

# THE Quadrant



 ChestnutHomes

[chestnuthomes.co.uk](http://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 over the past 35 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

3

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 hotel. There is also a new community stadium for Boston United on the far side of the A16.

The historic and vibrant market town of Boston is less than a 10 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 charming market town.

So relax, they're Chestnut Homes!

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



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 has become a real community.

The layout of the development has been carefully planned to create a traditional style neighbourhood which includes extensive cycleways, 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 continuing to create 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.

We are also delighted that the first of the new commercial/leisure units on the development and the new Boston United FC Community Stadium are now completed and open.

We are proud that our plans for this fantastic new development are now a reality, the link from the A16 is in place and the distributor road is complete.

We are delighted to offer the next phase of new homes for sale.

# STORY...

7



# LESS THAN



Boston United Football Club - home to Ellenders restaurant & of course the Pilgrims



Wyberton Community Centre - the heart of your community

8



Wyberton Primary School - a consistently excellent school



Saint Leodegar's Church - Grade 1 listed parish church



Spirit of Endeavour - your local family-friendly pub



# 2 miles away



Jenny's Wood - beautiful nature reserve



Costa coffee - a convenient coffee stop nearby



Boston Train Station - a great link to the rest of the county and the country!



Co-op Food Wyberton - a good local convenience store



Downtown - home & fashion store

# LESS THAN



Boston College: ideal for further education



Boston Bowl: fun for all the family



Princess Royal Sports Arena: brilliant sports facilities for all abilities

10



Boston Tennis Club - owned and run by its members and has a strong family atmosphere



Big sky hideaway - renewable camping farm with outdoor events

# 8 miles away



Boston Grammar School - excellent for higher education



Dobbies Garden Centre - for all your gardening needs



Kirton Holme Golf Club - friendly club for all ages


















Tesco Superstore - a big local supermarket



WW2 museum Freiston - perfect for a family day out

# DISCOVER

HOUSE TYPE	PAGE	PLOT NUMBERS
<b>1 Bedroom Homes</b>		
 The Fawn	15	262, 263, 264, 265
<b>2 Bedroom Homes</b>		
 The Buttermere	16	269, 270, 273, 274
 The Nook	17	220, 221, 256, 257, 280, 281
<b>3 Bedroom Homes</b>		
 The Franklin	18	279
 The Avebury	19	271, 272
 The Ledbury	22	267
 The Henley	23	258

HOUSE TYPE	PAGE	PLOT NUMBERS
<b>3 Bedroom Homes continued</b>		
 The Mulberry	24	252, 254, 259
 The Camberwell	25	219, 222, 255, 268
 The Rest	26	276, 277
<b>4 Bedroom Homes</b>		
 The Elders	27	266, 275
 Orchard House	28	251, 253
 The Pheasantry	29	278
 The Bressingham	30	260, 261
 Show Homes		

12



PHASE 5



PHASE 6

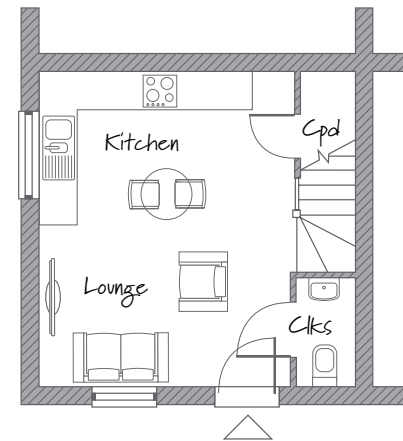
# YOUR NEW HOME



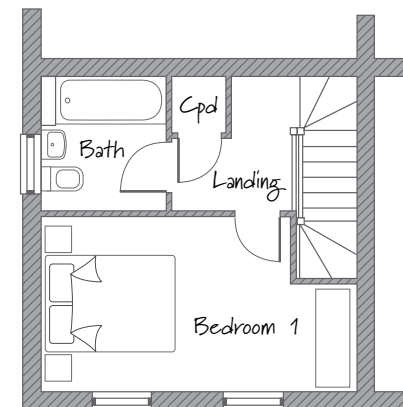
# The Fawn | Plots 262, 263, 264, 265

PREMIUM RANGE 

A 1-bedroom quarter home with allocated parking. An ideal home for a first-time buyer.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen/Living Room	4.829m x 3.866 (max)	15'8" x 12'6" (max)
Cloakroom	1.500m x 0.993m	4'9" x 3'3"

## FIRST FLOOR

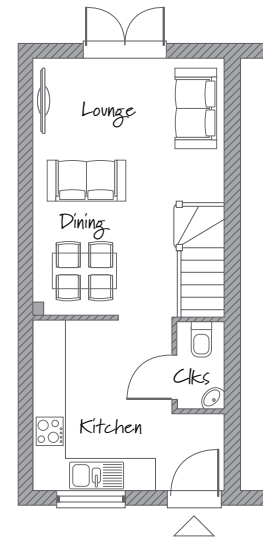
Bedroom	3.535m (max) x 2.821m	11'6" (max) x 9'3"
Bathroom	2.055m x 1.923m	6'7" x 6'2" (max)

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.

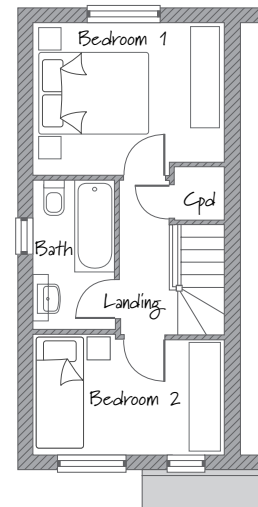
# The Buttermere | Plots 269, 270, 273, 274

PREMIUM RANGE

A 2-bedroom semi-detached home with an open plan layout and French doors leading to the garden, with allocated parking.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge	4.739m (max) x 3.535m	15'6" (max) x 11'7"
Kitchen	3.535m (max) x 3.160m (max)	11'7" (max) x 10'4" (max)
Cloakroom	1.600m x 0.873m	5'2" x 2'10"

## FIRST FLOOR

Bedroom 1	3.535m x 2.821m (max)	11'7" x 9'3" (max)
Bedroom 2	3.535m x 2.237m (max)	11'7" x 7'4" (max)
Bathroom	2.748m x 1.525m	9'0" x 5'0"

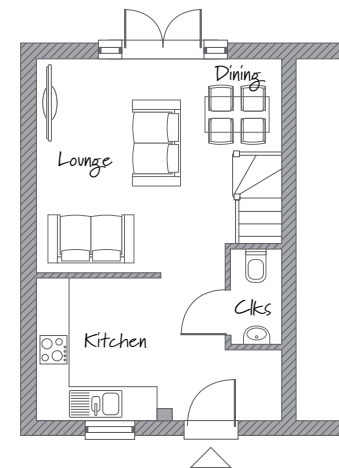
Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials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



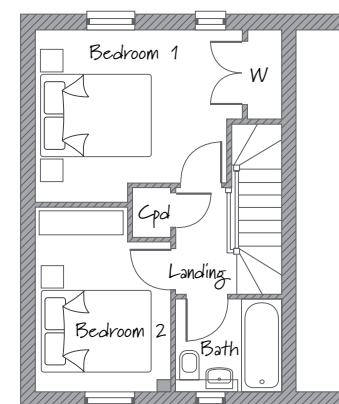
# The Nook | Plots 220, 221, 256, 257, 280, 281

PREMIUM RANGE 

A charming 2-bedroom home with an open plan layout and French doors leading to the garden.  
The perfect home for your first step on the housing ladder, complete with allocated parking or driveway for two cars.



GROUND FLOOR



FIRST FLOOR

## 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

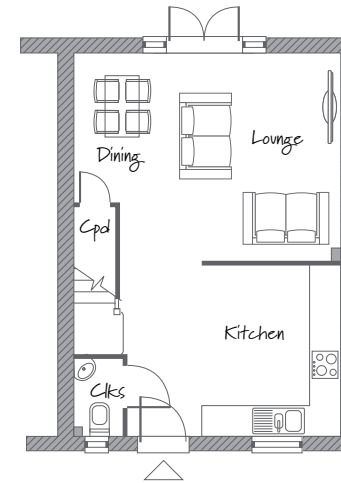
Bedroom 1	3.799m (max) x 3.191m (max)	12'5" (max) x 10'5" (max)
Bedroom 2	3.397m (max) x 2.489m (max)	11'1" (max) x 8'1" (max)
Bathroom	1.960m x 1.700m	6'5" x 5'6"

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.

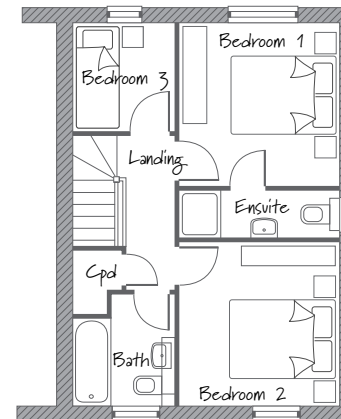
# The Franklin | Plot 279

PREMIUM RANGE 

A super 3-bedroom semi-detached home with spacious open plan living downstairs.  
Complete with an ensuite to the master bedroom and allocated parking - a great first family home!



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

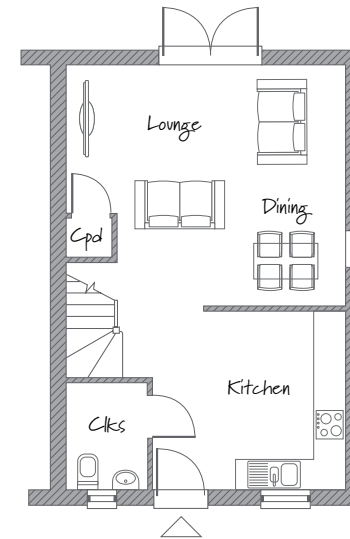
Bedroom 1	3.172m x 3.092m	10'5" x 10'1"
Ensuite	3.092m x 0.900m	10'1" x 2'11"
Bedroom 2	3.092m x 3.172m	10'1" x 10'4"
Bedroom 3	2.110m x 1.981m	6'11" x 6'6"
Bathroom	2.162m (max) x 1.981m (max)	7'1" (max) x 6'6" (max)

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.

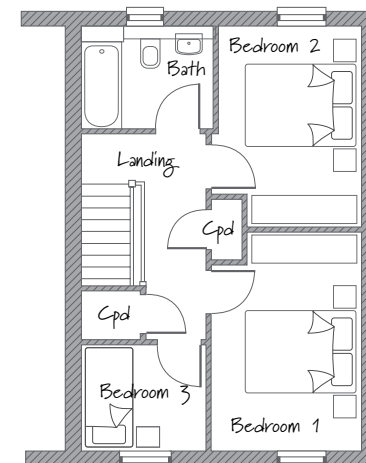
# The Avebury | Plots 271, 272

PREMIUM RANGE

A charming 3-bedroom home with open plan layout and French doors leading to the garden. Complete with allocated parking for two cars.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge/Dining	5.222m x 4.757m	17'1" x 15'7"
Kitchen	3.610m x 3.480 m	11'10" x 11'5"
Cloakroom	2.064m x 1.501m	6'9" x 4'11"

## FIRST FLOOR

Bedroom 1	4.309m x 2.804m	14'1" x 9'2"
Bedroom 2	3.928m x 2.704m	12'10" x 8'10"
Bedroom 3	2.326m x 2.100m	7'7" x 6'10"
Bathroom	2.408m x 1.986m	7'10" x 6'6"

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.



LIFE

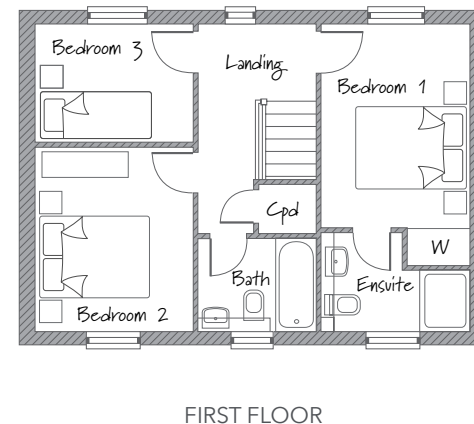
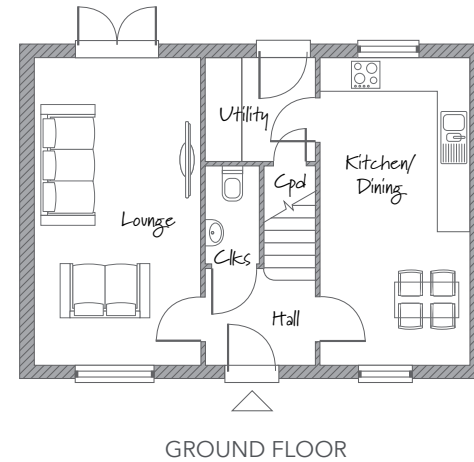




# The Ledbury | Plot 267

PREMIUM RANGE

An elegant and popular 3-bedroom detached family home that has a really useful utility room and French doors leading from the lounge into the garden. Upstairs, you will find an attractive master bedroom and ensuite. Outside is completed by the provision of a single garage and large driveway.



## 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

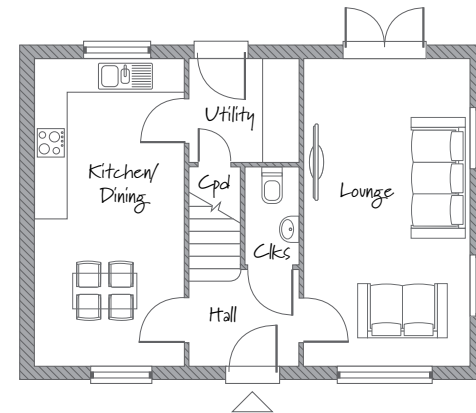
Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

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.

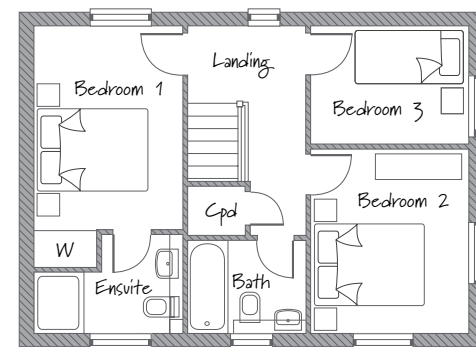
# The Henley | Plot 258

PREMIUM RANGE

A beautifully appointed 3-bedroom detached family home which offers the ideal open plan kitchen and dining space with accompanying utility. Stepping outside the French doors from the lounge you'll find a great sized garden with a curved feature wall. On the first floor, you will find a delightful master bedroom and ensuite. The Henley also benefits from a good sized driveway and a single garage.



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

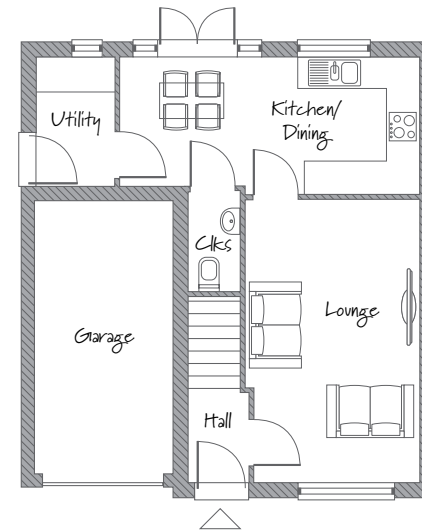
Bedroom 1	3.754m x 2.730m	12'3" (max) x 8'11"
Ensuite	3.754m x 1.783m (max)	12'3" x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

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.

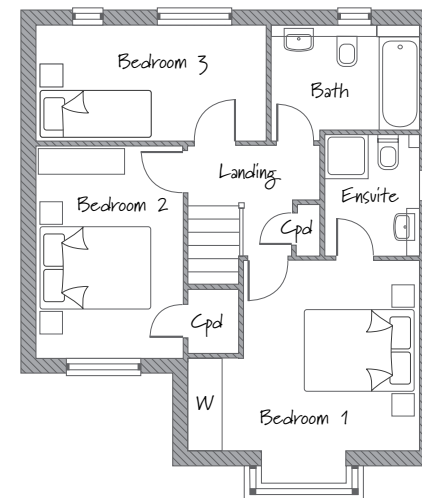
# The Mulberry | Plots 252, 254, 259

PREMIUM PLUS RANGE

A fabulous 3-bedroom detached home complete with a light and airy lounge to an open plan kitchen and dining space with French doors providing a link to the garden. Upstairs, the large master bedroom benefits from a fitted wardrobe and a beautiful ensuite. The Mulberry's integrated garage and spacious driveway completes this wonderful family home.



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"

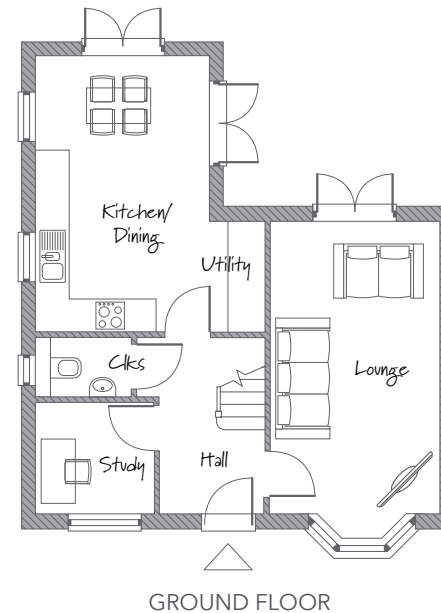
Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials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



# The Camberwell | Plots 219, 222, 255, 268

PREMIUM PLUS RANGE

This very popular 3-bedroom detached home is perfect for growing families. The Camberwell has a beautifully appointed bay-fronted lounge and open plan kitchen diner, both with French doors connecting you directly to the rear garden. On the first floor are 2 large double bedrooms, a family bathroom and a master bedroom with ensuite. A useful single garage and large driveway complete the home.

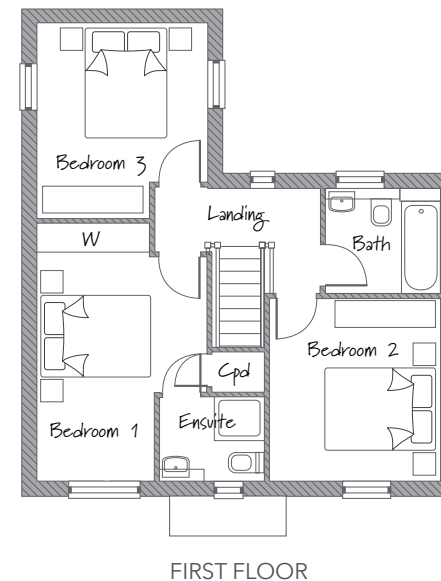


## GROUND FLOOR

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"

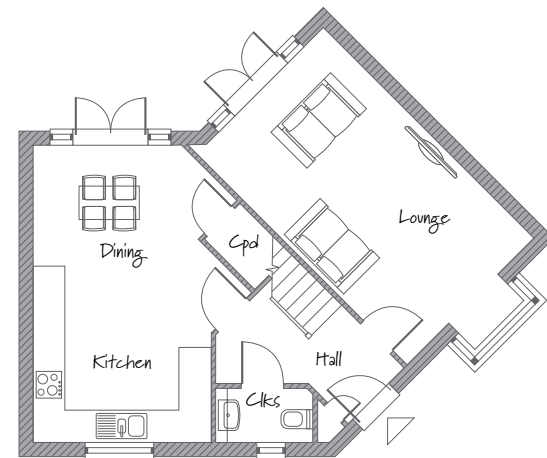


Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials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

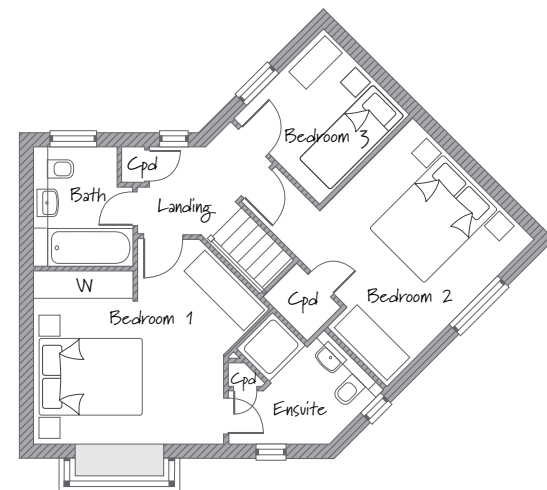
# The Rest | Plots 276, 277

PREMIUM PLUS RANGE

An attractive 3-bedroom home that is ideal for modern family living. Downstairs boasts a spacious bay-fronted lounge alongside an open plan kitchen diner, both appointed with French doors leading to a good sized garden. Upstairs you will discover a generous master bedroom with built in wardrobe and large ensuite. Outside is completed by the provision of a large driveway and single garage.



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

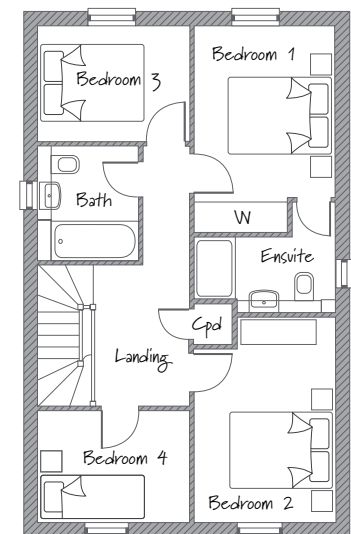
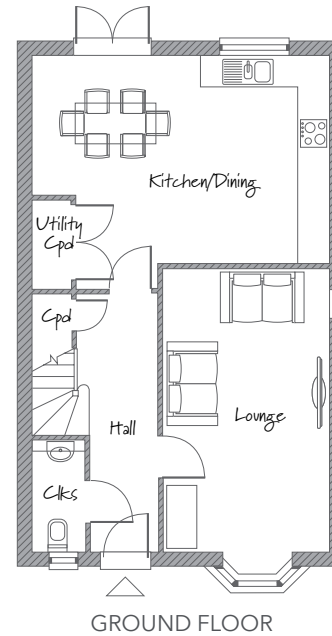
Bedroom 1	3.754m (min) x 3.413m (min)	12'3" (min) x 11'2" (min)
Ensuite	2.905m (max) x 2.615m (max)	9'6" (max) x 8'7" (max)
Bedroom 2	4.109m (max) x 3.362m (min)	13'5" (max) x 11'0" (min)
Bedroom 3	2.500m x 2.400m	8'2" x 7'10"
Bathroom	2.350m (max) x 1.950m (max)	7'8" (max) x 6'4" (max)

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 Elders | Plots 266, 275

PREMIUM PLUS RANGE

A beautiful 4-bedroom detached family home with a stunning bay-fronted lounge and large open plan kitchen diner, perfect for entertaining. Upstairs are four bedrooms, a family bathroom and an ensuite to the master bedroom meaning there is room for all the family. The Elders benefits from a single garage and good sized driveway.



## 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

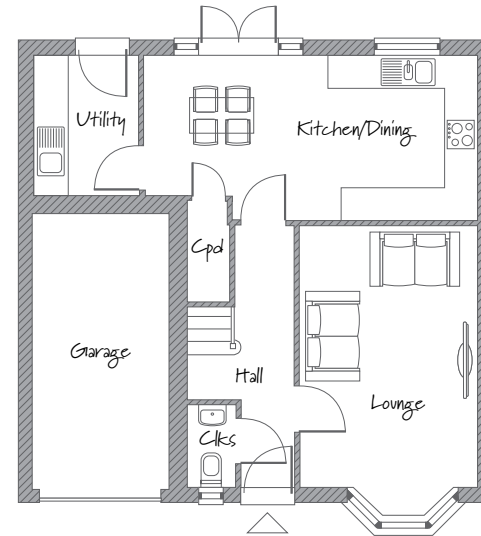
Bedroom 1	3.400m x 2.769m	11'2" x 9'1"
Ensuite	2.769m x 1.450m (max)	9'1" x 4'9" (max)
Bedroom 2	4.047m (max) x 2.769m (max)	13'3" (max) x 9'1" (max)
Bedroom 3	2.993m x 2.281m	9'9" x 7'5"
Bedroom 4	2.993m x 2.200m	9'9" x 7'2"
Bathroom	2.236m (max) x 1.950m (max)	7'4" (max) x 6'4" (max)

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.

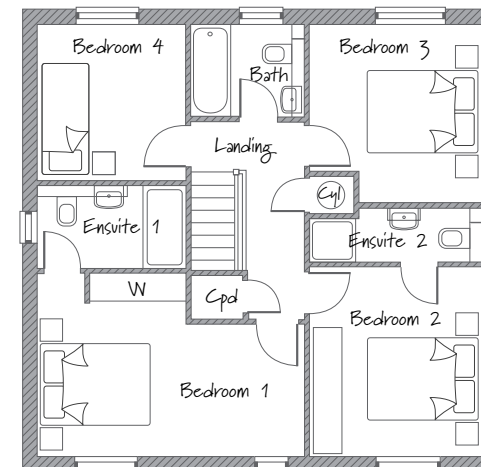
# Orchard House | Plots 251, 253

PREMIUM PLUS RANGE

A sought after 4-bedroom detached family home, with an open plan kitchen diner, utility room and a light and airy lounge. There are French doors in the dining area that open onto the large garden making it perfect for entertaining. On the first floor you will find 4 bedrooms, a family bathroom and the master bedroom is complete with its own ensuite. Orchard House benefits from a double garage and large driveway. A complete family home.



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

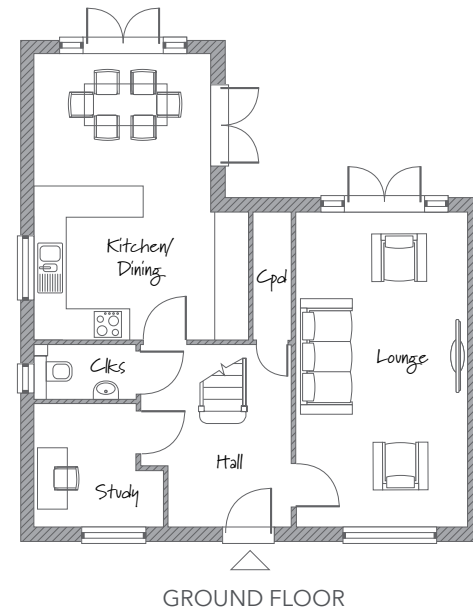
Bedroom 1	4.926m (max) x 3.462m (max)	16'1" (max) x 11'4" (max)
Ensuite 1	2.735m x 1.500m	8'11" x 4'11"
Bedroom 2	3.497m x 3.199m	11'5" x 10'6"
Ensuite 2	3.199m (max) x 1.000m (max)	10'5" (max) x 3'3" (max)
Bedroom 3	3.309m (max) x 3.199m (max)	10'10" (max) x 10'5" (max)
Bedroom 4	2.844m x 2.735m	9'3"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

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 Pheasantry | Plot 278

PREMIUM PLUS RANGE

A desirable 4-bedroom detached family home, with an open plan kitchen diner, utility space, light and airy lounge and a study, perfect for those working from home. There are three sets of French doors that open onto the large garden making it perfect for entertaining. On the first floor you will find 4 bedrooms, a family bathroom and the master bedroom is complete with its own ensuite. The Pheasantry benefits from a double garage and large driveway.

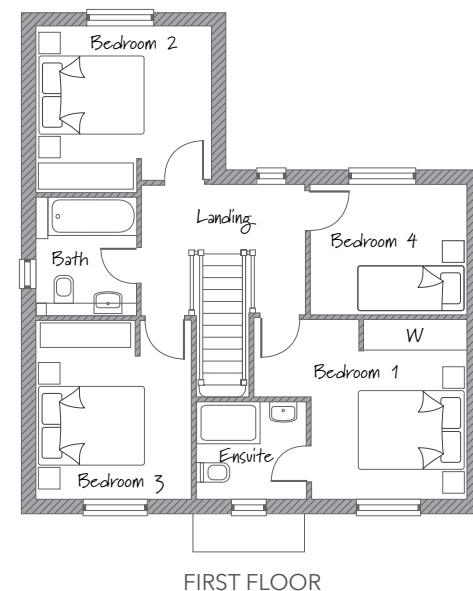


## GROUND FLOOR

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.

Type 113v1R

Plot 278

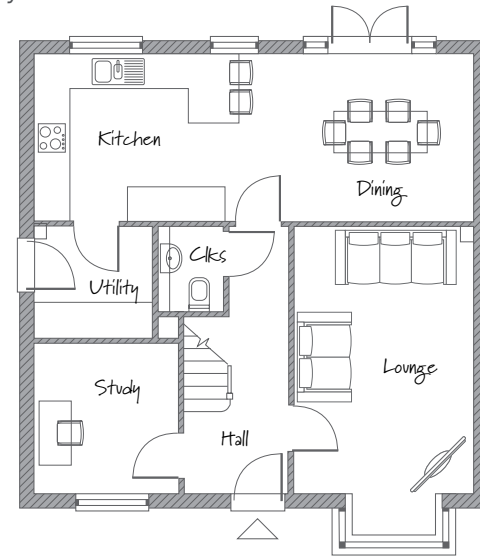


THE  
Quadrant

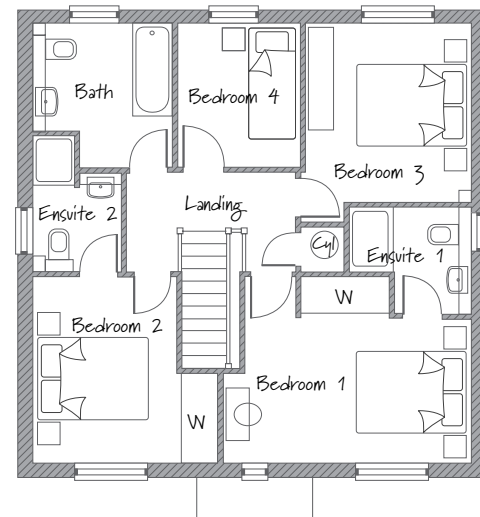
# The Bressingham | Plots 260, 261

PLATINUM RANGE

A sought after 4-bedroom detached family home, with an open plan kitchen diner, utility room, light and airy lounge and a study, perfect for those working from home. There are French doors that open onto the large garden making it perfect for entertaining. On the first floor you will find 4 bedrooms, a family bathroom and ensuite bathrooms to the master bedroom and bedroom 2. The Bressingham benefits from a double garage and large driveway. A complete family home.



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)

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.



# 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 levels of specification based on the floor area of your new home:

PREMIUM RANGE 🍁

PREMIUM PLUS RANGE 🍁

PLATINUM RANGE 🍁

The specification is shown on each brochure page.

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, all featuring the latest square edge worktops. Sleek stainless steel built-in appliances complete your beautiful kitchen.



### 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.



### TILING

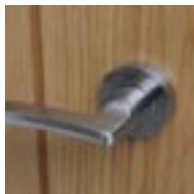
Porcelanosa wall tiles sourced from Spain complete our bathrooms, ensuites and cloakrooms. We have a stunning range to choose from, so whether you are looking for crisp white or a bit of texture and colour we have the tiles to suit your taste. Some of our homes also have beautiful tiled floors, ask one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



### KEEPING YOU WARM

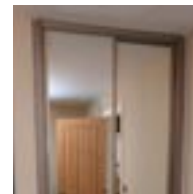
We fit really high levels of insulation in the loft, walls and floors of your lovely new home. This not only keeps you and your loved ones nice and cosy, but will also help to keep those fuel bills as low as possible.

## 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 homes 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

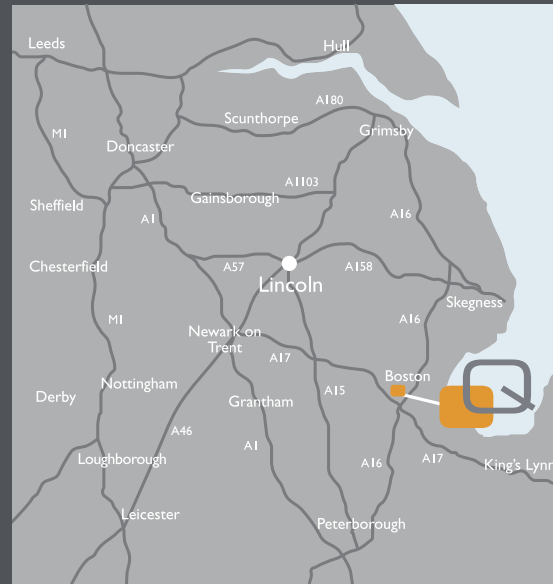
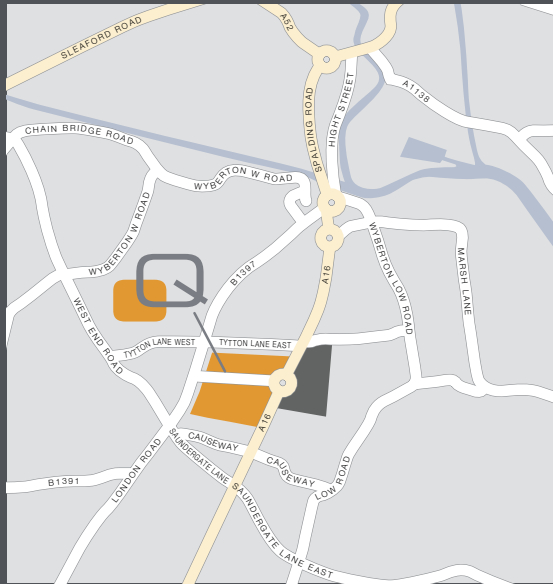
All homes at The Quadrant can benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so you just have to sign up with a provider to get connected. Beautiful contemporary switches and sockets are provided in key areas of your new home, and 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

We look forward to welcoming you to The Quadrant

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

Field Drive, Wyberton, Boston PE21 7NG

Contact our Marketing Suite on 01205 337144  
Or email [sales.thequadrant@chestnuthomes.co.uk](mailto:sales.thequadrant@chestnuthomes.co.uk)



 **Chestnut Homes**  
[chestnuthomes.co.uk](http://chestnuthomes.co.uk)

