

steeped in history and charm...
...an idyllic location

ablehomes

- award-winning homes built for family living

Established for over thirty years, Ablehomes is renowned throughout Lincolnshire and Nottinghamshire for building quality homes, with an impeccable attention to detail. As a small, dedicated family company, Ablehomes' imaginative approach to house building and design, as well as excellent customer care, has contributed to numerous awards.

Ablehomes prides itself in building prestigious homes, with careful consideration to the environment and the needs of modern day living. This is recognised by the Local Authority Building Control (LABC) New Home Warranty Scheme, providing each home with a full ten-year guarantee.



The logo for the LABC Building Excellence Awards 2014 Winner. It features the LABC logo on the left, followed by the text 'BUILDING EXCELLENCE AWARDS 2014 WINNER' and a large yellow star graphic on the right.

award - winning...

- Headland Park (2014)
- Saxonwell Court (2013)
- Farbrooke Gardens (2011)
- Dysart Grange (2011)
- Orchard Nurseries (2009)

Please note illustrations and images used in this brochure are examples of house-types only. Actual details may vary.





stunning Belton House...

...just a stone's throw away

out and about

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The gateway to Lincolnshire, the historic market town of Grantham is bordered by green countryside and provides easy access to the A1 and excellent rail links to London and the cities of Nottingham and York.

Mentioned as a Royal Manor in the Domesday Book, Grantham was for centuries the preferred stopping place of kings and noblemen travelling up and down the country. Today, Grantham boasts a strong community spirit with endless amenities, including bistros and fine restaurants, high street shops, supermarkets, a hospital and a leisure centre. Further afield, enjoy beautiful walks at Belton House, play golf at Stoke Rochford Golf Course or try something a bit more adventurous like the Adrenalin Jungle at Sherwood Forest!

at a glance...

- Easy access to the A1
- High speed rail links – London's King's Cross just 65 minutes and Nottingham just 35 minutes
- Catchment area for highly acclaimed Kesteven & Grantham Girls School and The King's School of Grantham



pippin gardens

• award-winning homes built for family living

Just a short stroll from the idyllic Wyndham Park, Pippin Gardens occupies an enviable position in the quintessential market town of Grantham. All thirteen, four-bedroomed detached properties offer the best of both worlds; a luxury lifestyle within walking distance of numerous amenities and easy access to the delights of the Vale of Belvoir countryside.

Designed to sympathetically compliment the stunning surroundings, Ablehomes' mix of traditional and modern materials and quality craftsmanship ensures Pippin Gardens maintain a timeless appeal. Internally, all thirteen homes feature Ablehomes' signature Häcker kitchen and family area with bi-fold doors, perfect for modern day living. Contemporary tiling, designer sanitary ware and luxurious fixtures and fittings ensure each home oozes quality and style.





development plan

⋮ The development plan is not produced to scale and is only intended as a general guide layout. All properties are labelled by plot numbers.

the bramley



• Plots 1,2,9,10 & 12

A stunning four-bedroomed detached home with a detached double garage, perfect for the modern family. The spacious kitchen and dining area opens up on to the generous sitting room with bi-fold doors leading on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with four large bedrooms and a luxurious master suite, featuring a vaulted ceiling and a stylish floor to ceiling window.



at a glance...

- Four bedrooms
- Double garage
- Master en-suite
- Laundry room
- Bi-fold doors leading to landscaped garden
- Contemporary feature staircase



Ground Floor

Kitchen/	6.20m	x	3.80m max.
	20'-4"	x	12'-6"
Dining Room/	2.75m	x	3.35m max.
	9'-0"	x	10'-11"
Sitting Room	5.40m	x	3.95m max.
	17'-9"	x	13'-0"
Laundry	2.61m	x	2.22m
	8'-1"	x	7'-3"



First Floor

Bedroom .1	3.66m	x	3.29m max.
	12'-0"	x	10'-9"
Bedroom .2	3.36m	x	2.69m
	11'-0"	x	8'-10"
Bedroom .3	3.67m	x	2.66m
	12'-0"	x	8'-9"
Bedroom .4	2.75m	x	2.07m
	9'-0"	x	6'-9"

floor plans

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

the rubens

Plot 3,8 & 11

An attractive, four-bedroomed detached family home with a detached double garage. The open-plan kitchen, dining and family area provide the perfect entertaining space, with bi-fold doors opening up on to a beautifully landscaped garden.

Upstairs, the master bedroom features a vaulted ceiling with a striking floor to ceiling window, as well as a spacious en-suite with contemporary, free-standing bath and walk-in double shower.



at a glance...

- Four bedrooms
- Double garage
- Two en-suites
- Laundry room
- Bi-fold doors leading to landscaped garden
- Contemporary feature staircase



Ground Floor			
Kitchen/	4.64m	x	3.78m max.
	15'-3"	x	12'-5"
Dining Room	4.73m	x	5.30m max.
	15'-6"	x	17'-3"
Sitting Room	6.20m	x	3.78m
	20'-4"	x	12'-5"
Laundry	1.90m	x	1.75m
	6'-3"	x	5'-9"



First Floor			
Bedroom .1	4.00m	x	3.71m max.
	13'-2"	x	12'-2"
Bedroom .2	3.81m	x	3.36m
	12'-6"	x	11'-0"
Bedroom .3	3.65m	x	2.57m
	12'-0"	x	8'-5"
Bedroom .4	2.72m	x	2.73m
	8'-11"	x	9'-0"

floor plans

⦿ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

the russet



• Plots 4,5 & 13

An impressive, four-bedroomed detached family home with a timeless blend of traditional and contemporary styling. The spacious kitchen, dining and family area features a stunning full-height bay window with views on to a beautifully landscaped garden.

Upstairs, the master bedroom features a vaulted ceiling with a stylish dressing area, as well as a spacious en-suite with contemporary, free-standing bath and walk-in double shower.



at a glance...

- Four bedrooms
- Double garage
- Two en-suites
- Laundry room
- Bi-fold doors leading to landscaped garden
- Contemporary feature staircase



Ground Floor

Kitchen/	5.97m	x	3.62m max.
	19'-7"	x	11'-10"
Dining Room	4.51m	x	3.44m max.
	14'-9"	x	11'-3"
Sitting Room	5.97m	x	3.68m
	19'-7"	x	12'-1"
Laundry	2.20m	x	1.7m
	7'-3"	x	5'-7"



First Floor

Bedroom .1	3.63m	x	3.42m
	11'-11"	x	11'-3"
Bedroom .2	3.70m	x	3.27m
	12'-2"	x	10'-9"
Bedroom .3	3.63m	x	2.46m
	11'-11"	x	8'-1"
Bedroom .4	2.59m	x	2.52m
	8'-5"	x	8'-3"

floor plans

⦿ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

the orchard



Plots 6 & 7

A striking four-bedroomed detached home with an attached double garage, two large en-suites and a luxurious master suite featuring a vaulted ceiling and stylish dressing room.

As well as the generous kitchen and family area, the Orchard benefits from a separate study and dining room. The feeling of space is emphasised further by a spectacular floor to ceiling window over the hall and landing.



at a glance...

- Four bedrooms
- Double garage
- Two en-suites
- Downstairs study
- Laundry room
- Bi-fold doors leading to landscaped garden
- Contemporary feature staircase



Ground Floor

Kitchen/ Family Room	6.65m	x	4.73m max.
	21'-10"	x	15'-6"
Dining Room	3.67m	x	3.25m
	12'-1"	x	10'-8"
Sitting Room	5.68m	x	3.88m
	18'-8"	x	12'-9"
Study	2.85m	x	2.13m
	9'-4"	x	7'-0"
Laundry	3.67m	x	1.78m
	12'-1"	x	5'-10"



First Floor

Bedroom .1	5.18m	x	3.67m
	17'-0"	x	12'-0"
Bedroom .2	4.05m	x	3.98m
	13'-3"	x	13'-1"
Bedroom .3	3.88m	x	3.30m
	12'-9"	x	10'-10"
Bedroom .4	3.48m	x	3.32m
	11'-5"	x	10'-11"

floor plans

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in detail

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Ablehomes' care and attention to detail is evident in each and every home. From intricate architectural detailing, to professionally designed Häcker kitchens, as well as landscaped gardens and bespoke internal doors. Ablehomes are dedicated to building luxurious, quality homes whilst ensuring each development blends seamlessly in to the stunning, rural surroundings.

internal features...

- Designer Häcker kitchen
- Kitchen centre-island unit and granite worktop
- Bi-fold doors
- Built-in oven and hob, extractor hood, dishwasher and fridge-freezer
- Free-standing roll-top bath and walk-in double shower to master en-suite
- Feature staircase
- Designer Porcelenosa wall tiling
- Designer Gulfstone floor tiling
- TV/multimedia points to all habitable rooms

external features...

- Landscaped gardens
- Stone paths to front and rear doors
- Double garage
- Granite chipping driveway
- External tap

energy efficiency and safety...

- Energy saving lights to all rooms
- Built using energy-efficient materials for low running costs
- High energy efficient appliances
- Purpose designed gas fired central heating system with complimentary first year boiler service
- Thermostatic radiator valves to all rooms (where applicable)
- Intruder alarm system
- Smoke detectors



the big move

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As a small, family company Ablehomes understand the importance of ensuring the purchase of your new Ablehome is smooth and hassle-free. From simple, step-by-step guides to regular up-dates, Ablehomes' dedicated customer service team are on hand to advise at every stage.

reserving your new Ablehome...

- Once you have chosen your perfect Ablehome, please visit our Show Home or alternatively telephone the Ablehomes Head Office on 01636 611662 to begin the reservation process.
- When reserving your new home, Ablehomes will require your full name and contact details, together with details of your chosen solicitor. It is also helpful, at this stage, to advise of any properties in the chain (if applicable)
- A £500.00 reservation fee is necessary to reserve your chosen Ablehome for six weeks, up until the point of Exchange of Contracts.
- Upon receipt of the reservation fee, Ablehomes will advise both the company solicitor and your chosen solicitor and the purchase of your new Ablehome begins...



our commitment to you

🏡 award-winning homes built for family living

Ablehomes are committed to building luxurious, quality homes that will be enjoyed for many years to come. This dedication has not only attracted numerous awards but, more importantly, it has attracted many loyal customers with their friends, children and even grandchildren now being proud owners of an Ablehome!

quality control at all stages...

During the construction of your new Ablehome, continuous inspections are carried out by Local Authority Building Control Inspectors. Ablehomes' dedication to only using local tradesmen, with reputations for quality and excellence, ensures an exceptional standard throughout.

welcome tour and six month maintenance inspection...

Before occupation, a member of Ablehomes will walk you around your new home and demonstrate the fixtures and appliances to ensure that you are familiar with their operation. After six months, a visit will be arranged to ensure you are happy with everything and enjoying your new Ablehome.

ten year LABC new home warranty...

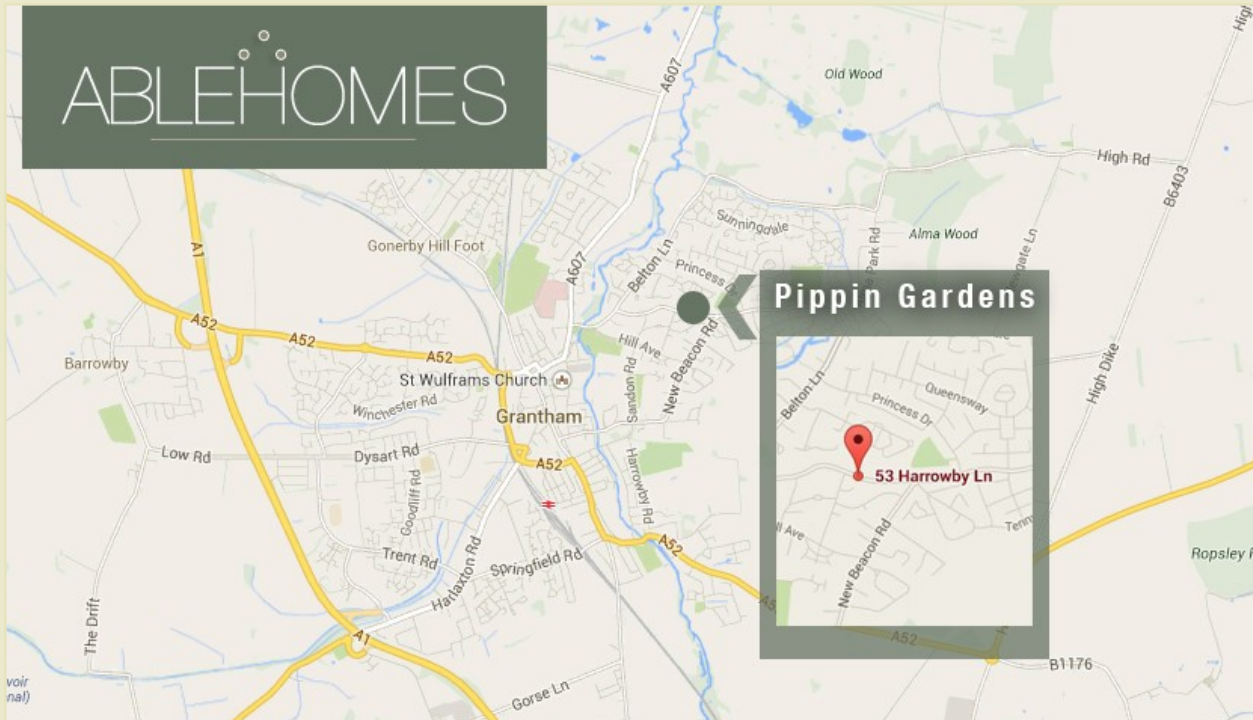
The industry regulated 10 year warranty cover is applicable to every Ablehome. A comprehensive guide explaining the cover will be supplied upon occupation. Ablehomes' customer service team will also be on hand to offer any necessary guidance.



come and find us

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Pippin Gardens is easily accessed from the A1 and benefits from close links to the A52 and A607. A direct train journey of just 65 minutes from London and 35 minutes from Nottingham, Pippin gardens offers a stunning lifestyle in a convenient location.



Pippin gardens...

- Harrowby Lane
Grantham
Lincolnshire
NG31 9SA
- Show House open Saturday, Sunday and Monday between 1 - 4.30pm.
Appointments available at other times by prior arrangement

head office...

- 4 Castlegate
Newark
Nottinghamshire
NG24 1AX
- 01636 611662



ABLEHOMES