



# LINDOFEN VIEW



PETER WARD HOMES LIMITED, ANNIE REED ROAD, BEVERLEY, HU17 0LF

02/21

Building Homes since 1978  
for a better lifestyle

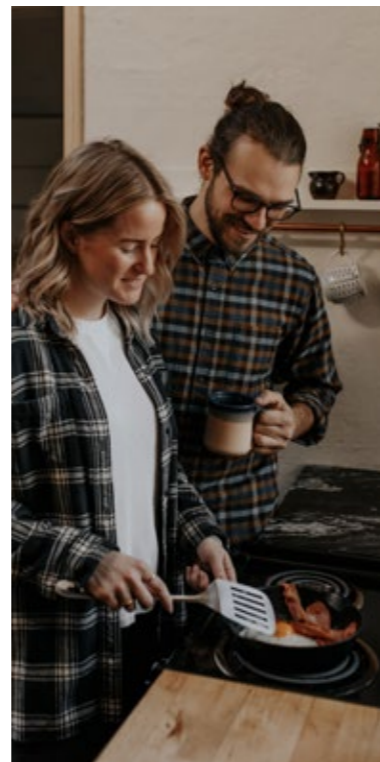


LINDOFEN VIEW

# Own *more* than just a house

Not far from the stunning Lincolnshire Wolds, rolling hills and some of England's finest countryside, Habrough is one of the most sought-after locations in the area. Lindofen View sits just on the outskirts, between Immingham and Habrough.

The new development also benefits from being just a short drive from the quintessentially British seaside resort of Cleethorpes, along with the heritage of Great Grimsby on its doorstep. Lindofen View is the treasure in Peter Ward Homes' chest.





# Say *hello* to a neighbourhood like no other

Lindofen View sits on the outskirts of Habrough, a village and ancient parish on the eastern side of the Wolds, just three miles inland from the River Humber. It is still situated along the rail line established in the 1800s by the Great Central railway. Habrough's church dates back to the 15th century, with its prominent octagonal front being used as inspiration for the Lindofen View branding.

The railway station serves the village of Habrough and the neighbouring town of Immingham,



whose name is thought to mean "Homestead of the people of Imma", (de)constructed from the elements "Imma" + inga + ham. Unlike many of the key Mayflower 400 towns and cities in the UK, who have namesakes in North America and many other locations throughout the world, there are no other 'Imminghams' to be found. Set your roots down with a one of a kind community, right on your doorstep.

---

# Discover *your* Lindofen View home

An area with proud history. Strong heritage. Picturesque surroundings. 145 houses. 15 acres. A story to tell. The voyage towards your future starts with Lindofen View.



Lindofen View will bring a reinvigorated connected neighbourhood to Immingham, honouring the town's unique history, one its people are proud of and eager to protect.

Our Lindofen View homes are suitable for first time buyers and those looking for their second home on the ladder upward, as well as growing families. There is a Primary School next to the site rated Good by Ofsted and an Ofsted Rated Good Academy (secondary) within the town centre.

# Live your *dream* at Lindofen View

Lindofen View, Immingham, will be a community like no other. Well-planned homes that maximise space, larger-than-average gardens and accessible parkland, all designed with growing families in mind.



# Specifications

Peter Ward Homes has put together a high-quality specification that provides all the essentials. All main services are connected including water, electricity, gas and drainage.



## Windows

High specification double glazed UPVC frames with locking catches on the ground floor, and stainless steel friction hinges. Window frames carry a 10 year manufacturer's guarantee, the glass carries a 5 year manufacturer's cover against defects and the window fittings a 2 year guarantee.



## Kitchen

Appliances included in the price – Gas hob, double oven (single oven in Banbury, Barlow, and Filey), extractor and dishwasher. Also integrated fridge/ freezer in the Clifton and all detached types. Kitchens have upstands to match worktops.



## Bathroom

The family bathroom has white basin, WC and bath. The bath has a shower mixer and splash screen, except in the Rockingham, Wells and Marlow which have a shower cubicle with thermostatic shower. Shaver point. En-suites include white basin, WC and shower cubicle either walk-in or with door/s. Fitted with thermostatic shower. Shaver Point.



## Central Heating

Gas-fired central heating to radiators, for your energy efficient home.



## Utility Room

Includes worktop and plumbing for an automatic washing machine.



## Decoration

Decorated throughout and white gloss to internal woodwork.



## Gardens

Front gardens/ forecourts will have shrubs or be partly turfed, if specified in our landscape scheme. Rear gardens will have a patio area in paving slabs. Gardens may have trees if specified in our landscape scheme. Outside tap.



## Doors

Front Doors are GRP composite doors with chrome fittings. Draught proofed with multi-point locking. Back Doors are UPVC half glazed panel doors and/or French doors or sliding patio doors. Internal Doors are four panelled in white with satin chrome fittings.



## Security

An alarm system is fitted in all house types.



## Telephone

Cables are run underground to each house. Telephone sockets in lounge & bed 1.



## Car Charging

An electric car charging point is provided with each plot.



## Wall Tiling

Bathrooms part-tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splashback over hand basin only.



## TV & Digital

All houses will have:

- Digital TV aerial
- Cabling for HD TV
- HD/TV points in lounge, kitchen, bed 1 and bed 2
- Sky Digital Satellite Dish



## Skirtings & Flooring

Moulded 5" nominal (125mm) skirtings and 3" nominal (75mm) door architraves are fully matching. Insulated solid ground floors with water resistant boarded flooring on first floor.

# Banbury

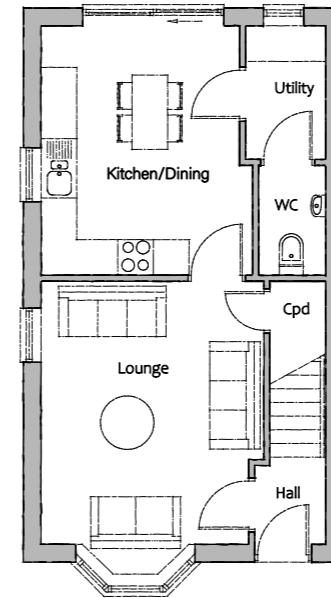
3  
Bedrooms

Semi  
Detached

Parking  
Spaces\*

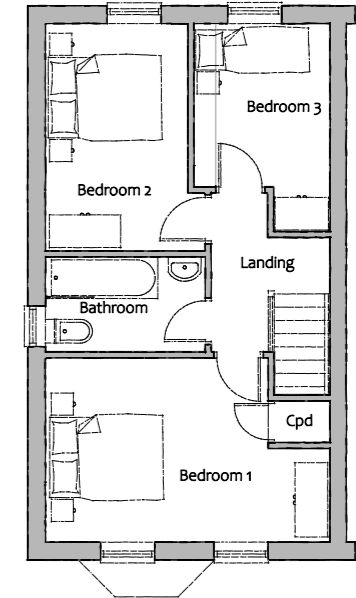


\*Please note Plot 45 has front parking



## Ground Floor

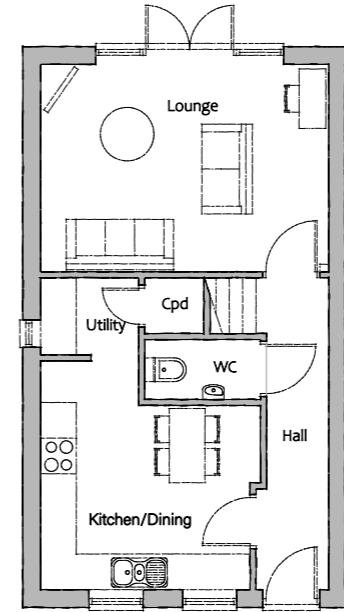
- Lounge  
4370 x 3700 (14' 4" x 12' 1")
- Kitchen/Dining  
4150 x 3500 (13' 7" x 11' 5")
- Utility  
2200 x 1300 (7' 2" x 4' 3")
- W/C  
1800 x 1080 (5' 10" x 3' 6")



## First Floor

- Bedroom 1  
4740 x 3050 (15' 6" x 10' 0")
- Bedroom 2  
3770 x 2350 (12' 4" x 7' 8")
- Bedroom 3  
2700 x 2240 (8' 10" x 7' 4")
- Bathroom  
2640 x 1550 (8' 7" x 5' 1")





## Ground Floor

### Lounge

4800 x 3440 (15' 8" x 11' 3")

### Kitchen/Dining

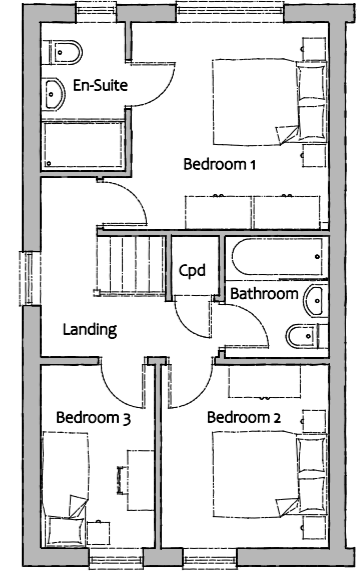
3800 x 3650 (12' 5" x 11' 11")

### Utility

1600 x 1250 (5' 2" x 4' 1")

### W/C

1900 x 960 (6' 2" x 3' 1")



## First Floor

### Bedroom 1

3440 x 3275 (11' 3" x 10' 8")

### Ensuite

2450 x 1375 (8' 0" x 4' 6")

### Bedroom 2

3050 x 2775 (10' 0" x 9' 1")

### Bedroom 3

3050 x 1875 (10' 0" x 6' 1")

### Bathroom

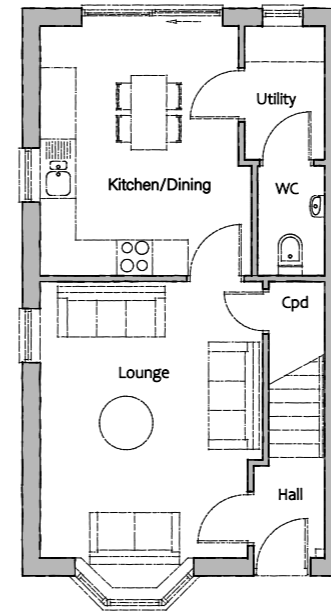
2000 x 1700 (6' 6" x 5' 6")

# Barlow

3  
Bedrooms

Semi  
Detached

Side  
Drive



## Ground Floor

### Lounge

4600 x 3700 (15' 1" x 12' 1")

### Kitchen/Dining

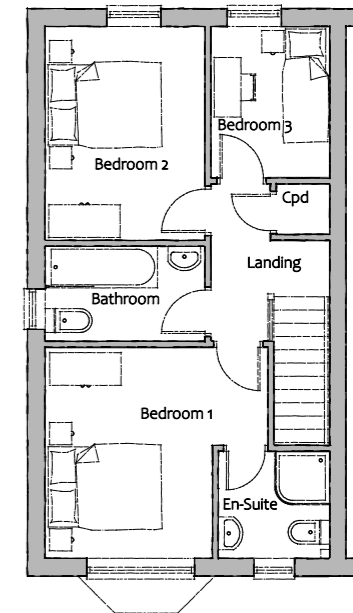
4150 x 3500 (13' 7" x 11' 5")

### Utility

2200 x 1300 (7' 2" x 4' 3")

### W/C

1800 x 1080 (5' 10" x 3' 6")



## First Floor

### Bedroom 1

3700 x 3500 (12' 1" x 11' 5")

### Ensuite

1820 x 1750 (5' 11" x 5' 8")

### Bedroom 2

3550 x 2640 (11' 7" x 8' 7")

### Bedroom 3

2500 x 1950 (8' 2" x 6' 4")

### Bathroom

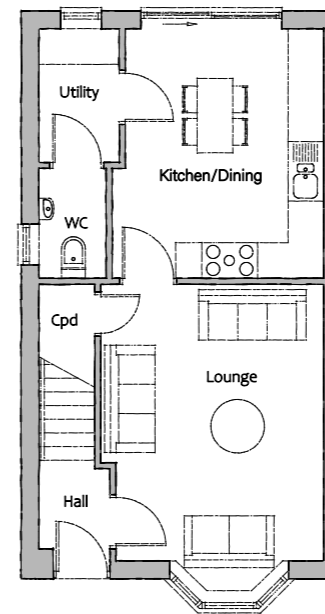
2640 x 1550 (8' 7" x 5' 1")

# Baslow

3  
Bedrooms

Detached

Side  
Drive



## Ground Floor

### Lounge

4600 x 3700 (15' 1" x 12' 1")

### Kitchen/Dining

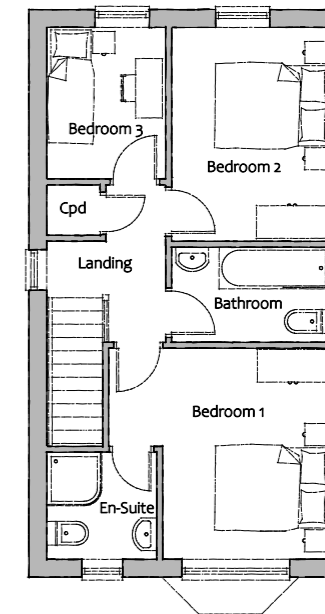
4150 x 3500 (13' 7" x 11' 5")

### Utility

2200 x 1300 (7' 2" x 4' 3")

### W/C

1800 x 1080 (5' 10" x 3' 6")



## First Floor

### Bedroom 1

3700 x 3500 (12' 1" x 11' 5")

### Ensuite

1800 x 1750 (5' 10" x 5' 8")

### Bedroom 2

3550 x 2640 (11' 7" x 8' 7")

### Bedroom 3

2500 x 1950 (8' 2" x 6' 4")

### Bathroom

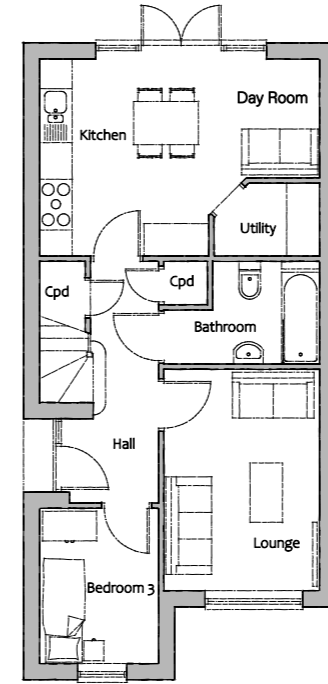
2640 x 1550 (8' 7" x 5' 1")

# Clifton

3  
Bedrooms

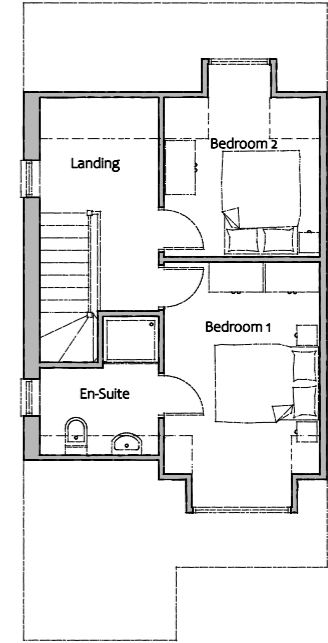
Chalet  
Bungalow

Side  
Drive



## Ground Floor

- Lounge  
4050 x 2830 (13' 3" x 9' 3")
- Kitchen/Day Room  
5130 x 3600 (16' 9" x 11' 9")
- Utility  
1900 x 1300 (6' 2" x 4' 3")
- Bathroom  
2830 x 1850 (9' 3" x 6' 0")
- Bedroom 3  
2825 x 2150 (9' 3" x 7' 0")



## First Floor

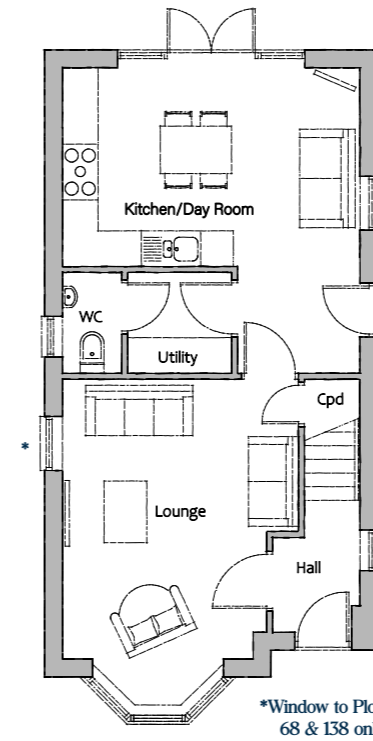
- Bedroom 1  
3875 x 2830 (12' 8" x 9' 3")
- Ensuite  
2520 x 2150 (8' 3" x 7' 0")
- Bedroom 2  
2900 x 2830 (9' 6" x 9' 3")

# Wansford

3  
Bedrooms

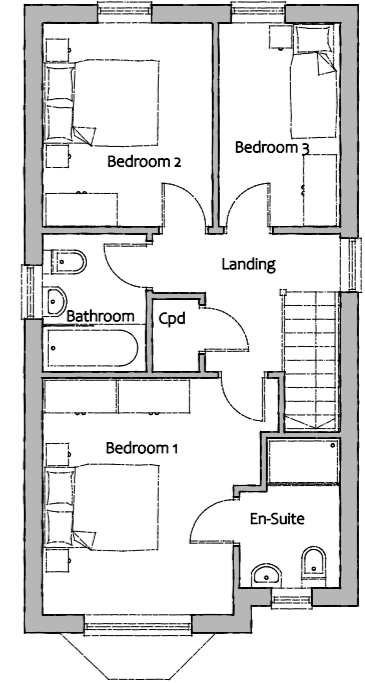
Detached

Side  
Drive



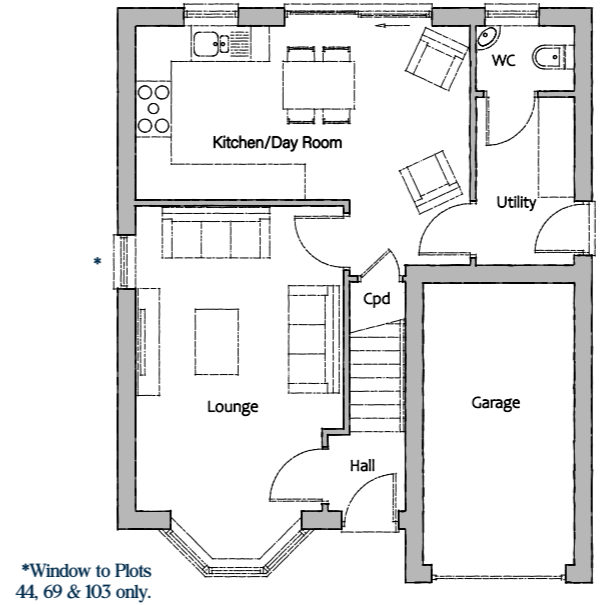
## Ground Floor

- Lounge  
4660 x 3925 (15' 3" x 12' 10")
- Kitchen/Day Room  
5100 x 4960 (16' 8" x 16' 3")
- Utility  
1700 x 1650 (5' 6" x 5' 4")
- W/C  
1650 x 950 (5' 4" x 3' 1")



## First Floor

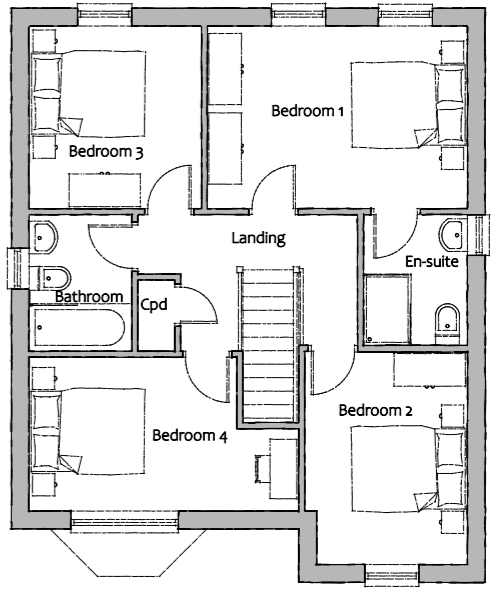
- Bedroom 1  
3940 x 3625 (12' 11" x 11' 10")
- Ensuite  
2475 x 1650 (8' 1" x 5' 4")
- Bedroom 2  
3380 x 2810 (11' 1" x 9' 2")
- Bedroom 3  
3380 x 2000 (11' 1" x 6' 6")
- Bathroom  
2275 x 1700 (7' 5" x 5' 6")



\*Window to Plots 44, 69 & 103 only.

## Ground Floor

- Lounge  
5080 x 3450 (16' 8" x 11' 3")
- Kitchen/Day Room  
5570 x 3980 (18' 3" x 13' 0")
- Utility  
2780 x 1600 (9' 1" x 5' 2")
- W/C  
1600 x 1050 (5' 2" x 3' 5")



## First Floor

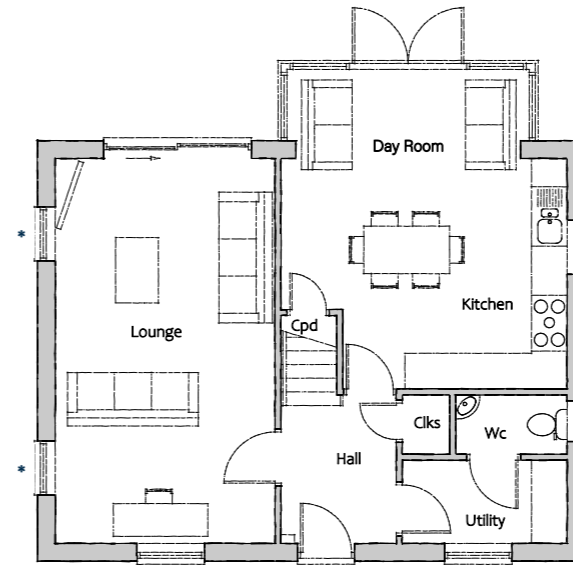
- Bedroom 1  
4320 x 3025 (14' 2" x 9' 11")
- Ensuite  
2150 x 1700 (7' 0" x 5' 6")
- Bedroom 2  
3540 x 2690 (11' 7" x 8' 9")
- Bedroom 3  
3020 x 2850 (9' 10" x 9' 4")
- Bedroom 4  
4480 x 2540 (14' 8" x 8' 4")
- Bathroom  
2250 x 1700 (7' 4" x 5' 6")

# Winslow

4  
Bedrooms

Detached

Side  
Drive



\*Window to Plots 1, 9, 10,  
14, 35, 36, 77 & 121 only.

## Ground Floor

### Lounge

6420 x 3650 (21' 0" x 11' 11")

### Kitchen/Day Room

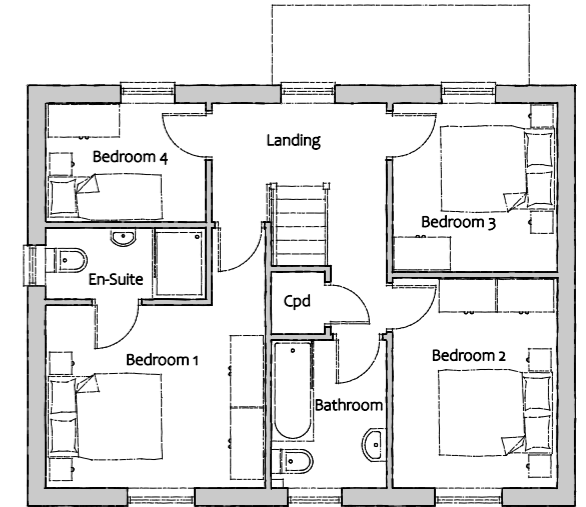
5300 x 4760 (17' 4" x 15' 7")

### Utility

2725 x 1350 (8' 11" x 4' 5")

### W/C

1825 x 950 (5' 11" x 3' 1")



## First Floor

### Bedroom 1

3650 x 3020 (11' 11" x 9' 10")

### Ensuite

2650 x 1200 (8' 8" x 3' 11")

### Bedroom 2

3480 x 2725 (11' 5" x 8' 11")

### Bedroom 3

2790 x 2725 (9' 1" x 8' 11")

### Bedroom 4

2650 x 1950 (8' 8" x 6' 4")

### Bathroom

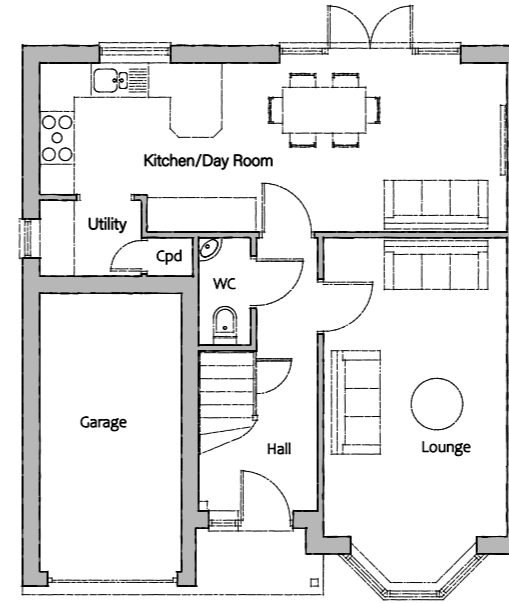
2440 x 1890 (8' 0" x 6' 2")

# Buckingham

4  
Bedrooms

Detached

Single Integral  
Garage



## Ground Floor

### Lounge

5170 x 3150 (16' 11" x 10' 4")

### Kitchen/Day Room

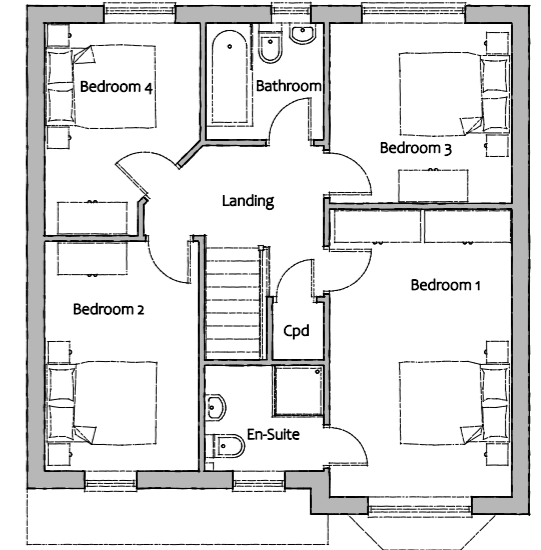
8100 x 2900 (26' 6" x 9' 6")

### Utility

1720 x 1300 (5' 7" x 4' 3")

### W/C

1825 x 860 (5' 11" x 2' 9")



## First Floor

### Bedroom 1

4970 x 3150 (16' 3" x 10' 4")

### Ensuite

2000 x 1800 (6' 6" x 5' 10")

### Bedroom 2

3960 x 2650 (12' 11" x 8' 8")

### Bedroom 3

3150 x 3100 (10' 4" x 10' 2")

### Bedroom 4

3660 x 2670 (12' 0" x 8' 9")

### Bathroom

1990 x 1980 (6' 6" x 6' 5")

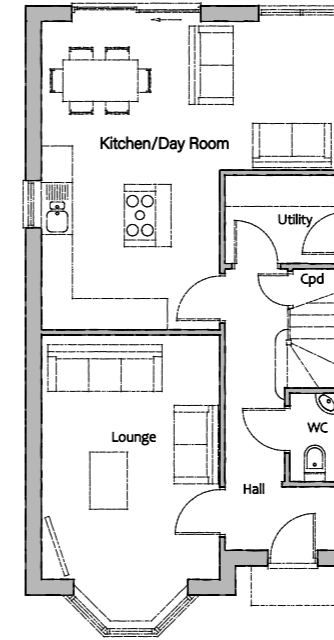


# Rockingham

4  
Bedrooms

Detached

Single Detached  
Garage



## Ground Floor

### Lounge

4660 x 3990 (15' 3" x 13' 1")

### Kitchen/Day Room

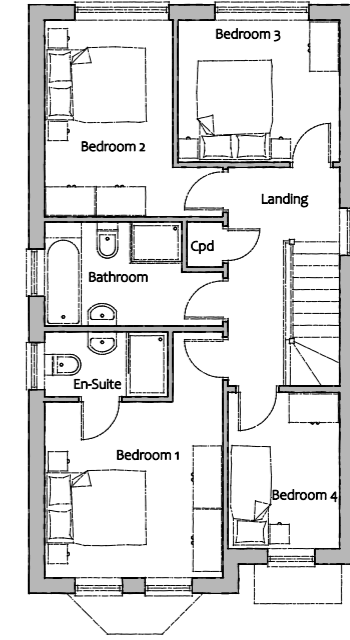
5890 x 5640 (19' 3" x 18' 6")

### Utility

2100 x 1650 (6' 10" x 5' 4")

### W/C

1650 x 850 (5' 4" x 2' 9")



## First Floor

### Bedroom 1

4700 x 3390 (15' 5" x 11' 1")

### Ensuite

2325 x 1200 (7' 7" x 3' 11")

### Bedroom 2

3740 x 2425 (12' 3" x 7' 11")

### Bedroom 3

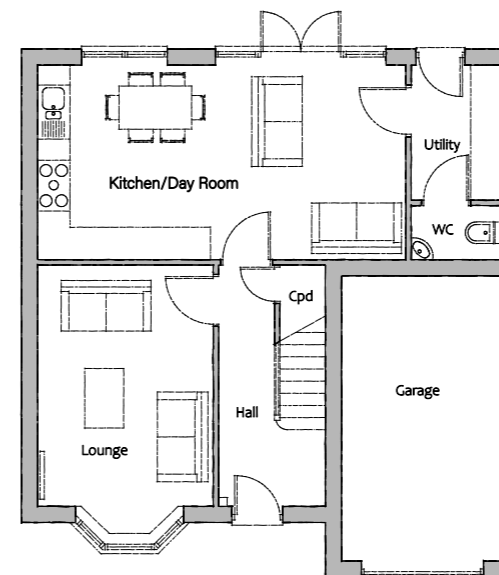
3060 x 2690 (10' 0" x 8' 9")

### Bedroom 4

2975 x 2100 (9' 9" x 6' 10")

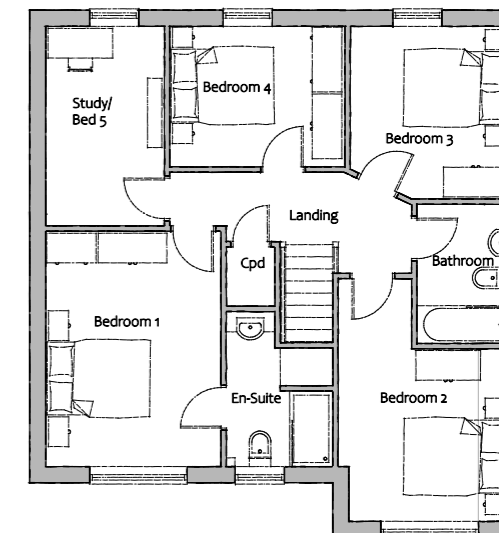
### Bathroom

3390 x 1970 (11' 1" x 6' 5")



## Ground Floor

- Lounge  
4410 x 3200 (14' 5" x 10' 5")
- Kitchen/Day Room  
6760 x 3550 (22' 2" x 11' 7")
- Utility  
2450 x 1650 (8' 0" x 5' 4")
- W/C  
1650 x 950 (5' 4" x 3' 1")



## First Floor

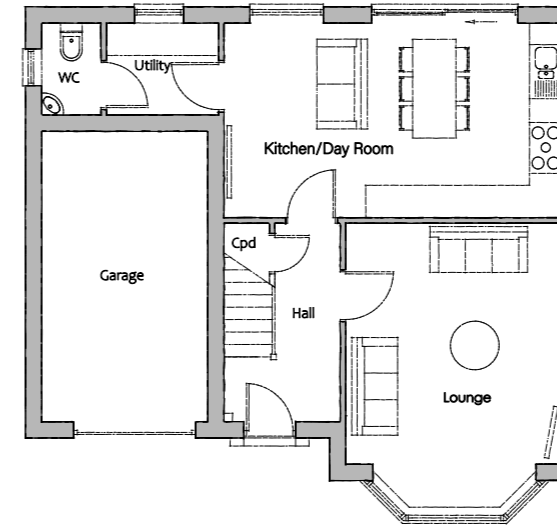
- Bedroom 1  
4310 x 3200 (14' 1" x 10' 5")
- Ensuite  
2820 x 1925 (9' 3" x 6' 3")
- Bedroom 2  
3150 x 3140 (10' 4" x 10' 3")
- Bedroom 3  
3150 x 2910 (10' 4" x 9' 6")
- Bedroom 4  
3200 x 2550 (10' 5" x 8' 4")
- Bedroom 5  
3650 x 2150 (11' 11" x 7' 0")
- Bathroom  
2530 x 1700 (8' 3" x 5' 6")

# Sandridge

4  
Bedrooms

Detached

Single Integral  
Garage



## Ground Floor

### Lounge

4410 x 3950 (14' 5" x 12' 11")

### Kitchen/Day Room

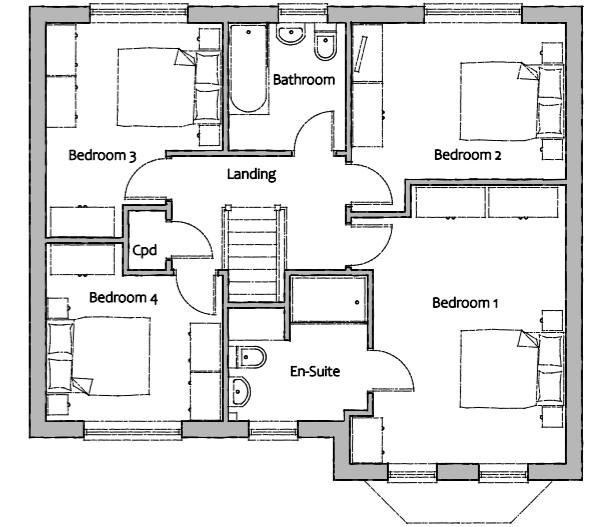
6200 x 3550 (20' 4" x 11' 7")

### Utility

2025 x 1650 (6' 7" x 5' 4")

### W/C

1650 x 1050 (5' 4" x 3' 5")



## First Floor

### Bedroom 1

5110 x 3950 (16' 9" x 12' 11")

### Ensuite

2650 x 2530 (8' 8" x 8' 3")

### Bedroom 2

3925 x 3450 (12' 10" x 11' 3")

### Bedroom 3

3925 x 3225 (12' 10" x 10' 6")

### Bedroom 4

3225 x 2650 (10' 6" x 8' 8")

### Bathroom

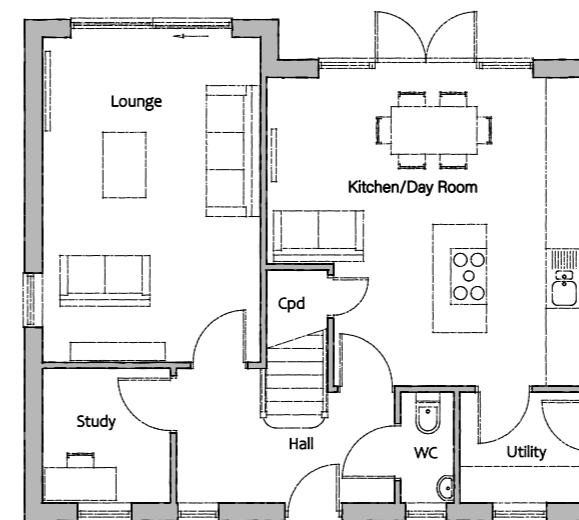
2310 x 2120 (7' 9" x 6' 11")

# Welham

4  
Bedrooms

Detached

Double Detached  
Garage



## Ground Floor

### Lounge

5410 x 3610 (17' 8" x 11' 10")

### Kitchen/Day Room

5250 x 5140 (17' 2" x 16' 10")

### Utility

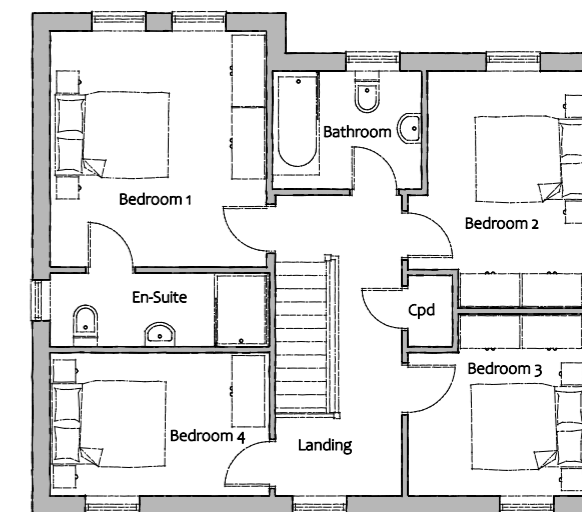
2000 x 1810 (6' 6" x 5' 11")

### W/C

1810 x 850 (5' 11" x 2' 9")

### Study

2210 x 2100 (7' 3" x 6' 10")



## First Floor

### Bedroom 1

3925 x 3610 (12' 10" x 11' 10")

### Ensuite

3610 x 1200 (11' 10" x 3' 11")

### Bedroom 2

3940 x 2660 (12' 11" x 8' 8")

### Bedroom 3

3010 x 3000 (9' 10" x 9' 10")

### Bedroom 4

3610 x 2360 (11' 10" x 7' 8")

### Bathroom

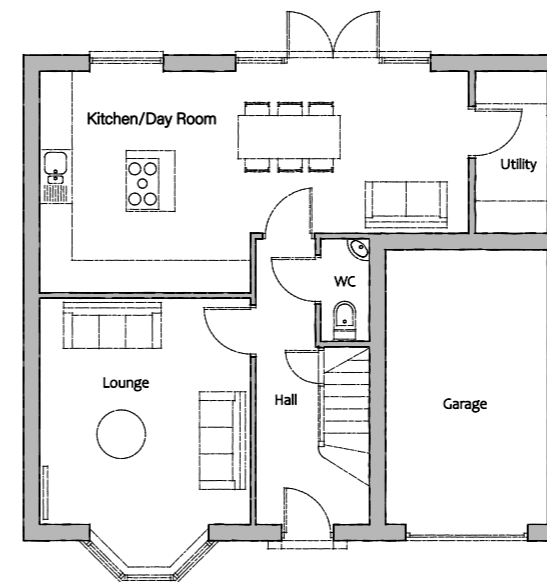
2430 x 1940 (7' 11" x 6' 4")

# Marlow

4  
Bedrooms

Detached

Single Integral  
Garage



## Ground Floor

### Lounge

4140 x 3850 (13' 6" x 12' 7")

### Kitchen/Day Room

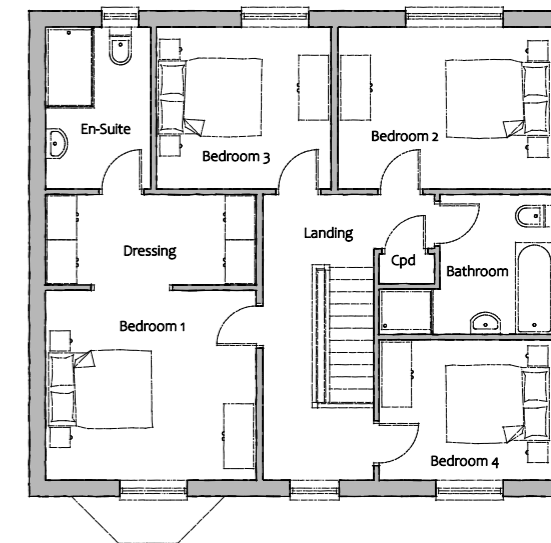
7900 x 4050 (25' 11" x 13' 3")

### Utility

2950 x 1300 (9' 8" x 4' 3")

### W/C

1850 x 850 (6' 0" x 2' 9")



## First Floor

### Bedroom 1

3850 x 3460 (12' 7" x 11' 4")

### Dressing Room

3850 x 1625 (12' 7" x 5' 3")

### Ensuite

2950 x 1900 (9' 8" x 6' 2")

### Bedroom 2

3930 x 2950 (12' 10" x 9' 8")

### Bedroom 3

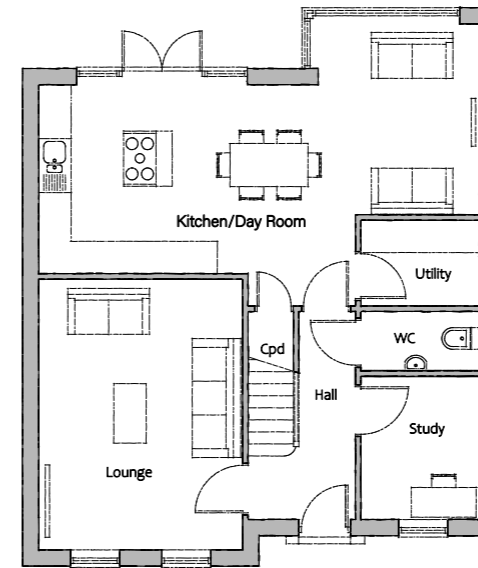
3180 x 2950 (10' 5" x 9' 8")

### Bedroom 4

3175 x 2550 (10' 5" x 8' 4")

### Bathroom

3175 x 2540 (10' 5" x 8' 4")



## Ground Floor

### Lounge

4960 x 3720 (16' 3" x 12' 2")

### Kitchen/Day Room

8100 x 4050 (26' 6" x 13' 3")

### Utility

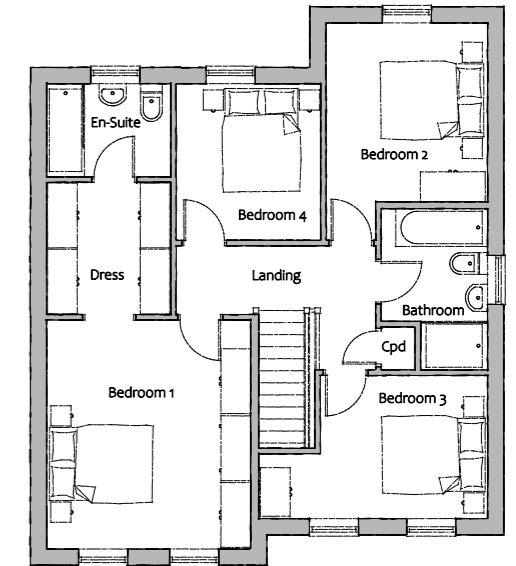
2150 x 1540 (7' 0" x 5' 0")

### W/C

2150 x 1050 (7' 0" x 3' 5")

### Study

2600 x 2150 (8' 6" x 7' 0")



## First Floor

### Bedroom 1

4190 x 3720 (13' 8" x 12' 2")

### Dressing Room

2400 x 2250 (7' 10" x 7' 4")

### Ensuite

2250 x 1700 (7' 4" x 5' 6")

### Bedroom 2

3275 x 2940 (10' 8" x 9' 7")

### Bedroom 3

4180 x 2600 (13' 8" x 8' 6")

### Bedroom 4

2850 x 2625 (9' 4" x 8' 7")

### Bathroom

2950 x 1920 (9' 8" x 6' 3")



## 40 years of *quality homes*

Founded in 1978, Peter Ward Homes is one of East Yorkshire and Northern Lincolnshire's leading independent housebuilders. Based in Beverley, customers can expect the very best when they buy one of our homes.

Our well-planned, spacious properties are designed with the homeowner in mind. Specialising in three, four, and five bedroom homes, Peter Ward Homes include a high specification of fixtures and fittings as standard, covering the essentials and more.

Our homes meet all the needs for modern living and give homeowners the room they need for a better lifestyle.

We have a long history of winning awards and are proud to have been listed as one of the 50 fastest growing companies across Yorkshire for three years running.

Peter Ward Homes Limited is proud to be recognised as an exemplary builder, under the Consumer Code for Home Builders.

### *Site Details*

**Lindofen View  
Habrough, Immingham,  
North East Lincolnshire  
DN40 2AS**

**Telephone:** 01469 573999

**Email:** [lindofenview@peterwardhomes.co.uk](mailto:lindofenview@peterwardhomes.co.uk)

**Website:** [www.peterwardhomes.co.uk](http://www.peterwardhomes.co.uk)



Whilst this brochure is correct at the time of going to press, Peter Ward Homes Limited reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layouts, dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fittings or furniture. Any images used are of a similar property but features including windows and elevations may vary from time to time.