



# THE ORCHARDS

CORBY GLEN

A COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



ALLISON  
HOMES





# ALL ABOUT ENJOYING A RARE QUALITY OF LIFE

LIFE BEGINS AT THE ORCHARDS



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A collection of homes carefully designed for modern living. With an architectural style and materials that complement their setting beautifully, The Orchards offers an exceptional opportunity to live in Corby Glen.

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Set in Corby Glen, Lincolnshire, and offering a choice of two, three and four bedroom homes, whether this is your first home, one for a future or growing family or you are looking to downsize, The Orchards is the perfect choice. You will find a home that offers light filled, energy-efficient living space, and one defined by our signature craftsmanship, attention to detail, and high specification. The village with its 15th century wall paintings in the parish church, medieval market cross, and warm sandstone cottages has deep roots. Today it still celebrates popular traditions like the annual sheep fair and festivities, and has also become a highly desirable place to live, combining a tranquil setting framed by wooded countryside, fields and open skies with excellent travel connections.







# ALL ABOUT WELL-ROUNDED VILLAGE LIVING

With its strong sense of community and surroundings of wonderful green spaces, Corby Glen offers an enviable lifestyle in a thriving village.

Corby Glen's amenities include a convenience store and two GP practices, as well as The Woodhouse Arms and 18th-century Fighting Cocks Inn where you can dine inside, alfresco or in front of open fires. The March Hare Tea Rooms serves breakfast, lunch, and afternoon tea, while Lily's Lavender Hut is both a shop and community hub, offering activities like cookery lessons. Berry's Farm Shop is in the nearby Conservation Area village Burton-le-Coggles, while nearby Bourne offers a Tesco Superstore, Sainsbury's and M&S Food Hall.

Within the village families will find a preschool, Corby Glen primary with Kids Club, and the Charles Read Academy for 11-16s. Bourne's Leisure Centre has superb facilities and hosts school-holiday camps, while Bourne's outdoor, heated swimming pool opens May to September.

Grimsthorpe Castle Park is the perfect backdrop to enjoy the Grimsthorpe Gallop 5K to half-marathon runs, while Easton Walled Gardens is renowned for its snowdrop season, spring-blossoms and 'sweetpea summers'. You can also explore Bourne Wood's wonderful ancient woodland on foot, or bike along pathways and traffic-free family-friendly forest road.

There is an excellent train network from nearby Grantham and Peterborough with trains to London, the North East and Scotland.



THE WOODHOUSE ARMS  
1.2 MILES



GRIMSTHORPE CASTLE PARK & GARDENS  
3.9 MILES



BOURNE WOODS  
6.5 MILES



STAMFORD  
12.3 MILES





# ALL ABOUT TOWN AND CITY LIFE, RICH IN POSSIBILITIES

Bustling, atmospheric market towns, historic cities with iconic cathedral skylines, and vibrant modern city centres – at The Orchards you can make the most of it all from shopping to dining and entertainment.

The market town of Bourne has historic charm and museums to explore its heritage, with independent stores to browse, and a wide choice of restaurants and welcoming hostels. Thursdays and Saturdays are market days, while summer is perfect for sitting out on a café terrace or shopping amongst the colour and scents of the hanging basket displays. Grantham holds a Saturday market and monthly farmers' markets selling fine Lincolnshire produce, with its Savoy Cinema showing latest releases, hosting Kids' Club and Silverscreen clubs, and screening live performances from the National Theatre, Royal Shakespeare Company, and Branagh Theatre. Enjoy diverse city life too, from shopping at Peterborough's Queensgate Shopping Centre and West End shows at the New Theatre, to Lincoln itself, where you can amble around Cornhill Quarter and the cobbled Cathedral Quarter for shopping, dining, or stay on for a performance at the Theatre Royal.



- 1. Grantham Farmers' Market
- 2. Peterborough Queensgate Shopping Centre
- 3. Bourne
- 4. Grantham Savoy Cinema



“Bustling, atmospheric market towns, historic cities with iconic cathedral skylines, and vibrant modern city centres”





# SITE PLAN

The Plum  
Homes 50 & 51



The Fern  
Homes 8, 9, 40, 41, 61 & 62



The Holly  
Homes 2, 31, 38 & 65



The Apple  
Home 37



The Crab Apple  
Homes 52, 53, 55, 56 & 57



The Eucalyptus  
Homes 5, 6, 7, 19, 20, 32 & 33



The Walnut  
Homes 3, 4, 34, 39, 42 & 43



The Mulberry  
Homes 1, 10, 11, 12, 54, 63, 64 & 66



The Cyprus  
Homes 35, 36, 44, 45, 58, 59 & 60



- BCP Bin Collection Point
- LAP Local area of Play
- POS Public Open Space
- SUDS Sustainable Drainage System
- Shared
- Rented

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.



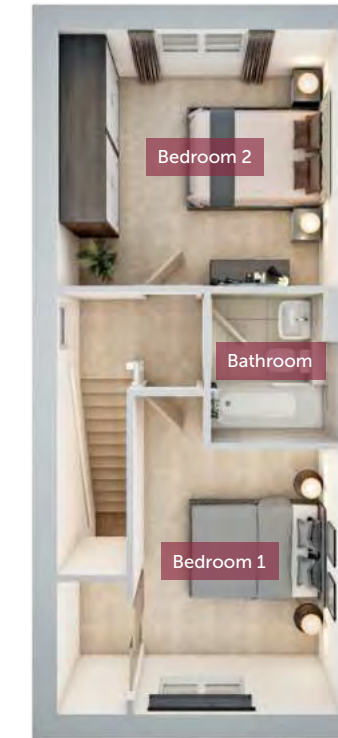


# THE PLUM

## HOMES 50 & 51

Two bedroom home

The semi-detached Plum combines the charm of cottage style living with contemporary flair, from the separate lounge to the kitchen/dining room opening up to the rear garden, completed by a ground floor cloakroom. Upstairs are two generous double bedrooms and a bathroom.



FIRST FLOOR

<b>Bedroom 1</b>	3350mm x 3150mm	11'0" x 10'3"
<b>Bedroom 2</b>	3460mm x 2710mm	11'3" x 8'9"
<b>Bathroom</b>	1970mm x 1700mm	6'5" x 5'6"



GROUND FLOOR

<b>Lounge</b>	4460mm x 3710mm	14'6" x 12'2"
<b>Kitchen/Dining</b>	3710mm x 3050mm	12'2" x 10'0"
<b>Utility</b>	1270mm x 1140mm	4'2" x 3'7"
<b>WC</b>	1576mm x 1275mm	5'2" x 4'2"

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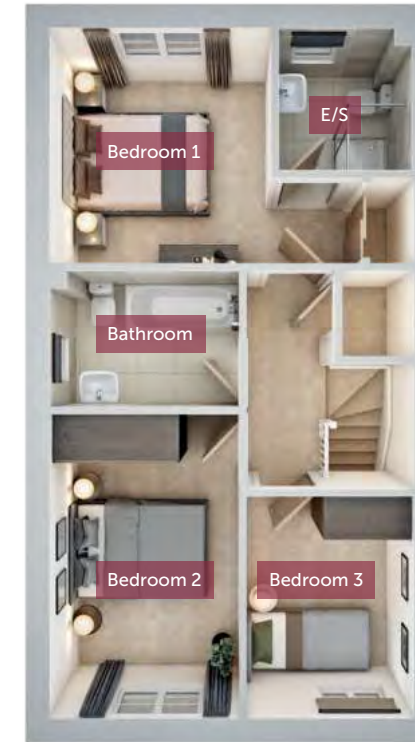


# THE FERN

## HOMES 8, 9, 40, 41, 61 & 62

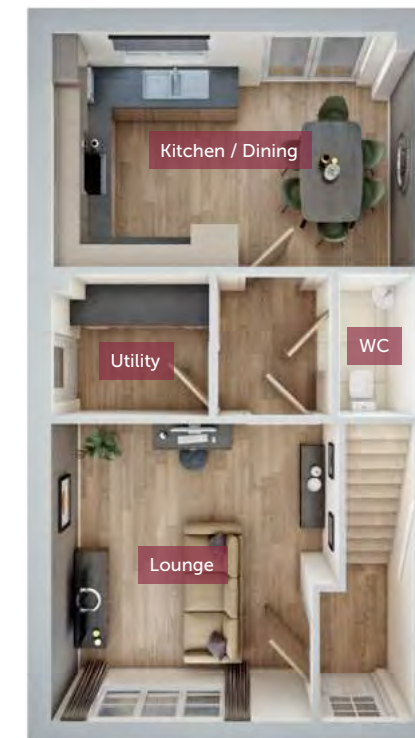
Three bedroom home

The semi-detached Fern combines the charm of cottage style living with contemporary flair, from the welcoming canopied porch to the separate lounge and kitchen/dining room opening out to the rear garden, complemented by a ground floor cloakroom. Upstairs are two double bedrooms, a single bedroom and a bathroom. Bedroom 1 benefits from fitted wardrobes and an en suite.



<b>Bedroom 1</b>	4090mm x 3070mm	13'4" x 10'1"
<b>En suite</b>	1860mm x 1770mm	6'1" x 5'8"
<b>Bedroom 2</b>	3970mm x 2480mm	13'0" x 8'1"
<b>Bedroom 3</b>	2960mm x 2190mm	9'7" x 7'2"
<b>Bathroom</b>	2480mm x 1800mm	8'1" x 5'9"

FIRST FLOOR



<b>Lounge</b>	3900mm x 3760mm	12'8" x 12'3"
<b>Kitchen / Dining</b>	4760mm x 3760mm	15'6" x 12'3"
<b>Utility</b>	2060mm x 1870mm	6'8" x 6'1"
<b>WC</b>	1870mm x 986mm	6'1" x 3'2"

GROUND FLOOR

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# THE HOLLY

## HOMES 2, 31, 38 & 65

Three bedroom home

The detached Holly offers carefully balanced living space with both the lounge and kitchen/dining room benefiting from a dual-aspect design. The ground floor also features a cloakroom. Upstairs is bedroom 1 with en suite, a further double and a single bedroom, as well as a family bathroom.



FIRST FLOOR

<b>Bedroom 1</b>	3850mm x 3150mm	12'6" x 10'3"
<b>En suite</b>	2000mm x 1670mm	6'6" x 5'5"
<b>Bedroom 2</b>	2620mm x 2610mm	8'6" x 8'6"
<b>Bedroom 3</b>	2730mm x 2100mm	9'0" x 6'9"
<b>Bathroom</b>	2760mm x 1780mm	9'1" x 5'8"



GROUND FLOOR

<b>Lounge</b>	5640mm x 3700mm	18'5" x 12'1"
<b>Kitchen / Dining</b>	5640mm x 3580mm	18'5" x 11'7"
<b>WC</b>	1010mm x 1960mm	3'3" x 6'4"

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# THE APPLE HOME 37

Three bedroom home

The hallway of the Apple leads into a dual aspect open plan lounge/dining space which opens on to the rear garden through French doors. The ground floor also features a separate kitchen and a cloakroom. Upstairs are two double bedrooms, a single bedroom and a family bathroom.



FIRST FLOOR

<b>Bedroom 1</b>	4580mm x 2570mm	15'0" x 8'4"
<b>Bedroom 2</b>	2870mm x 2620mm	9'4" x 8'6"
<b>Bedroom 3</b>	3340mm x 1860mm	11'0" x 6'1"
<b>Bathroom</b>	2470mm x 1380mm	8'1" x 4'5"



GROUND FLOOR

<b>Living / Dining</b>	4580mm x 3580mm	15'0" x 11'7"
<b>Kitchen</b>	3160mm x 2440mm	10'4" x 8'0"
<b>WC</b>	2437mm x 1075mm	8'0" x 3'5"

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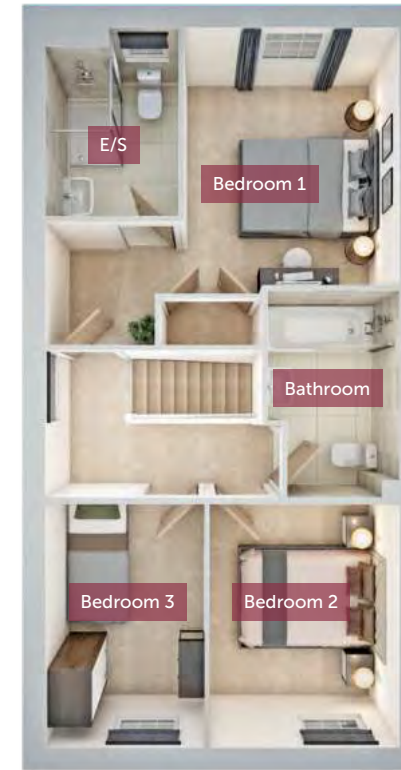


# THE CRAB APPLE

## HOMES 8, 9, 40, 41, 61 & 62

Three bedroom home

The Crab Apple offers a comfortable living/dining space, opening up to the garden via French doors, and a separate kitchen. There is also a cloakroom to the ground floor. Upstairs are two double bedrooms, with bedroom 1 benefiting from an en suite, and a single bedroom. There is a family bathroom.



<b>Bedroom 1</b>	3330mm x 2790mm	10'9" x 9'1"
<b>En suite</b>	2440mm x 1710mm	8'0" x 5'6"
<b>Bedroom 2</b>	3170mm x 2450mm	10'4" x 8'0"
<b>Bedroom 3</b>	3170mm x 2050mm	10'4" x 6'7"
<b>Bathroom</b>	2700mm x 1700mm	8'9" x 5'6"

FIRST FLOOR



<b>Living / Dining</b>	4590mm x 4120mm	15'0" x 13'5"
<b>Kitchen</b>	4590mm x 3050mm	15'0" x 10'0"
<b>Utility</b>	2210mm x 2030mm	7'2" x 6'7"
<b>WC</b>	2034mm x 1007mm	6'7" x 3'3"

GROUND FLOOR

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# THE EUCALYPTUS

## HOMES 5, 6, 7, 19, 20, 32 & 33

Three bedroom home

The semi-detached Eucalyptus offers contemporary living space set across three floors. The ground floor features a lounge/dining space that opens to the garden through French doors, and also a cloakroom. The first floor features two bedrooms and a family bathroom, while a private bedroom suite occupies the entire second floor.



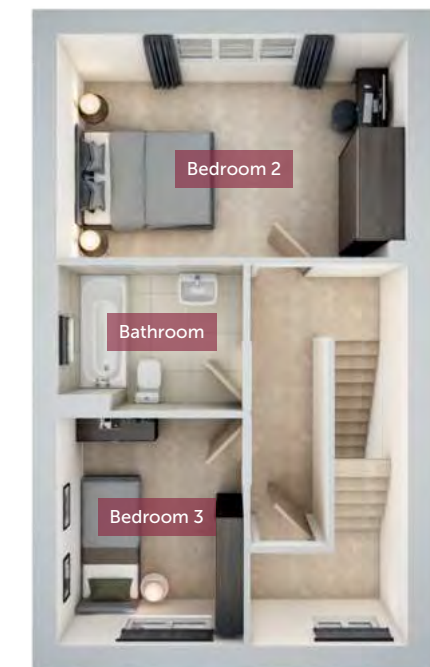
SECOND FLOOR

<b>Bedroom 1</b>	5359mm x 3641mm	17'6" x 11'9"
<b>En suite</b>	2534mm x 2228mm	8'3" x 7'3"



GROUND FLOOR

<b>Living / Dining</b>	4574mm x 3163mm	15'0" x 10'4"
<b>Kitchen</b>	2438mm x 1075mm	8'0" x 3'5"
<b>WC</b>	3584mm x 2434mm	11'8" x 8'0"



FIRST FLOOR

<b>Bedroom 2</b>	4574mm x 2920mm	15'0" x 9'6"
<b>Bedroom 3</b>	2977mm x 2438mm	9'8" x 8'0"
<b>Bathroom</b>	2438mm x 1925mm	8'0" x 6'3"

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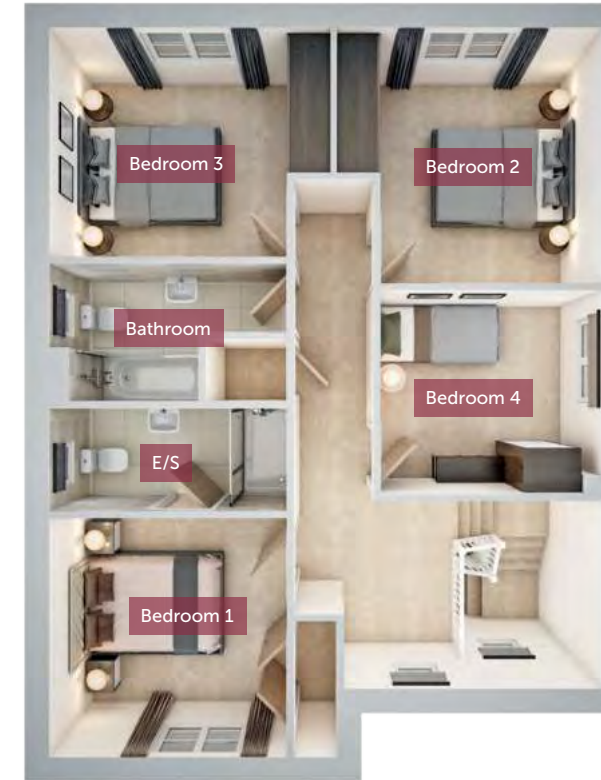


# THE WALNUT

## HOMES 3, 4, 34, 39, 42 & 43

Four bedroom home

The Walnut features a lounge, and a more informal kitchen/dining area to the rear, opening up to the garden. There is also a utility room with outside access as well as a cloakroom to the ground floor. Upstairs are three double bedrooms and a single bedroom, perfect for a growing family. Bedroom 1 has fitted wardrobes and an en suite, while there is a family bathroom too.



<b>Bedroom 1</b>	3770mm x 3130mm	12'4" x 10'3"
<b>En suite</b>	3110mm x 1360mm	10'2" x 4'5"
<b>Bedroom 2</b>	3680mm x 2990mm	12'1" x 9'8"
<b>Bedroom 3</b>	3480mm x 3335mm	11'4" x 10'9"
<b>Bedroom 4</b>	2910mm x 2670mm	9'5" x 8'8"
<b>Bathroom</b>	3110mm x 1870mm	10'2" x 6'1"

FIRST FLOOR



<b>Lounge</b>	5410mm x 3770mm	17'7" x 12'4"
<b>Kitchen / Dining</b>	7250mm x 4020mm	23'8" x 13'2"
<b>Utility</b>	2030mm x 1740mm	6'7" x 5'7"
<b>WC</b>	1930mm x 980mm	6'3" x 3'2"

GROUND FLOOR

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# THE MULBERRY

## HOMES 1, 10, 11, 12, 54, 63, 64 & 65

Four bedroom home

The Mulberry's distinctive layout offers living space that includes a separate lounge, plus an extended kitchen/dining area running from the front to the rear of the house, finishing on a utility room with outside access. Upstairs are four bedrooms, three of which are double in size, with bedroom 1 boasting fitted wardrobes and an en suite.



<b>Bedroom 1</b>	4365mm x 4312mm	14'3" x 14'1"
<b>En suite</b>	2964mm x 2344mm	9'7" x 7'7"
<b>Bedroom 2</b>	3432mm x 3313mm	11'3" x 10'9"
<b>Bedroom 3</b>	4718mm x 2647mm	15'5" x 8'7"
<b>Bedroom 4</b>	3079mm x 2528mm	10'1" x 8'3"
<b>Bathroom</b>	2373mm x 2093mm	7'8" x 6'9"

FIRST FLOOR



<b>Lounge</b>	4790mm x 3407mm	15'7" x 11'2"
<b>Kitchen / Dining</b>	6031mm x 2990mm	19'8" x 9'8"
<b>Utility</b>	2990mm x 1766mm	9'8" x 5'8"
<b>WC</b>	1694mm x 900mm	5'6" x 3'0"

GROUND FLOOR

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# THE CYPRUS

## HOMES 35, 36, 44, 45, 58, 59 & 60

Four bedroom home

The semi-detached Cyprus offers flexible living over three storeys. The ground floor features a separate lounge and a separate kitchen/dining area opening to the garden via French doors, plus a utility room and cloakroom. The first floor features bedroom 1 with dressing room and en suite, bedroom 3 and a family bathroom. The second floor features two further bedrooms, one with an en suite.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

<b>Bedroom 2</b>	4595mm x 3611mm	15'1" x 11'8"
<b>En suite</b>	971mm x 1705mm	3'2" x 5'6"
<b>Bedroom 4</b>	4595mm x 2821mm	15'1" x 9'3"

<b>Living / Dining</b>	4595mm x 4089mm	15'1" x 13'4"
<b>Kitchen</b>	3311mm x 3057mm	10'9" x 10'0"
<b>Utility</b>	2208mm x 2034mm	7'2" x 6'7"
<b>WC</b>	1015mm x 2034mm	3'3" x 6'7"

<b>Bedroom 1</b>	2791mm x 4089mm	9'2" x 13'4"
<b>Dressing</b>	1716mm x 1699mm	5'6" x 5'6"
<b>En suite</b>	1716mm x 2302mm	5'6" x 7'6"
<b>Bedroom 3</b>	2603mm x 2302mm	8'5" x 7'6"
<b>Bathroom</b>	1904mm x 3179mm	6'2" x 10'4"

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# ALL ABOUT THE QUALITY

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

This includes contemporary kitchens with glass splashbacks and integrated stainless steel electric ovens (single or double according to individual homes), gas hobs and chimney-style extractors.

In all houses, the bathrooms and en suites feature white sanitaryware and heated towel rails, with en suites benefiting from full height tiling to the shower area. And to help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms, with white low energy LED lighting to the kitchen, bathroom, en suite and cloakroom (where applicable).



Each home at The Orchards has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way.





# ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



#### RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on the stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

#### MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

#### IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

#### GET TO KNOW YOUR HOME INSIDE OUT

Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

#### OUR COMMITMENT CONTINUES

- After moving in there is a '14 Day Settling In' review where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

## GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.





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We know we are not just building houses, we are creating the most important spaces in people's lives. A place our customers would be proud to call their home.



## ALL ABOUT HOMES BUILT ON SOLID VALUES



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 200 strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. We always ensure living areas are a balance between that all-important family space and private space for everyone.

Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.

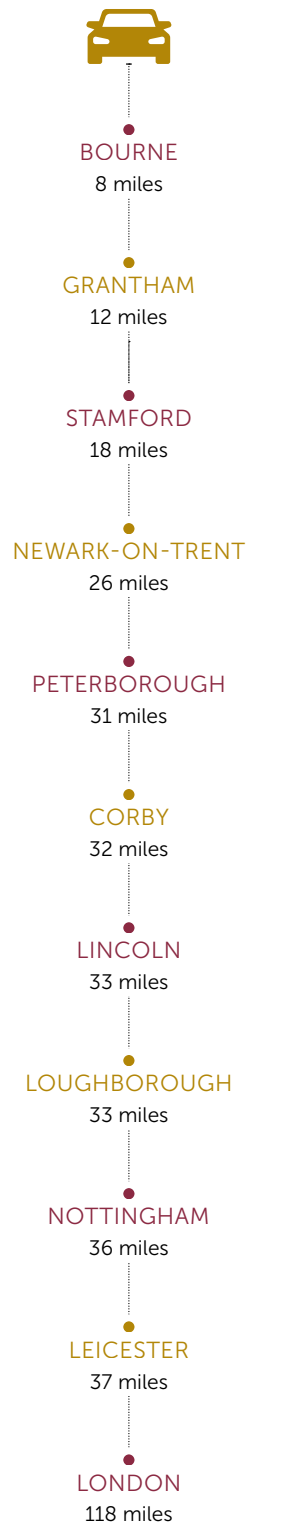




# ALL ABOUT BEING EXTREMELY WELL PLACED

The Orchards enjoys a location that's superbly served for travel, with the A1 just to the west and the A15 to the east you'll have easy access to major road routes that connect across the county and wider region, as well as to the coast.

Grantham station which has car parking facilities, offers rail services on the East Coast Main Line, running between Peterborough to the south and Newark North Gate to the north, with fast services direct into London King's Cross in just 68 minutes. Bus routes in Corby Glen include services into Bourne as well as one running between Grantham and Stamford.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.





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HOMES

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