of trees on the horizon. The overall mood is peaceful and serene.

WYBERTON

BOSTON



The perfect balance

OUR HOMES

The homes at The Quadrant offer the perfect balance between old and new. The architecture of the older part of the village has been reflected in the exteriors of the new homes but behind the traditional exteriors we have created great flexible living spaces. You can then use the space we have created to suit your needs, lifestyle and aspirations.

COMMUNITY

With a wide range of new homes and extensive facilities, The Quadrant will soon become a real community.

The layout of the development has been carefully planned to create a traditional style neighbourhood which includes extensive cycle ways, footpath links, and lovely areas of open space that all combine to create an attractive and safe place to live and work.

ENVIRONMENT

Being so close to the beautiful coast offers great opportunities for fantastic days out, but it can also raise concerns about potential flood risk. Don't worry, all the homes at The Quadrant have raised ground floor levels, which take into account the effects of future climate change. Some properties also have the benefit of flood resilient construction, which means that water should not enter your home even if it rises above floor level. So if you choose to move to The Quadrant, you can sleep soundly in the knowledge that your home is protected from day one.

We will be creating large areas of open space, which will be linked by attractive swales. The swales not only look great and add to the rural character of the development, but are also a key part of the sustainable drainage system where rainwater is cleaned as it moves through the site – so water leaving The Quadrant is cleaner than the rainwater falling on it – how cool is that!

THE QUADRANT



Driven by the need to provide a new home for Boston United and its fantastic community programme; the need for new homes; the desire to bring forward the first part of a distributor road network to help ease Boston's traffic issues, and our commitment to Boston and the surrounding villages, this development was conceived over many years.

The result is The Quadrant. The link from the A16 is in place; the first part of the distributor road has been laid, and we are now delighted to offer the first new homes for sale.

We are also delighted that planning applications have been submitted for the first of the commercial/leisure units on the development, and plans for the new Community Stadium are progressing well.

We are proud that our plans for this fantastic new development are now a reality.

STORY...

7





GREAT

East Midlands Airport
66 miles

Nottingham
55 miles

Lincoln
35 miles

Skegness
24 miles

Newark
37 miles

Sleaford
18 miles

Whether you need to travel for business or pleasure, Boston is well connected. Situated at the junction of the A16 & the A52, Boston offers easy access to the cities of Lincoln & Peterborough and if you fancy a stroll along the beach, then the seaside town of Skegness is just 30 minutes away by car.

LOCATION

Spalding
13 miles

Peterborough
31 miles

Leicester
31 miles

London
Via rail from Peterborough
(50 minutes)

For journeys further afield, there are a number of airports within easy reach, including Nottingham East Midlands, Humberside and Doncaster Robin Hood, with the international airports of Birmingham and Stansted also within reasonable driving distance.

A photograph of a classroom. In the foreground, a young boy with brown hair, wearing a white and blue striped shirt, is seen from behind, sitting at a desk and raising his right hand. Behind him, another child in a purple shirt is also raising their hand. The background features a large world map on the wall, with a hand pointing to a location in Asia. The word "LEARNING" is overlaid in a large, thin, black, sans-serif font across the center of the image.

LEARNING

NURSERIES

St George's Preparatory School & Little Dragons Nursery

126 London Road, Boston, PE21 7HB
www.saintgeorgesprep.co.uk
(approx. 1.3 miles)

Lilliput Day Nursery Boston

Resolution Close, Endeavour Park
Boston, Lincolnshire, PE21 7TT
www.lilliputdaynursery.org.uk
(approx. 3.5 miles)

PRIMARY SCHOOLS

Wyberton Primary School

Saundergate Lane, Boston, PE21 7BZ
www.gofederation.co.uk
(approx. 0.6 miles)

The Saint Thomas' Church of England Primary School

Wyberton Low Road, Boston, PE21 7RZ
www.gofederation.co.uk
(approx. 1.3 miles)

Boston Pioneers Free School Academy

Fydell Crescent, Boston, PE21 8SS
www.bostonpioneersacademy.net
(approx. 1.5 miles)

SECONDARY SCHOOLS

The Boston Grammar School

South End, Boston, PE21 6JY
www.bostongrammarschool.co.uk
(approx. 1.6 miles)

Haven High Academy

Marian Road, Boston, PE21 9HB
www.havenhighacademy.net
(approx. 2.7 miles)

Boston High School

Spilsby Road, Boston, PE21 9PF
www.bostonhighschool.co.uk
(approx. 2.9 miles)

FURTHER EDUCATION





















Boston College

Skirbeck Road, Boston, Lincolnshire, PE21 6JF
www.boston.ac.uk
(approx. 2.5 miles)

Boston United Sports College

The Jakemans Stadium, York Street, Boston, PE21 6JN
www.bostonunitedcf.co.uk/boston-united-sports-college
(approx. 2.0 miles)

DISCOVER

HOUSE TYPE	PAGE	PLOT NUMBERS
2 Bedroom Homes		
 The Nook	15	3, 16, 17, 18, 19, 32, 33, 75, 76, 77, 78, 79, 84, 85, 111, 112, 113
3 Bedroom Homes		
 The Franklin	16	3a
 The Ingram	17	93, 94, 97, 98, 137, 138, 139, 140, 144, 145
 The Ledbury	18	6, 10, 15, 82, 89, 115, 123, 133
 The Lodge	19	12, 83, 92, 122, 128, 136
 The Henley	22	1
 The Mulberry	23	142
 Millbrook House	24	4, 114, 117
 Highfield House	25	11, 14, 20, 80, 99, 124, 125
 The Holt	26	35, 36
 The Rest	27	34, 37, 116, 119, 134
 The Brambles	28	7, 110
4 Bedroom Homes		
 The Elms	29	87, 88
 Orchard House	30	95, 96, 129, 141, 143
 The Pheasantry	31	12a, 91, 118, 135
 The Rowan	32	9, 90, 131, 146
 The Willows	33	8
 The Bressingham	34	2, 5, 86, 130
5 Bedroom Homes		
 Croft House	35	81, 132
 Affordable Homes		A21 - A29, A30, A31, A38 - A74, A100 - A109, A120, A121, A126, A127



A young boy with curly brown hair, wearing a blue long-sleeved shirt, is focused on taping a large cardboard box with yellow packing tape. He is leaning over the box, which is resting on a surface. In the background, a man with a beard and short brown hair, wearing a dark jacket over a white shirt, stands smiling and watching the boy. The setting appears to be a bright, modern interior with large windows and a glass railing. The text "YOUR NEW HOME" is overlaid in a thin, grey, sans-serif font across the middle of the image.

YOUR NEW
HOME

The Nook

A 2 bedroom semi-detached/terrace home with parking space(s) or drive
Plots 3, 16, 17, 18, 19, 32, 33, 75, 76, 77, 78, 79, 84, 85, 111, 112, 113

PREMIUM RANGE 



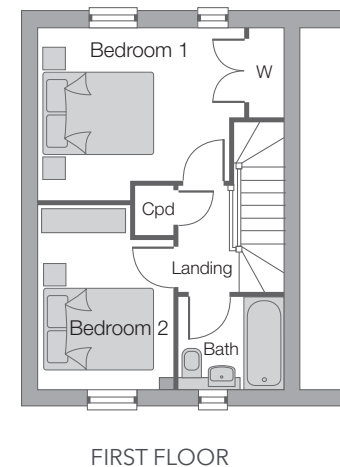
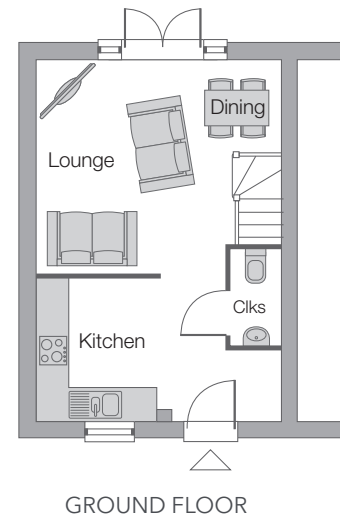
Plots 77, 78, 79

GROUND FLOOR

Kitchen	2.630m (max) x 4.517m (max)	8'7" (max) x 14'9" (max)
Lounge/Dining	4.542m (max) x 3.958m (max)	14'10" (max) x 12'11" (max)
Cloakroom	0.950m x 1.780m	3'1" x 5'10"

FIRST FLOOR

Bedroom 1	3.799m (max) x 3.191m (max)	12'5" (max) x 10'5" (max)
Bedroom 2	3.397m (max) x 2.489m (max)	11'1" (max) x 8'1" (max)
Bathroom	1.960m x 1.700m	6'5" x 5'6"



Plots 3, 16, 17, 18, 19, 32, 33, 75, 76, 84, 85, 111, 112, 113

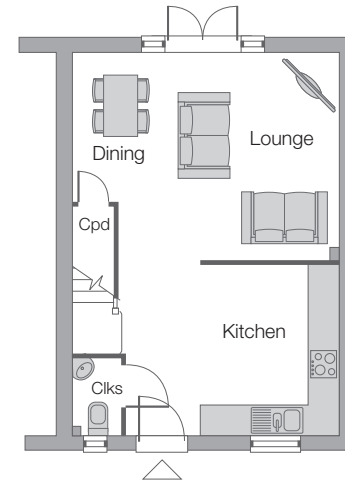
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The Franklin

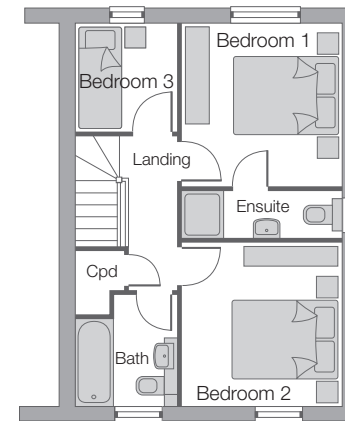
A 3 bedroom semi-detached/terrace home with parking spaces

Plot 3a

PREMIUM RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge/Dining	5.166m (max) x 4.037m	16'11" (max) x 13'3"
Kitchen	4.128m x 3.300m	13'7" x 10'10"
Cloakroom	1.495m x 0.945m	4'11" x 3'1"

FIRST FLOOR

Bedroom 1	3.172m x 3.092m	10'5" x 10'1"
Ensuite	3.092m x 0.900m	10'1" x 2'11"
Bedroom 2	3.092m x 3.172m	10'1" x 10'4"
Bedroom 3	2.110m x 1.981m	6'11" x 6'6"
Bathroom	2.162m (max) x 1.981m (max)	7'1" (max) x 6'6" (max)

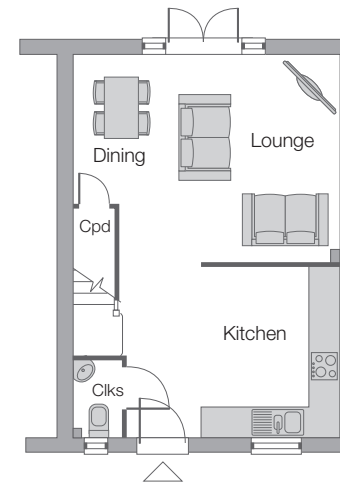
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The Ingram

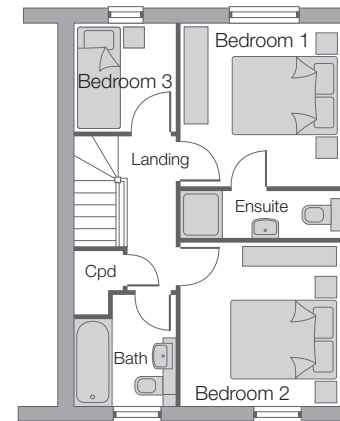
A 3 bedroom semi-detached home with parking spaces or drive

Plots 93, 94, 97, 98, 137, 138, 139, 140, 144, 145

PREMIUM RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge/Dining	5.166m (max) x 4.037m	16'11" (max) x 13'3"
Kitchen	4.128m x 3.300m	13'7" x 10'10"
Cloakroom	1.495m x 0.945m	4'11" x 3'1"

FIRST FLOOR

Bedroom 1	3.172m x 3.092m	10'5" x 10'1"
Ensuite	3.092m x 0.900m	10'1" x 2'11"
Bedroom 2	3.092m x 3.172m	10'1" x 10'4"
Bedroom 3	2.110m x 1.981m	6'11" x 6'6"
Bathroom	2.162m (max) x 1.981m (max)	7'1" (max) x 6'6" (max)

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The Ledbury

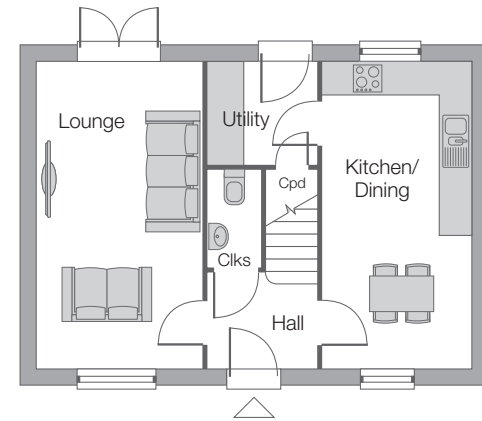
A 3 bedroom detached home with garage

Plots 6, 10, 15, 82, 89, 115, 123, 133

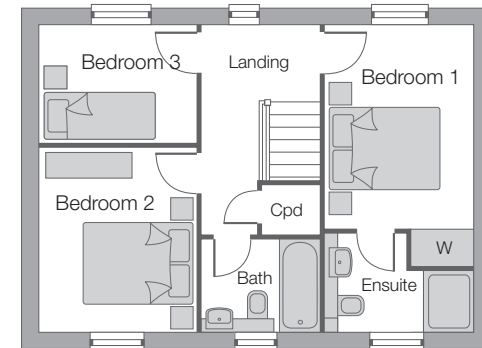
PREMIUM RANGE



Plots 6, 82, 89, 115, 123, 133



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.945m	5'11" x 3'1"

FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"



Plots 10, 15

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The Lodge

A 3 bedroom detached home with garage

Plots 12, 83, 92, 122, 128, 136

PREMIUM RANGE



Plots 83, 92, 128, 136

GROUND FLOOR

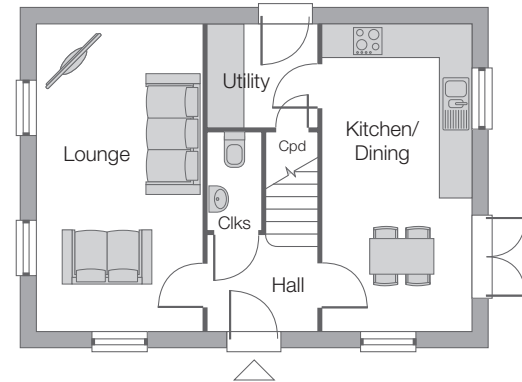
Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.945m	5'11" x 3'1"

FIRST FLOOR

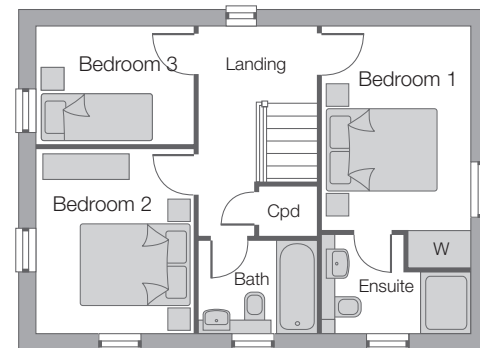
Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"



Plots 12, 122



GROUND FLOOR



FIRST FLOOR

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LIFE





STYLE

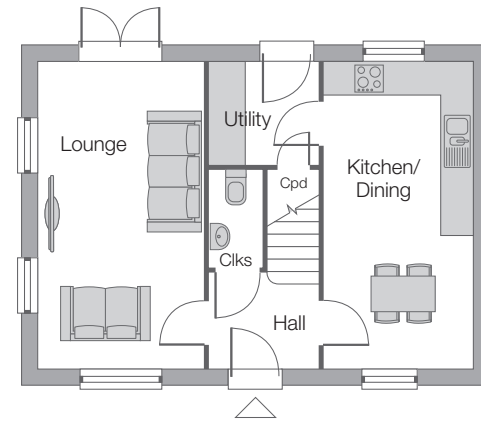


The Henley

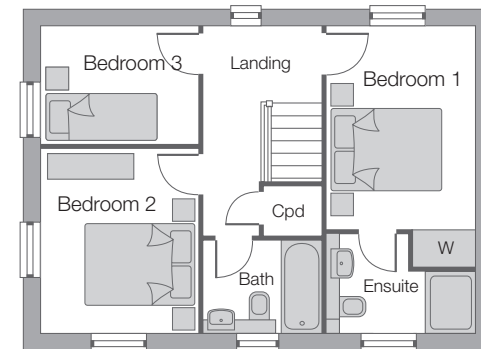
A 3 bedroom detached home with garage

Plot 1

PREMIUM RANGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.945m	5'11" x 3'1"

FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

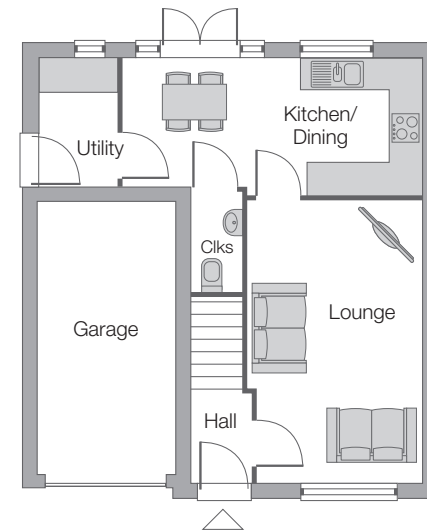
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The Mulberry

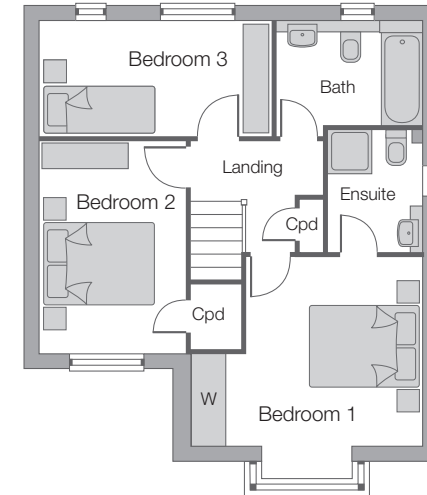
A 3 bedroom detached home with integral garage

Plot 142

PREMIUM PLUS RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	5.180m x 3.197m (max)	16'11" x 10'5" (max)
Kitchen/Dining	5.417m (max) x 2.540m (max)	17'9" (max) x 8'4" (max)
Utility	2.390m x 1.582m	7'10" x 5'2"
Cloakroom	1.789m x 0.900m	5'10" x 2'11"

FIRST FLOOR

Bedroom 1	4.280m (max) x 3.486m (max)	14'0" (max) x 11'5" (max)
Ensuite	2.255m x 1.753m	7'4" x 5'9"
Bedroom 2	3.921m x 2.722m	12'10" x 8'11"
Bedroom 3	4.278m x 2.151m	14'0" x 7'0"
Bathroom	2.722m (max) x 1.953m	8'11" (max) x 6'4"

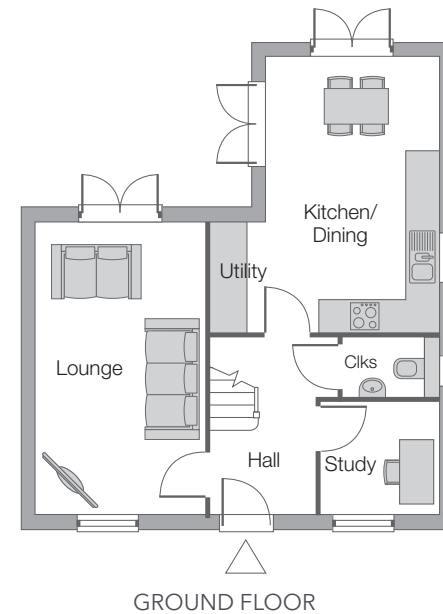
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Millbrook House

A 3 bedroom detached home with garage

Plots 4, 114, 117

PREMIUM PLUS RANGE

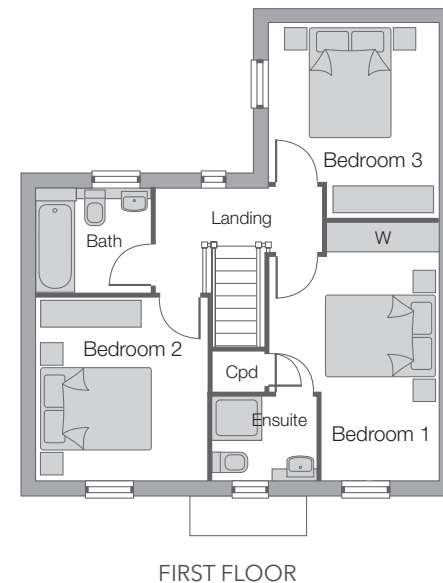


GROUND FLOOR

Kitchen/Dining	5.230m (max) x 4.190m (max)	17'1" (max) x 13'8" (max)
Lounge	5.350m x 3.100m	17'6" x 10'2"
Study	2.180m x 2.070m	7'1" x 6'9"
Cloakroom	1.800m x 0.950m	5'10" x 3'1"

FIRST FLOOR

Bedroom 1	4.750m (max) x 3.140m (max)	15'7" (max) x 10'3" (max)
Ensuite	1.920m x 1.520m	6'3" x 4'11"
Bedroom 2	3.380m x 3.160m	11'1" x 10'4"
Bedroom 3	3.600m (max) x 3.170m (max)	11'9" (max) x 10'4" (max)
Bathroom	2.100m x 1.900m	6'10" x 6'2"



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Highfield House

A 3 bedroom detached home with garage

Plots 11, 14, 20, 80, 99, 124, 125

PREMIUM PLUS RANGE 



Plots 11, 80, 99, 125

GROUND FLOOR

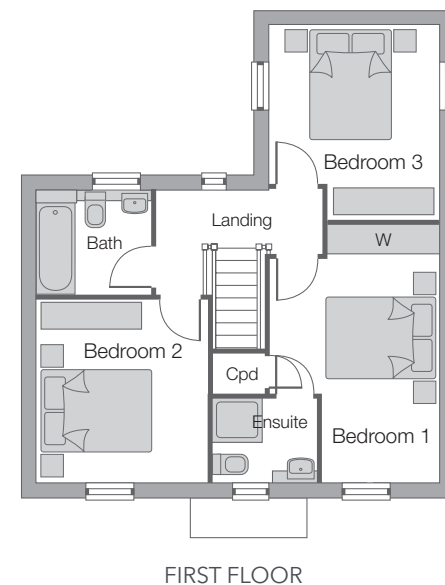
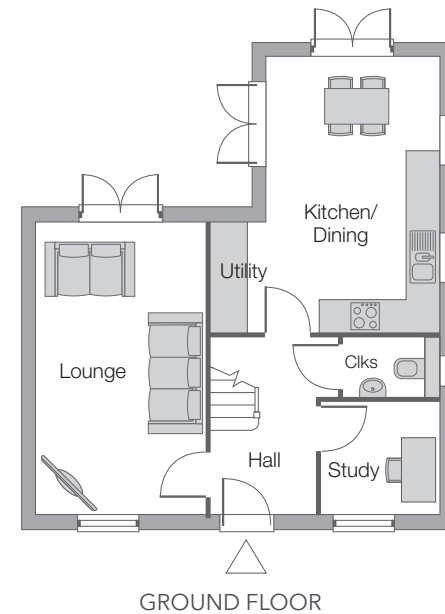
Kitchen/Dining	5.230m (max) x 4.190m (max)	17'1" (max) x 13'8" (max)
Lounge	5.350m x 3.100m	17'6" x 10'2"
Study	2.180m x 2.070m	7'1" x 6'9"
Cloakroom	1.800m x 0.950m	5'10" x 3'1"

FIRST FLOOR

Bedroom 1	4.750m (max) x 3.140m (max)	15'7" (max) x 10'3" (max)
Ensuite	1.920m x 1.520m	6'3" x 4'11"
Bedroom 2	3.380m x 3.160m	11'1" x 10'4"
Bedroom 3	3.600m (max) x 3.170m (max)	11'9" (max) x 10'4" (max)
Bathroom	2.100m x 1.900m	6'10" x 6'2"



Plots 14, 20, 124



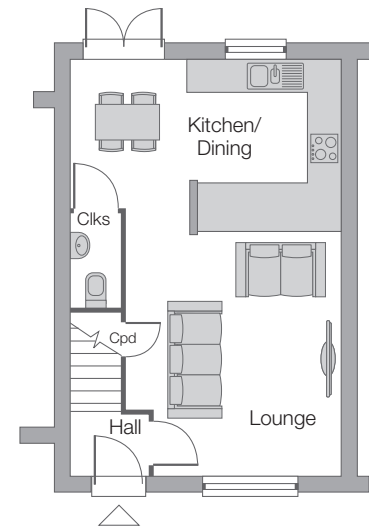
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The Holt

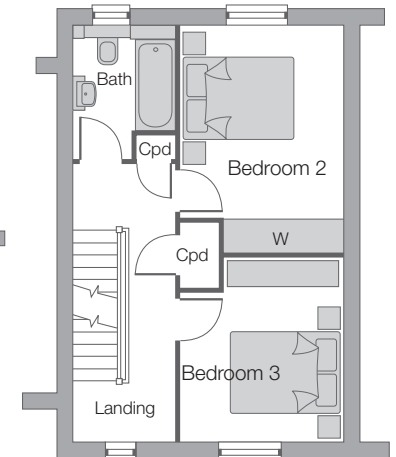
A 3 bedroom terraced home with parking space

Plots 35, 36

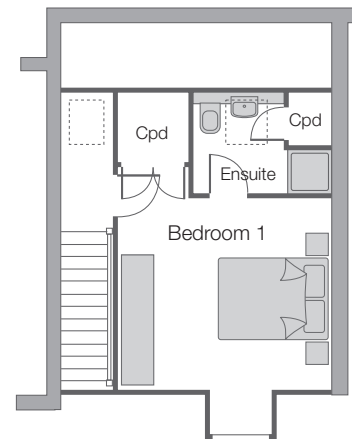
PREMIUM PLUS RANGE 



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/Dining/Lounge	4.971m (max) x 7.688m (max)	16'3" (max) x 25'2" (max)
Cloakroom	0.890m x 1.770m	2'11" x 5'9"

FIRST FLOOR

Bedroom 2	2.986m (max) x 4.198m (max)	9'9" (max) x 13'11" (max)
Bedroom 3	2.986m (max) x 3.393m (max)	9'9" (max) x 11'1" (max)
Bathroom	1.892m (max) x 2.467m (max)	6'2" (max) x 8'1" (max)

SECOND FLOOR

Bedroom 1	4.391m (max) x 3.942m (max)	14'4" (max) x 12'11" (max)
Ensuite	2.543m (max) x 1.870m (max)	8'4" (max) x 7'1" (max)

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The Rest

A 3 bedroom corner home with parking space or single garage

Plots 34, 37, 116, 119, 134

PREMIUM PLUS RANGE 



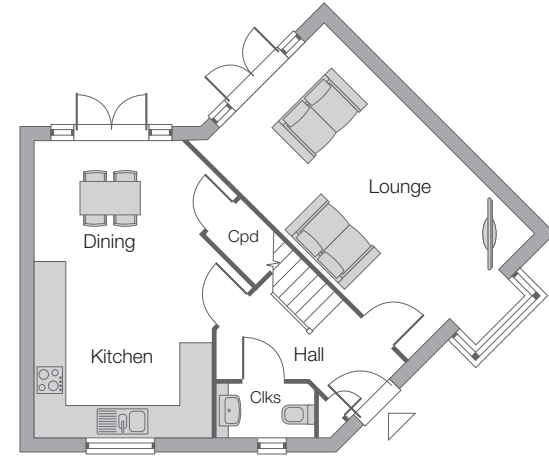
Plots 34, 37, 116, 119

GROUND FLOOR

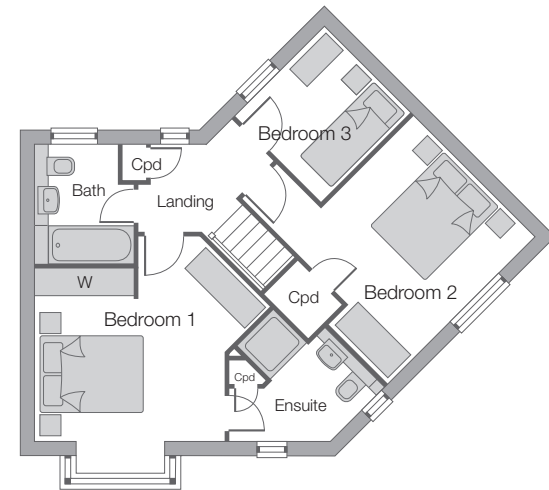
Lounge	6.640m inc. bay x 3.500m (max)	21'9" inc. bay x 11'5" (max)
Kitchen/Dining	5.856m x 3.193m (min)	19'2" x 10'5" (min)
Cloakroom	1.900m (max) x 1.045m (max)	6'2" (max) x 3'5" (max)

FIRST FLOOR

Bedroom 1	3.754m (min) x 3.413m (min)	12'3" (min) x 11'2" (min)
Ensuite	2.905m (max) x 2.615m (max)	9'6" (max) x 8'7" (max)
Bedroom 2	4.109m (max) x 3.362m (min)	13'5" (max) x 11'0" (min)
Bedroom 3	2.500m x 2.400m	8'2" x 7'10"
Bathroom	2.350m (max) x 1.950m (max)	7'8" (max) x 6'4" (max)



GROUND FLOOR



FIRST FLOOR



Plot 134

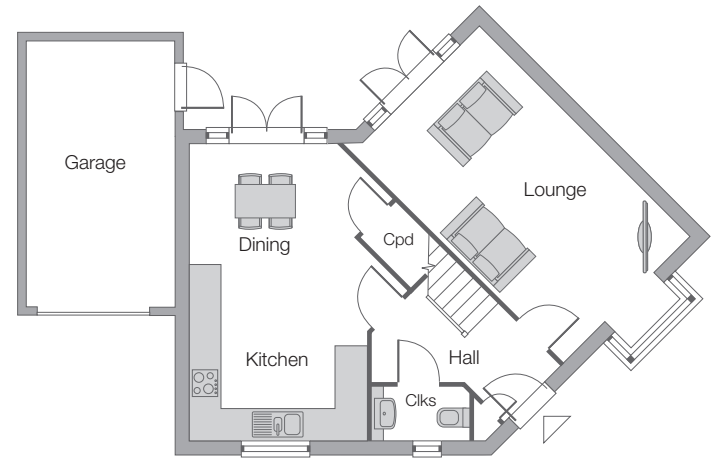
Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

The Brambles

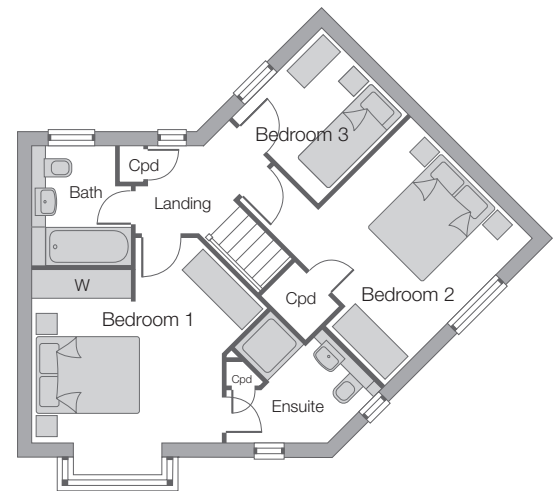
A 3 bedroom corner home with single garage

Plots 7, 110

PREMIUM PLUS RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	6.640m inc. bay x 3.500m (max)	21'9" inc. bay x 11'5" (max)
Kitchen/Dining	5.856m x 3.193m (min)	19'2" x 10'5" (min)
Cloakroom	1.900m (max) x 1.045m (max)	6'2" (max) x 3'5" (max)

FIRST FLOOR

Bedroom 1	3.754m (min) x 3.413m (min)	12'3" (min) x 11'2" (min)
Ensuite	2.905m (max) x 2.615m (max)	9'6" (max) x 8'7" (max)
Bedroom 2	4.109m (max) x 3.362m (min)	13'5" (max) x 11'0" (min)
Bedroom 3	2.500m x 2.400m	8'2" x 7'10"
Bathroom	2.350m (max) x 1.950m (max)	7'8" (max) x 6'4" (max)

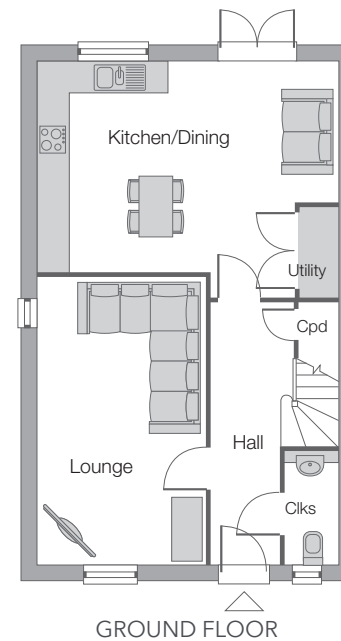
Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

The Elms

A 4 bedroom detached home with garage

Plot 87, 88

PREMIUM PLUS RANGE 

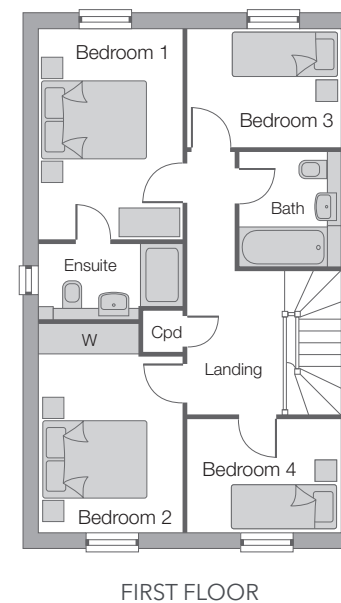


GROUND FLOOR

Lounge	5.550m x 3.250m	18'2" x 10'8"
Kitchen/Dining	5.855m (max) x 4.552m (max)	19'2" (max) x 14'11" (max)
Cloakroom	2.200m (max) x 1.045m (max)	7'2" (max) x 3'5" (max)

FIRST FLOOR

Bedroom 1	4.100m x 2.769m	13'5" x 9'1"
Ensuite	2.769m x 1.450m (max)	9'1" x 4'9" (max)
Bedroom 2	4.057m (max) x 2.769m (max)	13'3" (max) x 9'1" (max)
Bedroom 3	2.993m x 2.281m	9'9" x 7'5"
Bedroom 4	2.993m x 2.200m	9'9" x 7'2"
Bathroom	2.245m (max) x 1.950m (max)	7'4" (max) x 6'4" (max)



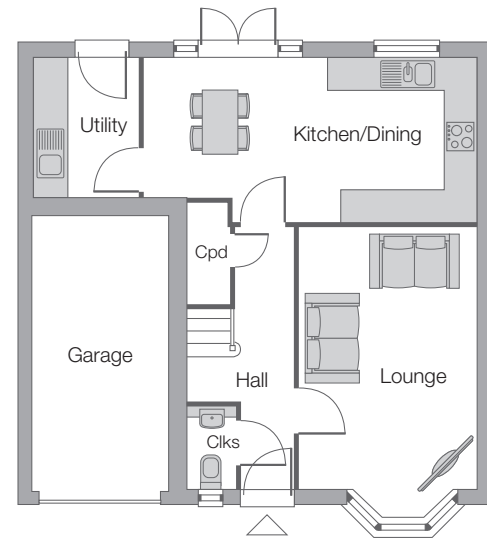
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Orchard House

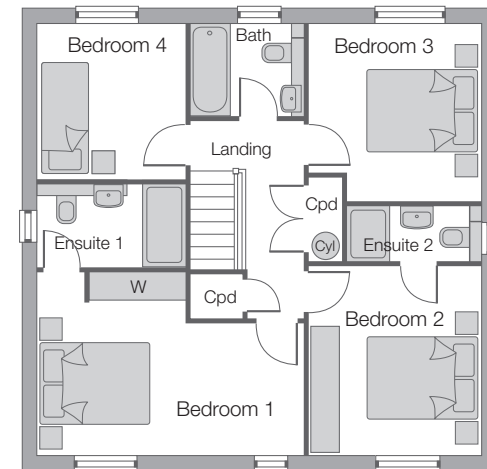
A 4 bedroom detached home with integrated garage

Plots 95, 96, 129, 141, 143

PREMIUM PLUS RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	5.647m inc. bay x 3.324m	18'6" inc. bay x 10'10"
Kitchen/Dining	6.170m (max) x 3.070m (max)	20'2" (max) x 10'0" (max)
Utility	2.593m x 1.955m	8'6" x 6'4"
Cloakroom	1.556m x 0.916m	5'1" x 3'0"

FIRST FLOOR

Bedroom 1	4.926m (max) x 3.462m (max)	16'1" (max) x 11'4" (max)
Ensuite 1	2.735m x 1.500m	8'11" x 4'11"
Bedroom 2	3.497m x 3.199m	11'5" x 10'6"
Ensuite 2	3.199m (max) x 1.000m (max)	10'5" (max) x 3'3" (max)
Bedroom 3	3.309m (max) x 3.199m (max)	10'10" (max) x 10'5" (max)
Bedroom 4	2.844m x 2.735m	9'3" x 8'11"
Bathroom	2.097m x 1.700m	6'10" x 5'6"

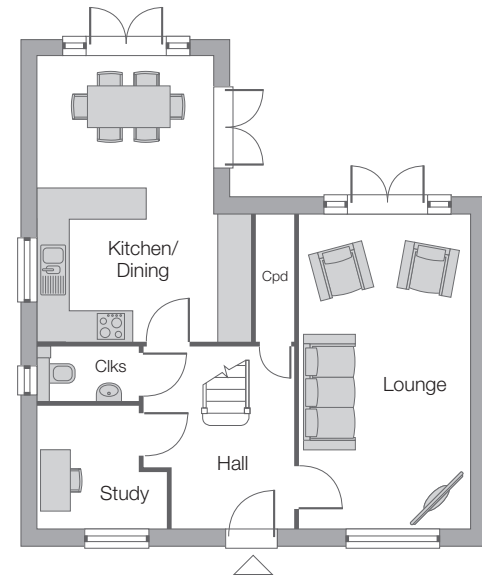
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The Pheasantry

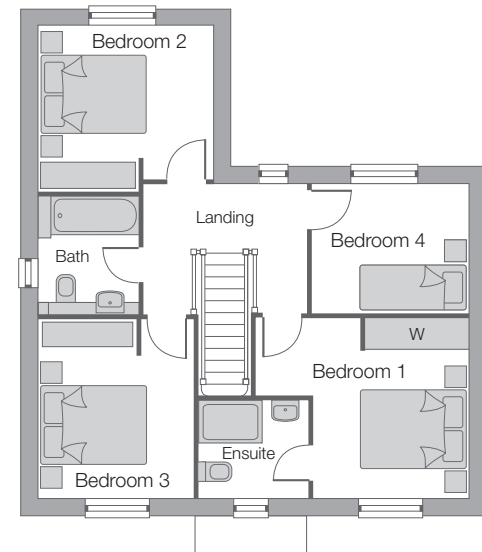
A 4 bedroom detached home with garage

Plots 12a, 91, 118, 135

PREMIUM PLUS RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	6.080m x 3.324m	19'11" x 10'10"
Kitchen/Dining	5.520m x 4.166m (max)	18'1" x 13'6" (max)
Study	2.480m (max) x 2.382m	8'1" (max) x 7'9"
Cloakroom	1.950m x 1.050m	6'4" x 3'5"

FIRST FLOOR

Bedroom 1	3.468m (max) x 3.011m	11'4" (max) x 9'10"
Ensuite	2.118m x 1.900m	6'11" x 6'2"
Bedroom 2	3.380m x 3.181m (max)	11'1" x 10'5" (max)
Bedroom 3	4.136m (max) x 3.484m (max)	13'6" (max) x 11'5" (max)
Bedroom 4	3.036m (max) x 2.494m (max)	9'11" (max) x 8'2" (max)
Bathroom	2.274m (max) x 1.947m (max)	7'5" (max) x 6'4" (max)

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

The Rowan

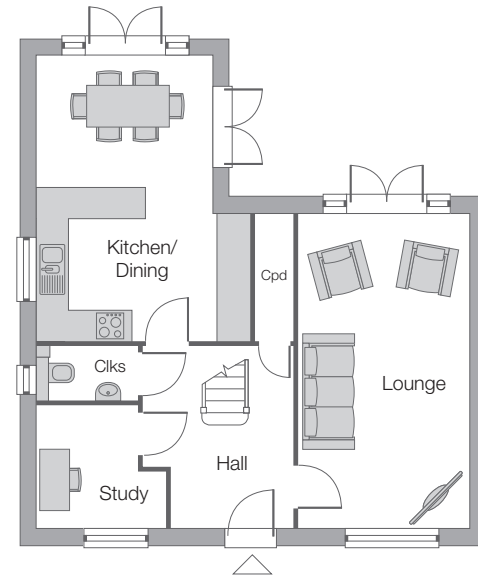
A 4 bedroom detached home with garage

Plots 9, 90, 131, 146

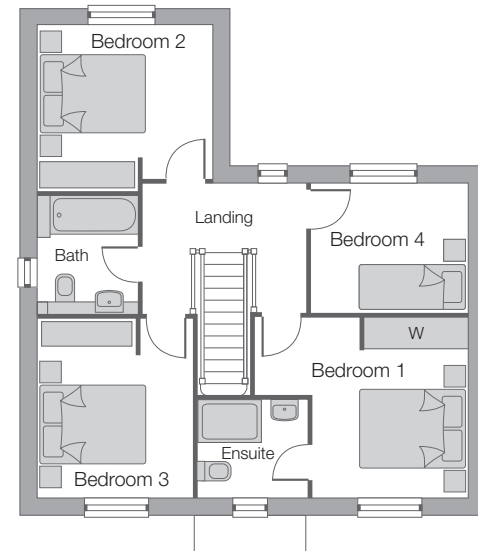
PREMIUM PLUS RANGE



32



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	6.080m x 3.324m	19'11" x 10'10"
Kitchen/Dining	5.520m x 4.166m (max)	18'1" x 13'6" (max)
Study	2.480m (max) x 2.382m	8'1" (max) x 7'9"
Cloakroom	1.950m x 1.050m	6'4" x 3'5"

FIRST FLOOR

Bedroom 1	3.468m (max) x 3.011m	11'4" (max) x 9'10"
Ensuite	2.118m x 1.900m	6'11" x 6'2"
Bedroom 2	3.380m x 3.181m (max)	11'1" x 10'5" (max)
Bedroom 3	4.136m (max) x 3.484m (max)	13'6" (max) x 11'5" (max)
Bedroom 4	3.036m (max) x 2.494m (max)	9'11" (max) x 8'2" (max)
Bathroom	2.274m (max) x 1.947m (max)	7'5" (max) x 6'4" (max)

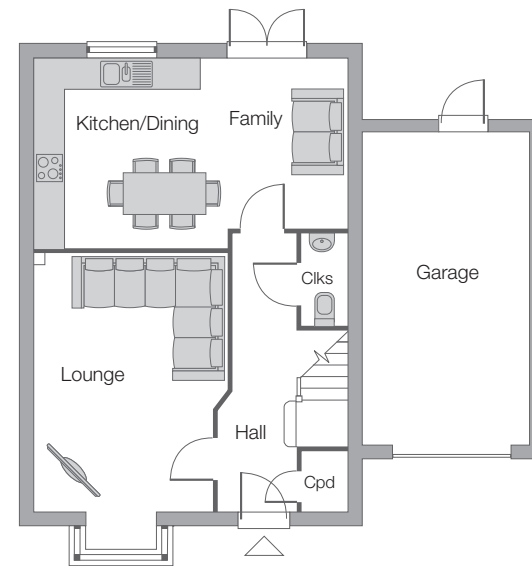
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The Willows

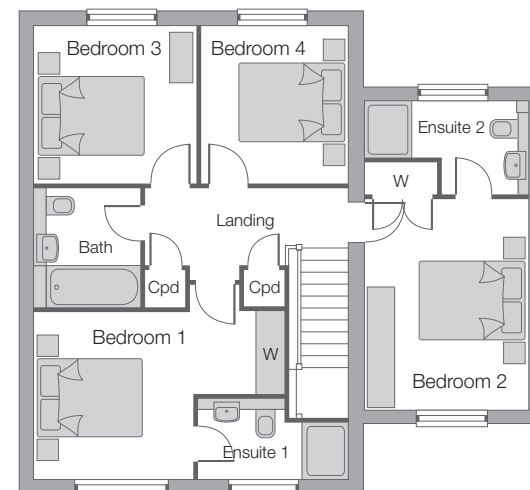
A 4 bedroom detached home with integrated garage

Plot 8

PLATINUM RANGE 



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	5.778m inc. bay x 3.732m (max)	18'11" inc. bay x 12'2" (max)
Kitchen/Dining	6.080m (max) x 3.630 (max)	19'11" (max) x 11'10" (max)
Cloakroom	1.715m x 0.915m	5'7" x 3'0"

FIRST FLOOR

Bedroom 1	4.832m (max) x 3.244m (max)	15'10" (max) x 10'7" (max)
Ensuite 1	2.893m (max) x 1.568m (max)	9'5" (max) x 5'1" (max)
Bedroom 2	4.098m x 3.316m	13'5" x 10'10"
Ensuite 2	3.316m (max) x 1.816m (max)	10'10" (max) x 5'11" (max)
Bedroom 3	3.144m x 3.055m	10'3" x 10'0"
Bedroom 4	3.055m x 2.844m	10'0" x 9'4"
Bathroom	2.295m x 2.050m	7'6" x 6'8"

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The Bressingham

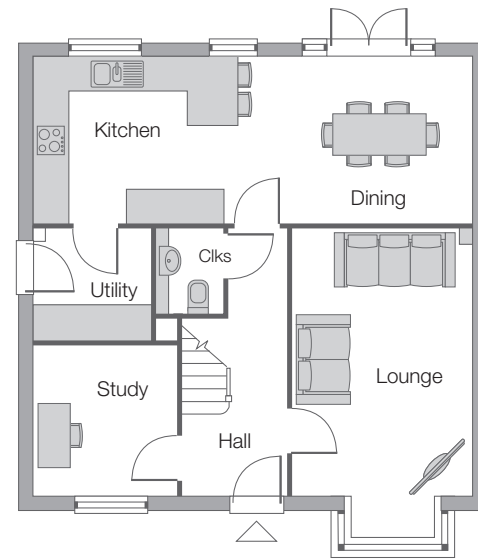
A 4 bedroom detached home with single or double garage

Plots 2, 5, 86, 130

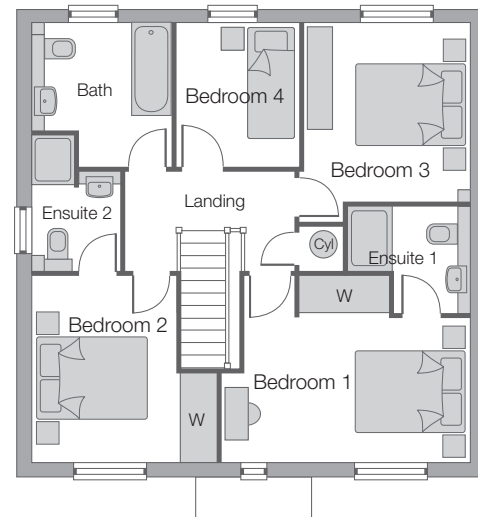
PLATINUM RANGE



34



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	8.105m x 3.090m	26'7" x 9'1"
Lounge	5.703m inc. bay x 3.275m	18'8" inc. bay x 10'8"
Utility	2.182m x 2.015m	7'1" x 6'7"
Study	2.792m x 2.664m	9'1" x 8'8"
Cloakroom	1.548m x 1.241m	5'0" x 4'0"

FIRST FLOOR

Bedroom 1	4.598m (max) x 3.429m (max)	15'1" (max) x 11'3" (max)
Ensuite 1	2.246m (max) x 1.951m (max)	7'4" (max) x 6'4" (max)
Bedroom 2	3.455m (max) x 3.414m (max)	11'4" (max) x 11'2" (max)
Ensuite 2	2.511m (max) x 1.632m (max)	8'2" (max) x 5'4" (max)
Bedroom 3	3.290m (max) x 3.069m (max)	10'9" (max) x 10'0" (max)
Bedroom 4	2.638m (max) x 2.275m (max)	8'7" (max) x 7'5" (max)
Bathroom	2.638m (max) x 2.575m (max)	8'7" (max) x 8'5" (max)

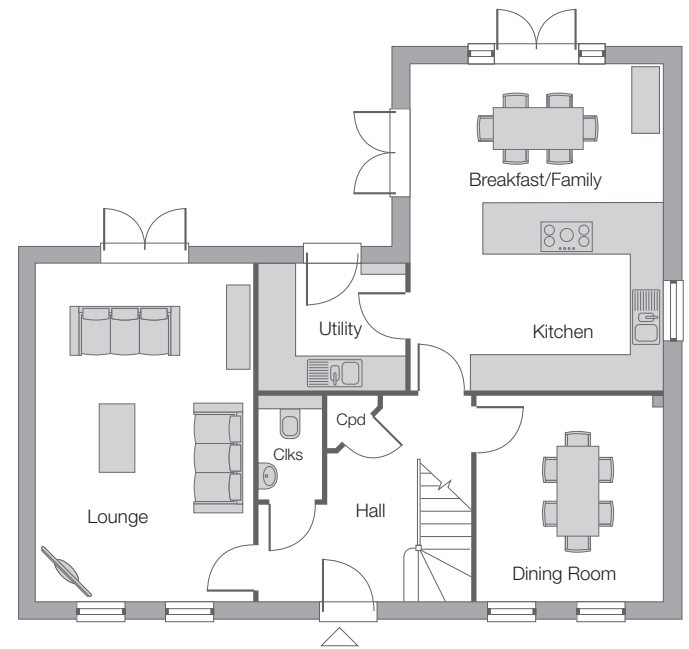
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Croft House

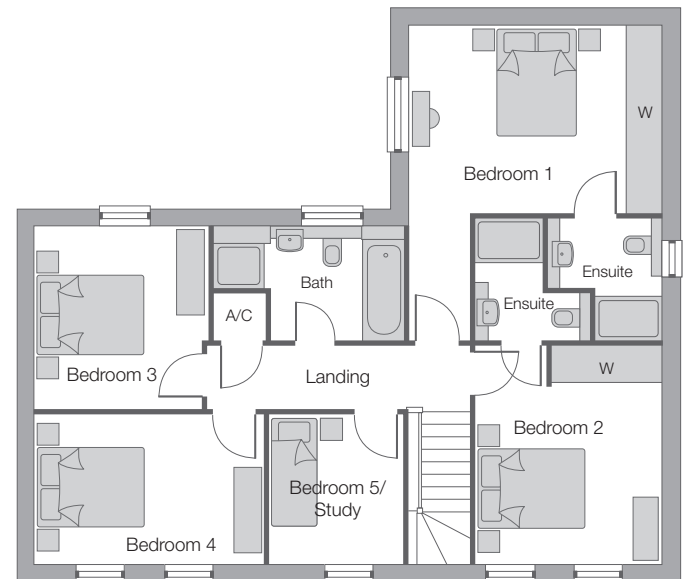
A 5 bedroom detached home with double garage

Plots 81, 132

PLATINUM RANGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Breakfast	5.844m x 4.544m	19'2" x 14'11"
Utility	2.554m x 2.244m	8'4" x 7'4"
Lounge	6.007m x 3.846m	19'8" x 12'7"
Dining	3.648m x 3.317m	11'11" x 10'10"
Cloakroom	1.820m x 1.039m	5'11" x 3'4"

FIRST FLOOR

Bedroom 1	4.544m (max) x 3.365m (max)	14'11" (max) x 11'0" (max)
Ensuite 1	2.182m (max) x 2.024m (max)	7'1" (max) x 6'7" (max)
Bedroom 2	3.873m x 3.317m	12'8" x 12'10"
Ensuite 2	2.182m (max) x 2.024m (max)	7'1" (max) x 6'7" (max)
Bedroom 3	3.232m x 3.077m (max)	10'7" x 10'1" (max)
Bedroom 4	3.987m x 2.681m	15'0" x 8'9"
Bedroom 5/Study	2.681m x 2.517m	8'9" x 8'3"
Bathroom	3.375m (max) x 2.040m (max)	13'0" (max) x 6'8" (max)

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STYLE





Beautifully designed

We have used all our years of experience to create your new home at The Quadrant.

Our designers are pretty obsessed with detail, and it shows in every new home that we build. We like creating stunning kitchens where you will not only love to cook, but also socialise by taking advantage of the great open plan layouts.

We also love adding lots of beautiful fitted bathroom furniture to hide away any clutter, leaving sleek clean bathrooms, ensuites and cloakrooms that will be the envy of your friends.

Our friendly staff are on hand to help you choose the finishes that will complete your dream home (in fact it's probably the favourite part of their job!).

Whether you prefer country classic styling or the contemporary look, we have the designs to suit your individual taste, and our range of contemporary square edge worktops complete the look – giving you your dream kitchen.

What others call “extras” – we love fitting as standard.

We offer three level of specification based on the floor area of your new home:

PREMIUM RANGE 🌟

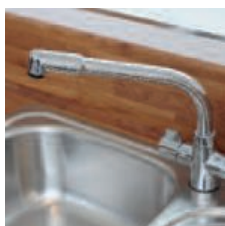
PREMIUM PLUS RANGE 🌟

PLATINUM RANGE 🌟

The level of specification is shown on each brochure page, just under the house name.

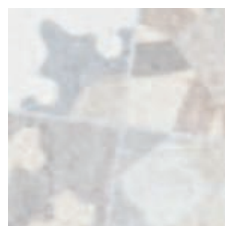
A photograph of a shower stall. The wall is covered in large, square tiles with a decorative, patterned design in shades of beige, grey, and white. A large, circular rain showerhead is mounted on the wall, and a handheld showerhead is also visible. The word "SUBSTANCE" is overlaid in the center of the image in a large, black, sans-serif font.

SUBSTANCE



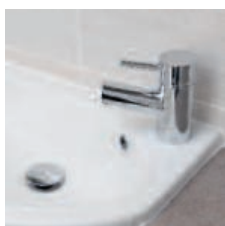
KITCHENS

The kitchen is at the heart of the home, so we take special care to make sure it works as good as it looks. Choose from contemporary or traditional styled cabinet doors, and all our kitchens feature the latest square edge worktops. Sleek stainless steel built-in appliances complete your beautiful kitchen.



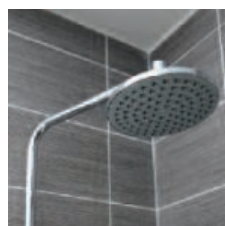
TILING

Porcelanosa wall tiles sourced from Spain complete our bathrooms, ensuites and cloakrooms. We have a stunning range to choose from, so whether you are looking for crisp white or a bit of texture and colour we have the tiles suit your taste. Some of our homes also have beautiful tiled floors, ask one of our staff for full details.



BATHROOMS

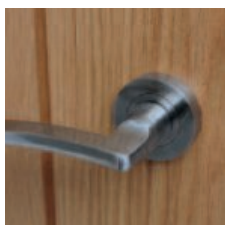
We spend lots of time perfecting our bathrooms so you can enjoy that long soak in the sleek white Pura bath which you will find snuggled perfectly next to the Roper Rhodes fitted bathroom furniture. Showering is provided by thermostatic Aqualisa showers. So if a long soak in the bath is not your thing, hop in the shower for an invigorating blast, and then dry your towels on the shiny chrome towel rails that are fitted to many of our homes.



KEEPING YOU WARM

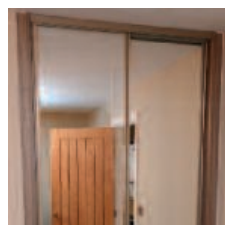
We fit really high levels of insulations in the loft, walls and floor of your lovely new home. This not only keeps you and your loved ones nice and cosy, but will also help to keep those fuel bills as low as possible.

Quality fixtures and fittings



SECURITY & SAFETY

Security comes first with multi-point locks to all external doors, so you can feel safe in your new home. Mains wired smoke detectors ensure that you can sleep safe in the knowledge that your home is being monitored. UPVC windows help with security, and are of course low maintenance leaving you free to enjoy your new home and your leisure time.



BUILT-IN WARDROBES & STORAGE

Most of our new home benefit from at least one stunning built in wardrobe, which you can style to suit your taste and decor. Where possible we have also provided cupboards for extra storage (you can never have enough, and we all need somewhere to store the Christmas tree!). Our friendly staff can give you full details-just ask!



CONNECTED

All homes at The Quadrant can benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so you just have to sign up with a provider to get connected. Beautiful contemporary chrome switches and sockets are provided in key areas of your new home, and we even include USB sockets to make charging your phone or iPad (other brands are available!) as easy as possible.



PEACE OF MIND

We are very proud of our 'A Rating' with the NHBC (the highest you can get), which means you can buy from us with confidence. The NHBC Warranty lasts for 10 years. Pretty much everything in the first two years is covered apart from wear and tear, and the following 8 years ensures that all the main structural parts of your home are covered to give complete peace of mind. You will be provided with full details of the Warranty.

Well over 95% of purchasers responding to our questionnaires say they would buy from us again, so we must be doing something right!



THE Quadrant

Field Drive, Wyberton, Boston PE21 7NG

You will find The Quadrant on just off the A16 less than 2 miles south of Boston town centre.

Contact our Marketing Suite on 01205 337144
Or email sales@chestnuthomes.co.uk

You will find The Quadrant @ PE21 7TD



Chestnut Homes Ltd
The Old School, Wragby Road, Langworth, Lincoln LN3 5BJ
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Find us on

