



BEAUFORT GARDENS  
MARKET DEEPING

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON  
HOMES

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YOUR DREAM  
HOME AWAITS



Welcome to your new home  
at **Beaufort Gardens**



# MODERN LIVING IN PICTURESQUE SURROUNDINGS



Introducing Beaufort Gardens, a stunning new development of 117 thoughtfully designed homes in the heart of Market Deeping, a picturesque market town in South Lincolnshire.

This exciting development by Allison Homes offers a range of two, three, and four-bedroom homes, each crafted with quality and care to suit modern lifestyles while maintaining the charm of its historic surroundings.

Market Deeping's characterful town centre is just minutes from your doorstep. Here, you'll find a range of local shops, including independent boutiques and a Tesco Superstore for your daily needs.

Dining out is a treat, with options like The Deeping Stage for traditional pub meals and Linford's, an award-winning fish and chip shop. Essential services such as a GP surgery, pharmacy and post office are also within easy reach for complete convenience.

For everything else, the city of Peterborough can be reached in as little as 20 minutes by road and offers a huge range of shopping, leisure and entertainment.

Leisure opportunities closer to home can be found in abundance. The Deepings Lakes Nature Reserve is perfect for those who love the outdoors, offering tranquil walking trails and birdwatching. For family fun, the John Eve Field features a children's play area and a BMX track, plus it hosts a variety of community events that make a fantastic day out.

Sports enthusiasts can join local clubs, including Deepings Rugby Club or Deeping Rangers Football Club. Meanwhile, Empire Gym and Spinroom Studio provide fitness facilities on your doorstep and there is a choice of swimming pools within a 20-minute drive. If you're looking for a bit more excitement, there is a wide range of water sports on offer at Tallington Lakes, including water skiing, wakeboarding and open water swimming.



“Come and experience the welcoming community that Market Deeping is known for.”

Families moving to Market Deeping will appreciate the area's excellent educational options. Local primary schools, including William Hildyard Church of England Primary and Nursery School and Market Deeping Community Primary School, are located within walking distance. For older children, The Deepings School offers comprehensive secondary education and sixth form that can be reached in five minutes by car.

Early years children are catered for with a number of nurseries and preschools within a five-minute drive, while at the opposite end of the spectrum, there are many options for tertiary education in the nearby city of Peterborough.

Commuting and travel are made easy from Market Deeping. The town is conveniently located near the A15, A16 and A1(M), providing quick access to nearby towns and cities such as Peterborough.

From Peterborough station, direct train services connect you to London, Cambridge and Leeds in 48 minutes, 55 minutes and 90 minutes, respectively.



# ALL ABOUT THE QUALITY

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

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Hansgrohe sanitaryware. To help reduce energy bills, all homes feature thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“ We know we are not just building houses, we are creating the most important spaces in people’s lives that our customers will love to live in now and throughout the years ahead. ”





“

Each home at Beaufort Gardens has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and a 7Kw EV Charger.

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## ALL ABOUT HOMES BUILT ON SOLID VALUES

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**We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.**

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.



# ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

|  | 2 BEDROOM HOMES | 3 BEDROOM HOMES | 4 BEDROOM HOMES |
|--|-----------------|-----------------|-----------------|
| <b>GENERAL</b>   |                 |                 |                 |
| Traditional construction   | •               | •               | •               |
| NHBC 10 year warranty  | •               | •               | •               |
| Single colour (white) matt emulsion wall and ceiling colour throughout             | •               | •               | •               |
| Smooth ceilings throughout   | •               | •               | •               |
| Internal joinery painted white   | •               | •               | •               |
| Staircase handrails and newel caps in oak  |                 |                 | •               |
| Staircase handrails and newel caps in white  | •               | •               |                 |
| Ironmongery  | •               | •               | •               |
| Wardrobes to Bedroom 1 (where applicable)  | •               | •               | •               |
| Smooth white 5 vertical panel internal doors                                       | •               | •               | •               |
| <b>KITCHEN</b>   |                 |                 |                 |
| Choice of Kitchen unit door fronts from selected range*                            | •               | •               | •               |
| Choice of laminate worktops with matching upstands from selected range*            | •               | •               | •               |
| Soft close hinges to all cupboard doors  | •               | •               | •               |
| Choice of steel splashback from selected range*                                    | •               | •               | •               |
| Single bowl sink with mixer tap  | •               | •               |                 |
| 1.5 bowl sink with mixer tap (detached properties only)                            |                 | •               | •               |
| Integrated stainless steel finish single oven                                      | •               | •               |                 |
| Integrated stainless steel finish eye level double oven (detached properties only) |                 | •               | •               |
| Integrated ceramic hob   | •               | •               |                 |
| Integrated induction hob (detached properties only)                                |                 | •               | •               |
| Stainless steel chimney hood   | •               | •               |                 |
| Curved glass chimney hood (detached properties only)                               |                 | •               | •               |
| Integrated dishwasher (detached properties only)                                   |                 | •               | •               |
| Plumbing and removable unit for future installation of dishwasher                  | •               | •               |                 |
| Space and plumbing for washing machine   | •               | •               | •               |
| Tumbledryer space (where applicable)   | •               | •               | •               |
| <b>CLOAKROOM</b>   |                 |                 |                 |
| White sanitaryware   | •               | •               | •               |
| Tiled splashback to basin - choice from standard range                             | •               | •               | •               |
| <b>BATHROOM</b>  |                 |                 |                 |
| White sanitaryware   | •               | •               | •               |
| Contemporary mixer taps  | •               | •               | •               |
| Bath filler mixer  | •               | •               | •               |
| Bath filler and shower mixer (no En Suite)   | •               | •               | •               |
| White heated towel rail (where applicable)   | •               | •               | •               |
| Half height tiling behind bath - choice from standard range                        | •               | •               | •               |
| Full height tiling and screen to shower area (no En Suite)                         | •               |                 |                 |
| <b>EN SUITE</b>  |                 |                 |                 |
| White sanitaryware   | •               | •               | •               |
| Contemporary mixer taps  | •               | •               | •               |
| White heated towel rail (where applicable)   | •               | •               | •               |
| Shower enclosure and screen to En Suite (where applicable)                         | •               | •               | •               |
| Full height tiling to shower area  | •               | •               | •               |
| <b>HEATING AND HOT WATER</b>   |                 |                 |                 |
| Pre-finished Radiators   | •               | •               | •               |
| Thermostatic radiator valves to most radiators                                     | •               | •               | •               |
| Smart meters as standard   | •               | •               | •               |
| 500mm mineral wool insulation to roof space  | •               | •               | •               |



2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### ELECTRICAL

|  |   |   |   |
|--|---|---|---|
| White LED downlighters to Kitchen  | • | • | • |
| White LED downlighters to Bathroom and En Suite (where applicable)                   | • | • | • |
| Low energy lighting  | • | • | • |
| All sockets to be white fittings   | • | • | • |
| Telephone points to Living Room, Hallway/Cupboard and Bedroom 1                      | • | • | • |
| TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1 | • | • | • |
| Mains wired smoke detectors fitted to Building Regulation standards                  | • | • | • |
| Mains wired carbon monoxide detector fitted to Building Regulation standards         | • | • | • |
| Fibre internet for high speed connectivity   | • | • | • |

### FLOOR FINISHES

|  |   |   |   |
|--|---|---|---|
| Range of carpets and flooring available as upgrade option* | • | • | • |
|--|---|---|---|

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## EXTERNAL FIXTURES AND FITTINGS

### GENERAL

|   |   |   |   |
|---|---|---|---|
| House type bricks and roof tiles as per external plot schedule/charter plan | • | • | • |
| Double glazed uPVC windows throughout, white handles                        | • | • | • |
| Footpaths and driveways as per charter plan                                 | • | • | • |

### EXTERNAL DOORS

|   |   |   |   |
|---|---|---|---|
| GRP external front and rear doors with chrome lever furniture<br><i>French uPVC doors</i> | • | • | • |
| Chrome effect numerals  | • | • | • |

### GARDENS

|  |   |   |   |
|--|---|---|---|
| Front garden turfing and planting to approved landscape scheme | • | • | • |
| Paths, patios and fencing to approved layout                   | • | • | • |
| External tap   | • | • | • |
| Turfing to rear garden upgrade option available                | • | • | • |

### EXTERNAL LIGHTING AND ELECTRICS

|  |   |   |   |
|--|---|---|---|
| Front exterior PIR light fitting provided                                | • | • | • |
| Power and lighting to garage where within curtilage (where applicable)   | • | • | • |
| Car charger provided by parking spaces as per car charging location plan | • | • | • |
| Solar Panels installed on roof as per orientation plan                   | • | • | • |

### 2 BEDROOM HOMES

The Banbury

### 3 BEDROOM HOMES

The Bamford, The Cranford, The Lynford, The Milford, The Radford

### 4 BEDROOM HOMES

The Durham, The Keynsham, The Lytham, The Northam, The Oakham, The Trentham, The Wickham

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.







# OUR HOMES

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## THE BANBURY

2 bedroom home  
Homes 438, 439 & 440



## THE BAMFORD

3 bedroom home  
Home 413



## THE CRANFORD

3 bedroom home  
Homes 411, 412 & 428



## THE MILFORD

3 bedroom home  
Home 441



## THE RADFORD

3 bedroom home  
Homes 427 & 435



## THE DURHAM

4 bedroom home  
Home 404



## THE KEYNSHAM

4 bedroom home  
Homes 405 & 442



## THE NORTHAM

4 bedroom home  
Homes 403, 406, 414 & 429



## THE OAKHAM

4 bedroom home  
Homes 402, 430, 431 & 434



## THE WICKHAM

4 bedroom home  
Homes 401 & 407



# THE BANBURY

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2 bedroom home  
Homes 438, 439 & 440



ALLISON  
HOMES



BEAUFORT GARDENS  
MARKET DEEPING

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# THE BANBURY

2 bedroom home  
Homes 438, 439 & 440

## FIRST FLOOR

|           |               |              |
|-----------|---------------|--------------|
| Bedroom 1 | 4.00m x 2.22m | 13'1" x 7'3" |
| Bedroom 2 | 4.00m x 2.25m | 13'1" x 7'5" |
| Bathroom  | 1.95m x 2.16m | 6'5" x 7'1"  |

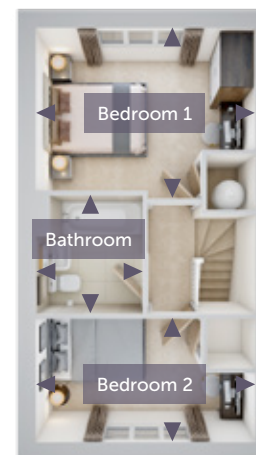
## GROUND FLOOR

|               |               |               |
|---------------|---------------|---------------|
| Living/Dining | 4.00m x 3.26m | 13'1" x 10'8" |
| Kitchen       | 1.85m x 3.06m | 6'1" x 10'0"  |
| WC            | 1.85m x 1.06m | 6'1" x 3'6"   |

BEAUFORT GARDENS

MARKET DEEPING

  
ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE BAMFORD

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3 bedroom home  
Homes 413 & 490

  
ALLISON  
HOMES

BEAUFORT GARDENS  
MARKET DEEPING

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# THE BAMFORD

3 bedroom home  
Homes 413 & 490

## FIRST FLOOR

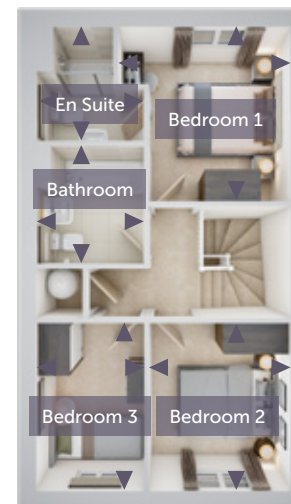
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3.14m x 3.18m | 10'4" x 10'5" |
| En Suite  | 1.40m x 2.09m | 4'7" x 6'10"  |
| Bedroom 2 | 2.58m x 3.06m | 8'6" x 10'0"  |
| Bedroom 3 | 1.96m x 3.06m | 6'5" x 10'0"  |
| Bathroom  | 1.96m x 2.16m | 6'5" x 7'1"   |

## GROUND FLOOR

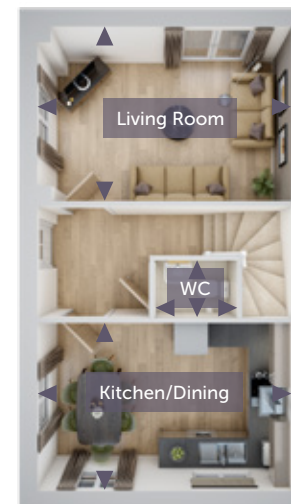
|                |               |               |
|----------------|---------------|---------------|
| Living Room    | 4.63m x 3.18m | 15'2" x 10'5" |
| Kitchen/Dining | 4.63m x 3.06m | 15'2" x 10'0" |
| WC             | 1.52m x 1.06m | 5'0" x 3'6"   |

BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE CRANFORD

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**3 bedroom home**

Homes 411, 412, 428, 486,  
487 & 516



ALLISON  
HOMES



BEAUFORT GARDENS

MARKET DEEPING

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# THE CRANFORD

## 3 bedroom home

Homes 411, 412, 428, 486,  
487 & 516

### FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3.67m x 2.76m | 12'0" x 9'1"  |
| En Suite  | 1.36m x 2.29m | 4'6" x 7'6"   |
| Bedroom 2 | 3.07m x 3.05m | 10'1" x 10'0" |
| Bedroom 3 | 2.36m x 1.96m | 7'9" x 6'5"   |
| Bathroom  | 2.01m x 2.16m | 6'7" x 7'1"   |

### GROUND FLOOR

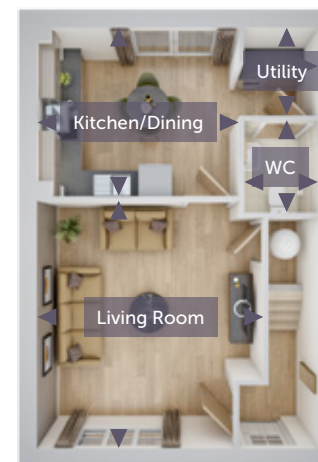
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 4.13m x 4.51m | 13'7" x 14'10" |
| Kitchen/Dining | 3.69m x 3.07m | 12'1" x 10'1"  |
| Utility        | 1.35m x 1.60m | 4'5" x 5'3"    |
| WC             | 1.35m x 1.68m | 4'5" x 5'6"    |

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE MILFORD

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3 bedroom home

Homes 441, 493 & 494



ALLISON  
HOMES



BEAUFORT GARDENS

MARKET DEEPING

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# THE MILFORD

## 3 bedroom home

Homes 441, 493 & 494

### FIRST FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 3.00m x 3.17m | 9'10" x 10'5"  |
| En Suite  | 1.73m x 2.20m | 5'8" x 7'3"    |
| Bedroom 2 | 3.26m x 3.60m | 10'8" x 11'10" |
| Bedroom 3 | 3.27m x 2.74m | 10'9" x 9'0"   |
| Bathroom  | 2.16m x 2.20m | 7'1" x 7'3"    |

### GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Living Room    | 3.00m x 4.15m | 9'10" x 13'7" |
| Kitchen/Dining | 5.79m x 3.26m | 19'0" x 10'8" |
| WC             | 1.45m x 2.33m | 4'9" x 7'8"   |

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE RADFORD

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3 bedroom home

Homes 427, 435, 460, 468,  
471, 512 & 517



ALLISON  
HOMES



BEAUFORT GARDENS

MARKET DEEPING

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# THE RADFORD

## 3 bedroom home

Homes 427, 435, 460, 468,  
471, 512 & 517

### FIRST FLOOR

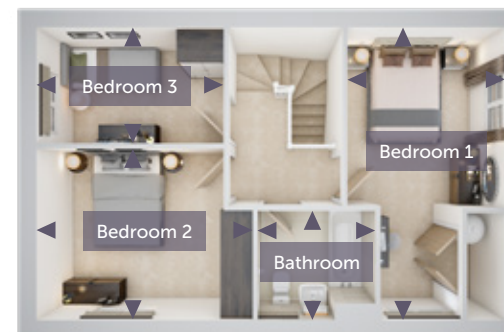
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 2.89m x 5.35m | 9'6" x 17'7"  |
| Bedroom 2 | 3.14m x 3.95m | 10'4" x 13'0" |
| Bedroom 3 | 2.12m x 3.41m | 6'11" x 11'2" |
| Bathroom  | 2.00m x 2.16m | 6'7" x 7'1"   |

### GROUND FLOOR

|                |               |              |
|----------------|---------------|--------------|
| Living Room    | 2.83m x 5.35m | 9'3" x 17'7" |
| Kitchen/Dining | 2.75m x 5.35m | 9'0" x 17'7" |
| WC             | 1.70m x 1.80m | 5'7" x 5'11" |

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

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# THE DURHAM

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4 bedroom home

Homes 404, 458, 467, 469,  
470, 472, 473 & 513

  
ALLISON  
HOMES



BEAUFORT GARDENS

MARKET DEEPING

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# THE DURHAM

## 4 bedroom home

Homes 404, 458, 467, 469,  
470, 472, 473 & 513

### FIRST FLOOR

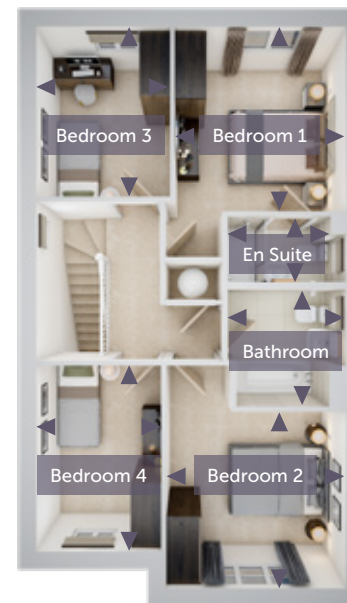
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3.13m x 3.37m | 10'3" x 11'1" |
| En Suite  | 2.16m x 1.22m | 7'1" x 4'0"   |
| Bedroom 2 | 3.28m x 3.23m | 10'9" x 10'7" |
| Bedroom 3 | 2.43m x 3.10m | 8'0" x 10'2"  |
| Bedroom 4 | 2.27m x 3.39m | 7'5" x 11'1"  |
| Bathroom  | 2.16m x 2.16m | 7'1" x 7'1"   |

### GROUND FLOOR

|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 4.09m x 4.30m | 13'5" x 14'1"  |
| Kitchen/Dining | 5.65m x 3.63m | 18'6" x 11'11" |
| Utility        | 1.82m x 2.05m | 6'0" x 6'9"    |
| WC             | 1.45m x 2.05m | 4'9" x 6'9"    |

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR

# THE KEYNSHAM

---

**4 bedroom home**

Homes 405, 442, 466, 474,  
479, 481, 492 & 514



ALLISON  
HOMES



BEAUFORT GARDENS

MARKET DEEPING

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# THE KEYNSHAM

## 4 bedroom home

Homes 405, 442, 466, 474,  
479, 481, 492 & 514

### FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3.22m x 3.01m | 10'7" x 9'11" |
| En Suite  | 2.10m x 1.20m | 6'11" x 3'11" |
| Bedroom 2 | 3.88m x 2.71m | 12'9" x 8'11" |
| Bedroom 3 | 3.62m x 2.62m | 11'11" x 8'7" |
| Bedroom 4 | 2.88m x 2.58m | 9'5" x 8'6"   |
| Bathroom  | 2.10m x 2.15m | 6'11" x 7'1"  |

### GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Living Room    | 3.11m x 6.55m | 10'2" x 21'6" |
| Kitchen/Dining | 3.16m x 6.55m | 10'4" x 21'6" |
| Utility        | 2.45m x 1.84m | 8'0" x 6'0"   |
| WC             | 1.46m x 1.81m | 4'9" x 5'11"  |

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE NORTHAM

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4 bedroom home  
Homes 403, 406,  
414 & 429



ALLISON  
HOMES

BEAUFORT GARDENS  
MARKET DEEPIING

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# THE NORTHAM

## 4 bedroom home

Homes 403, 406, 414 & 429

### FIRST FLOOR

|               |               |               |
|---------------|---------------|---------------|
| Bedroom 1     | 3.42m x 2.89m | 11'3" x 9'6"  |
| Dressing Area | 1.76m x 1.75m | 5'9" x 5'9"   |
| En Suite      | 2.14m x 1.46m | 7'0" x 4'9"   |
| Bedroom 2     | 3.72m x 3.50m | 12'2" x 11'6" |
| Bedroom 3     | 2.65m x 3.39m | 8'8" x 11'1"  |
| Bedroom 4     | 2.85m x 3.15m | 9'4" x 10'4"  |
| Bathroom      | 2.56m x 2.00m | 8'5" x 6'7"   |

### GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Living Room    | 3.36m x 4.65m | 11'0" x 15'3" |
| Kitchen/Dining | 5.50m x 2.87m | 18'1" x 9'5"  |
| Family Area    | 2.73m x 3.65m | 8'11" x 12'0" |
| Study          | 2.64m x 2.12m | 8'8" x 6'11"  |
| Utility        | 1.65m x 1.65m | 5'5" x 5'5"   |
| WC             | 0.91m x 1.65m | 3'0" x 5'5"   |

## BEAUFORT GARDENS

MARKET DEEPING



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE OAKHAM

---

4 bedroom home

Homes 402, 430, 431, 434,  
475, 478, 491 & 515



ALLISON  
HOMES



BEAUFORT GARDENS

MARKET DEEPING

---

# THE OAKHAM

## 4 bedroom home

Homes 402, 430, 431, 434,  
475, 478, 491 & 515

### FIRST FLOOR

|            |               |                |
|------------|---------------|----------------|
| Bedroom 1  | 3.62m x 4.57m | 11'11" x 15'0" |
| En Suite 1 | 2.50m x 1.21m | 8'2" x 4'0"    |
| Bedroom 2  | 3.62m x 3.74m | 11'11" x 12'3" |
| En Suite 2 | 2.50m x 1.21m | 8'2" x 4'0"    |
| Bedroom 3  | 2.40m x 3.95m | 7'10" x 13'0"  |
| Bedroom 4  | 2.82m x 2.53m | 9'3" x 8'4"    |
| Bathroom   | 2.16m x 2.00m | 7'1" x 6'7"    |

### GROUND FLOOR

|             |               |                |
|-------------|---------------|----------------|
| Living Room | 3.62m x 4.37m | 11'11" x 14'4" |
| Kitchen     | 3.33m x 2.96m | 10'11" x 9'9"  |
| Dining Area | 3.89m x 2.96m | 12'9" x 9'9"   |
| Study       | 1.90m x 2.53m | 6'3" x 8'4"    |
| Utility     | 2.08m x 1.90m | 6'10" x 6'3"   |
| WC          | 1.45m x 1.90m | 4'9" x 6'3"    |

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR



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# THE WICKHAM

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4 bedroom home  
Homes 401 & 407



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HOMES

BEAUFORT GARDENS

MARKET DEEPING

---

# THE WICKHAM

4 bedroom home  
Homes 401 & 407

## FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3.81m x 3.51m | 12'6" x 11'6" |
| En Suite  | 2.29m x 1.40m | 7'6" x 4'7"   |
| Bedroom 2 | 3.57m x 3.13m | 11'9" x 10'3" |
| Bedroom 3 | 4.40m x 3.24m | 14'5" x 10'8" |
| Bedroom 4 | 4.40m x 2.43m | 14'5" x 8'0"  |
| Bathroom  | 2.27m x 2.00m | 7'5" x 6'7"   |

## GROUND FLOOR

|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.55m x 5.76m | 11'8" x 18'11" |
| Kitchen/Dining | 3.51m x 7.18m | 11'6" x 23'7"  |
| Family Area    | 3.16m x 2.07m | 10'4" x 6'9"   |
| Utility        | 1.94m x 1.97m | 6'4" x 6'6"    |
| WC             | 1.94m x 1.45m | 6'4" x 4'9"    |

## BEAUFORT GARDENS

MARKET DEEPING



FIRST FLOOR



GROUND FLOOR



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