

Heron Park

Wyberton • Boston



chestnuthomes.co.uk



Welcome to Heron Park



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.

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 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.

Perfect Location



Boston United Football Stadium - 1.3 miles



Quayside Hotel and Bar - 1.5 miles



Tesco - 1.9 miles



Costa, Starbucks, Burger King, Pizza Hut - less than 2 miles



Boston Tennis Club - 2.7 miles



Boston Golf Club - 5 miles



Sir Josephs Country Park - 1.7 miles



Boston market town - 2.2 miles away



Boston Stump - 2.2 miles away

East Midlands Airport

66 miles

Nottingham

55 miles

Lincoln

35 miles

Skegness

24 miles

Newark

37 miles

Sleaford

18 miles

Perfect Location

Spalding

14 miles

Peterborough

32 miles

Leicester

62 miles

London

Via rail from Peterborough
(50 minutes)

Education

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)

St 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
Fyddell 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)

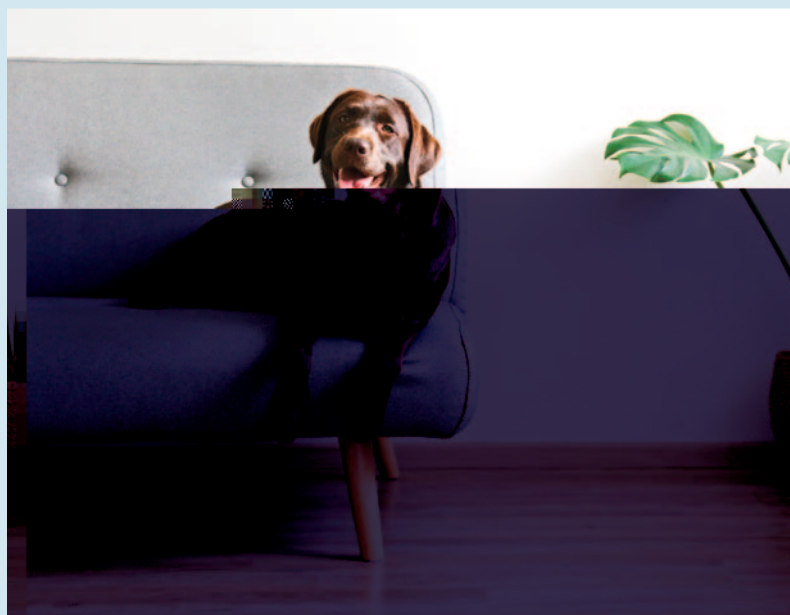
Boston High School
Spilsby Road, Boston, PE21 9PF
www.bostonhighschool.co.uk
(approx. 2.9 miles)

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)





The development

1 Bedroom House	Page	Plot Numbers
 The Acorn	11	Plots 207, 208, 209, 210
2 Bedroom Bungalow		
 The Mabel	12	Plots 134, 135, 136, 137
2 Bedroom House		
 The Nook	18	Plots 213, 214, 215, 216, 217, 218
3 Bedroom House		
 The Ingram	20	Plots 187, 188, 189
 Affordable Homes		Plots A185, A186, A211, A212





Future
Development

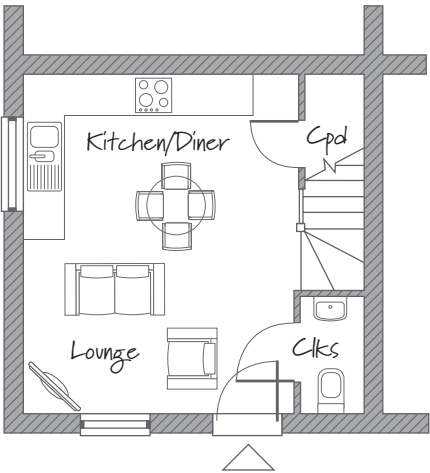
Existing Development
All Sold

The Acorn

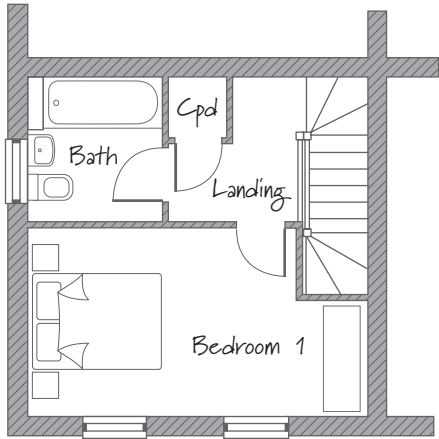
Plots 207, 208, 209, 210

PREMIUM RANGE

A spacious quarter home with allocated parking.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Lounge	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.

Type 909 v1

The Mabel

Plots 134, 135, 136, 137

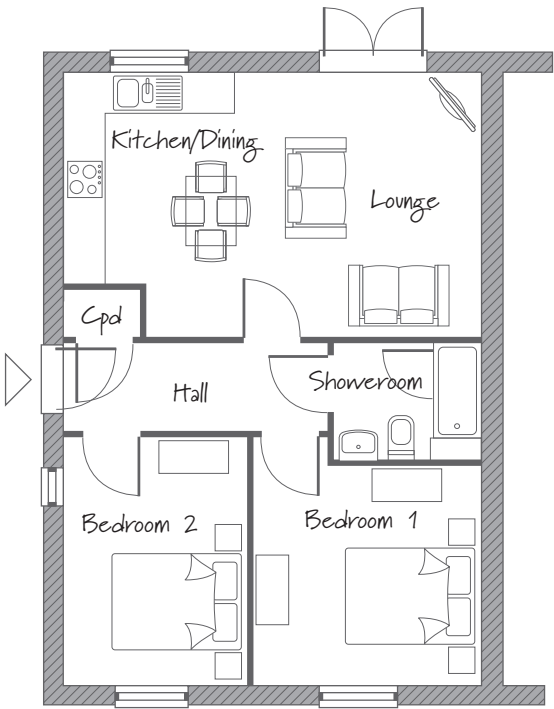
PREMIUM RANGE

An attractive semi-detached bungalow with parking.



GROUND FLOOR

Kitchen/Lounge/Dining	3.900m x 6.000m	12'8" x 19'6"
Bedroom 1	3.600m x 3.200m	11'8" x 10'4"
Bedroom 2	2.400m x 3.400m	7'8" x 11'1"
Bathroom	2.100m x 1.700m	6'8" x 5'5"



GROUND FLOOR

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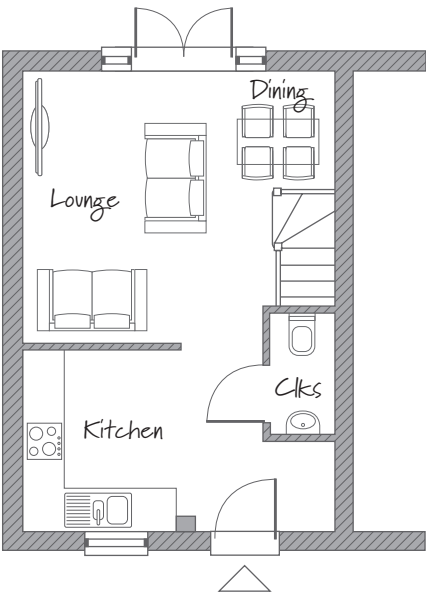
Type 205v1

The Nook

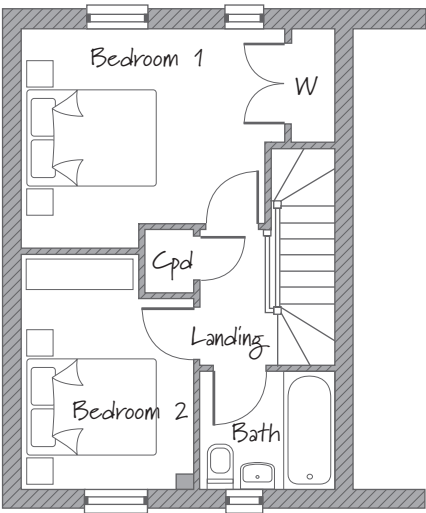
Plots 213, 214, 215, 216, 217, 218

PREMIUM RANGE

A charming 2-bedroom home with open plan layout and French doors leading to the garden.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	2.630m (max) x 4.491m (max)	8'7" (max) x 14'8" (max)
Lounge/Dining	4.491m (max) x 3.919m (max)	14'8" (max) x 12'10" (max)
Cloakroom	0.950m x 1.780m	3'1" x 5'10"

FIRST FLOOR

Bedroom 1	3.748m (max) x 3.153m (max)	12'3" (max) x 10'4" (max)
Bedroom 2	3.397m (max) x 2.438m (max)	11'1" (max) x 7'11" (max)
Bathroom	1.979m x 1.700m	6'5" x 5'6"

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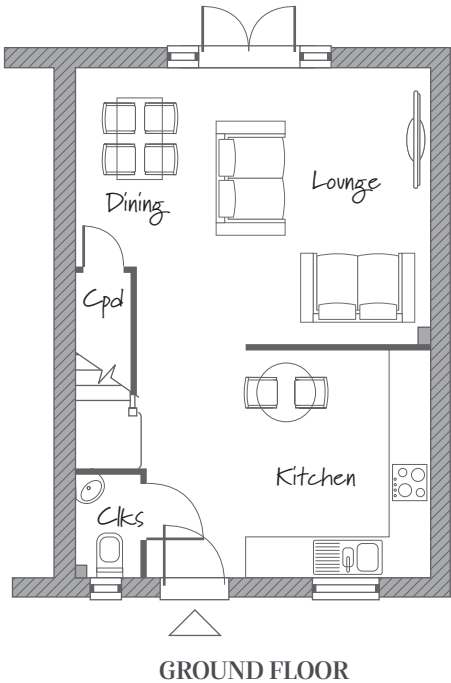
Type 104 v1

The Ingram

Plots 187, 188, 189

PREMIUM RANGE

A super 3-bedroom semi-detached home with a spacious open plan living downstairs.

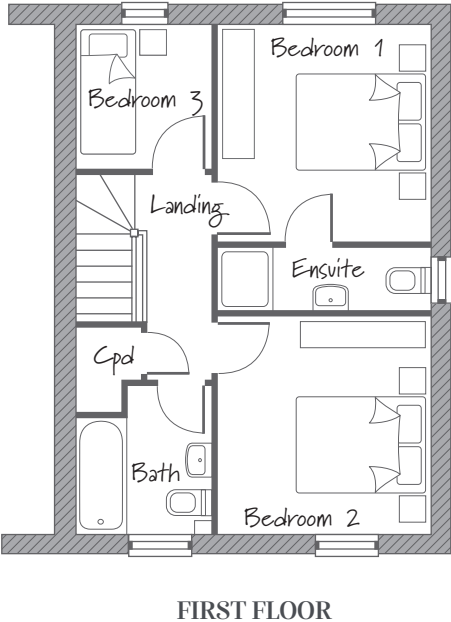


GROUND FLOOR

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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Type 105 v2



Quality fixtures and fittings

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.

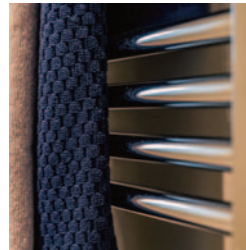
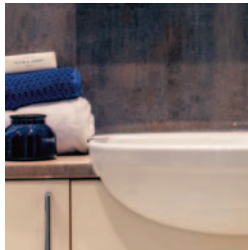


TILING

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.

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.

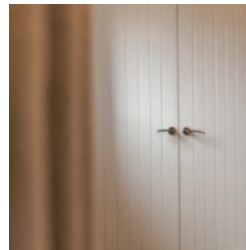
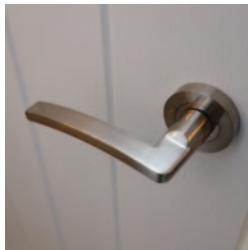


KEEPING YOU WARM

We fit really high levels of 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.

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 Heron Park 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.

Why buy at Heron Park?

No buying chain
means less stress
and hassle



Start with a blank
canvas and create
your home your way



Become part of a
new and growing
community



Save money on
your household
bills from Day 1



Live in a high
specification home built
to suit modern lifestyles



Enjoy peace of mind
with the 2-year
Chestnut Homes warranty



Helping You Buy

At Chestnut Homes we offer a variety of buying schemes to help make purchasing your dream home a reality. Find out which could work for you.



We've partnered with OWN NEW to bring you a simpler and hassle-free way to get an affordable mortgage on a new-build Chestnut Home.

- Available to first-time buyers or existing homeowners
- Lower payments
- Sub 2% interest rates
- Own 100% of your property



The First Homes scheme is a government initiative that supports local people by providing a significant discount of 30% on new build homes compared with market prices. You own 100% of the home but only pay for 70%.

We have four First Homes available on a first come first serve basis at Heron Park.

Our friendly sales team would love to tell you more about the new homes and what Heron Park has to offer.

Visit us at The Quadrant Marketing Suite to view our showhomes and find out which buying scheme will work for you.



Want to move into a brand new Chestnut Home, but can't find a buyer for your current home?

Let us buy your current home with our Part Exchange Scheme, and take all the hassle out of moving!



Let us take all the fuss and expense out of selling your existing home and make it easy with Easy Mover!

Simply reserve your new Chestnut Home and leave the rest to us!

No fuss, No hassle AND we pay your Estate Agency fees!

Scan below to find out more about how we can help you buy your new home.



Heron Park

Wyberton • Boston



Heron Park, Wyberton Low Road, Wyberton, Boston, PE21 7FF

Contact us on – 01205 743 175

sales.heronpark@chestnuthomes.co.uk

Visit our Marketing Suite at The Quadrant for more information.

The Quadrant, Field Drive, Wyberton, Boston, PE21 7NG



 **ChestnutHomes**
chestnuthomes.co.uk

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