

—
Kingsley Place
Barnack
—

Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



Kingsley Place

Barnack

A superb collection of 3, 4 & 5 bedroom homes in the lovely village of Barnack, Peterborough.



One of our new homes at Kingsley Place gives you the best of village life and modern living.

In the village itself, you'll find the traditional shop, the Ofsted rated 'Outstanding' Barnack CoFE Primary School and two pubs. Three miles away in Stamford there's a range of amenities, including a post office, pharmacy

and much more. From walks along the River Welland, independent boutiques and Friday market to an Arts Centre, Corn Exchange for live shows and a choice of fitness facilities.

The short drive to Peterborough gives you more retail, entertainment, sport, leisure

and cultural attractions than you can shake a baton at.

The A1 is a 9 minute drive from Barnack, while regular trains from Stamford to Peterborough take just 14 minutes, with London King's Cross just 50 minutes beyond.

Kingsley Place

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3, 4 & 5 bedroom homes

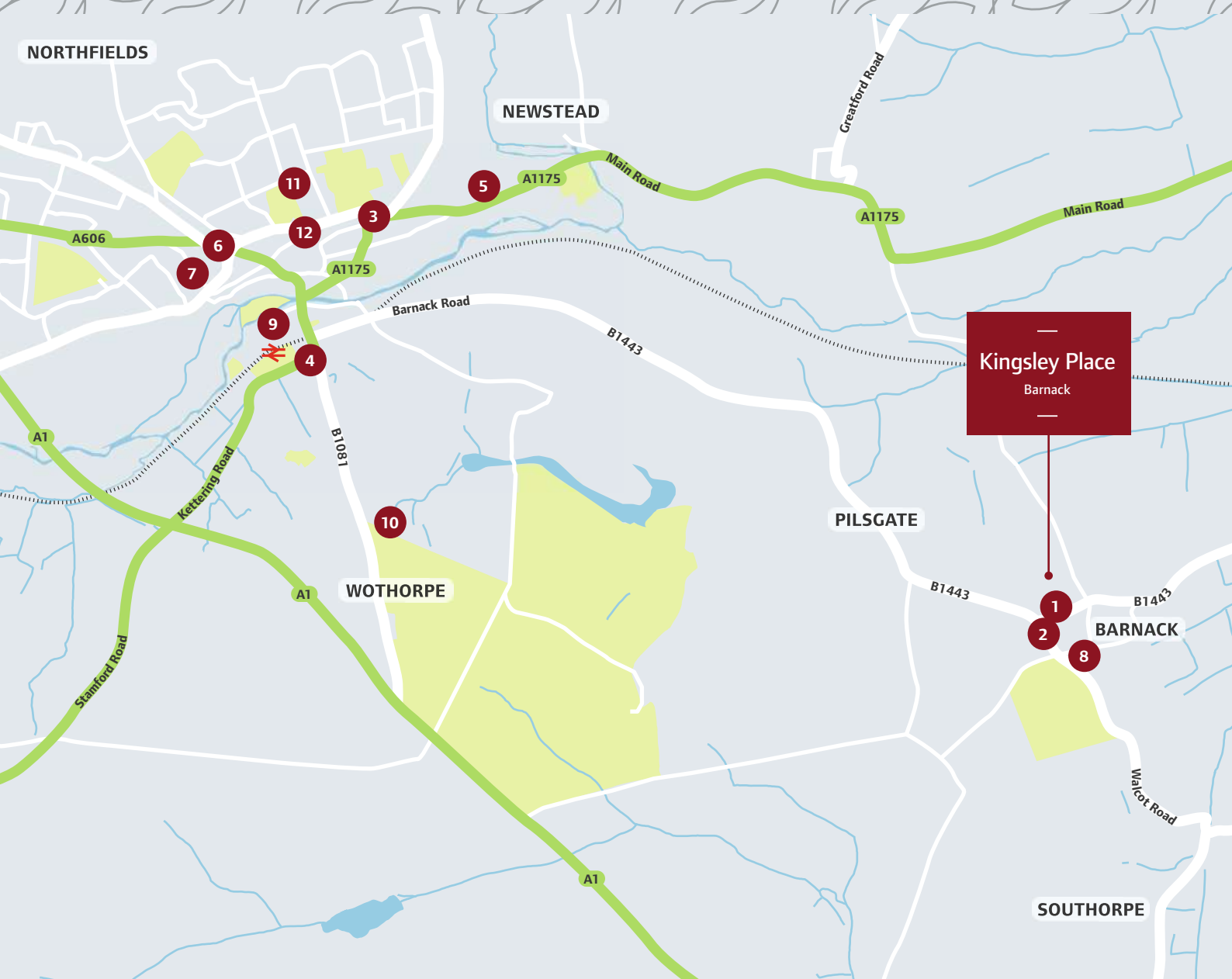

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All journey times and distances are approximate.

Kingsley Place

Barnack

Around the neighbourhood



- | | | | |
|---------------------------------|---------------------------------------|----------------------------|-------------------------------|
| 1 BARNACK CoE PRIMARY SCHOOL | 4 STAMFORD HIGH SCHOOL (GIRLS SCHOOL) | 7 WESTSIDE HEALTH CLUB | 10 BURGHLEY PARK GOLF CLUB |
| 2 BARNACK PRE-SCHOOL | 5 MORRISONS | 8 THE MILLSTONE INN | 11 STAMFORD RECREATION GROUND |
| 3 STAMFORD SCHOOL (BOYS SCHOOL) | 6 WAITROSE | 9 STAMFORD RAILWAY STATION | 12 STAMFORD LIBRARY |

For all sales enquiries please call
01780 778 289
lindenhomes.co.uk/kingsleyplace

Maps not to scale. XLMD938/November 2018.


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Kingsley Place
Barnack

Development layout



ing
ls



- The Attingham
5 bedroom home
- The Byrne
5 bedroom home
- The Lutyens
5 bedroom home
- The Cottingham
4 bedroom home
- The Grainger
4 bedroom home
- The Kempthorne
4 bedroom home
- The Mylne
4 bedroom home
- The Pembroke
4 bedroom home
- The Elliot
3 bedroom home
- The Mountford
3 bedroom home
- * Affordable Housing
- 4 bedroom home
- 3 bedroom home
- 3 bedroom home
- 2 bedroom home
- 2 bedroom home
- 2 bedroom home
- 1 bedroom home

- ss Sub Station
- BS Bin Store Area
- cs Cycle Store Area
- ▶ Garage Entrance
- v Visitor's Parking Space
- ▴ Embankment Slope
- ▭ Shed (indicative only)
- LEAP Local Equipped Area of Play

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. XLMD938/November 2018.

Kingsley Place

Barnack

The Byrne

5 bedroom home

Homes 53, 57, 67, 70 & 79



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



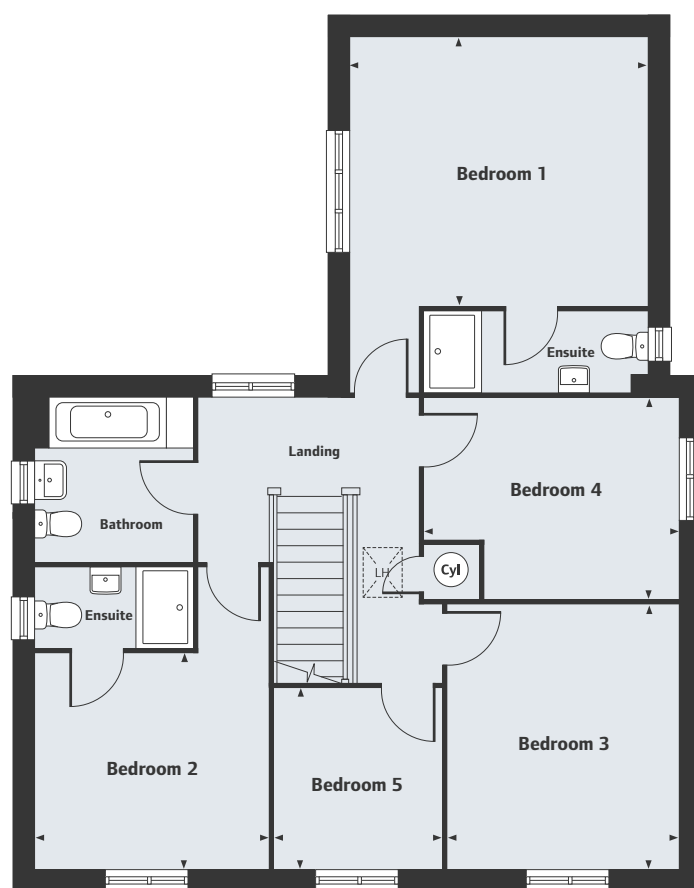
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Kingsley Place

Barnack

The Byrne

5 bedroom home



Ground Floor

Living Room	22'3" x 10'11"
Kitchen/Dining Area	16'6" x 14'1"
Family Room	16'1" x 11'7"

First Floor

Bedroom 1	14'1" x 12'7"
Bedroom 2	11'0" x 10'2"
Bedroom 3	12'6" x 10'10"
Bedroom 4	11'11" x 9'5"
Bedroom 5	8'7" x 7'10"

LH Loft hatch

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Kingsley Place

Barnack

The Attingham

5 bedroom home

Homes 2, 4, 8, 15, 54, 55, 63, 68 & 69



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



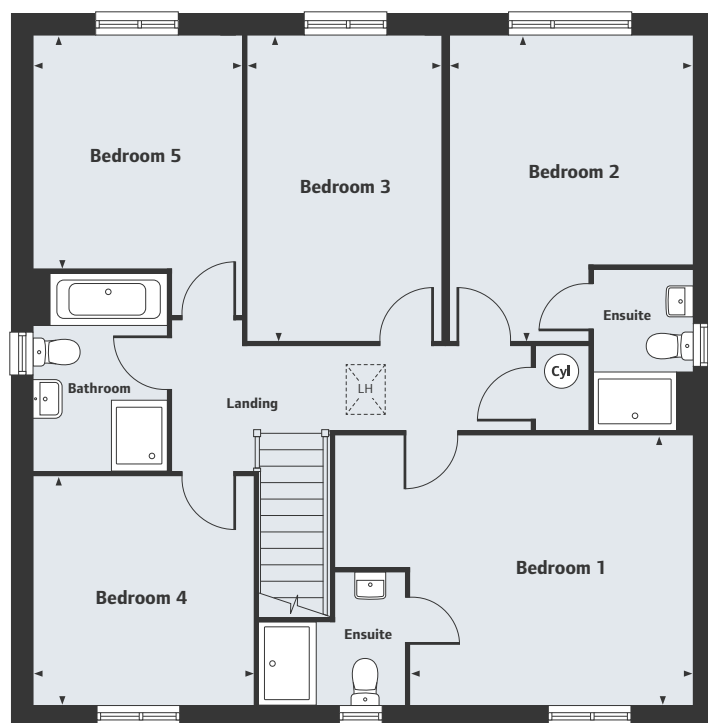
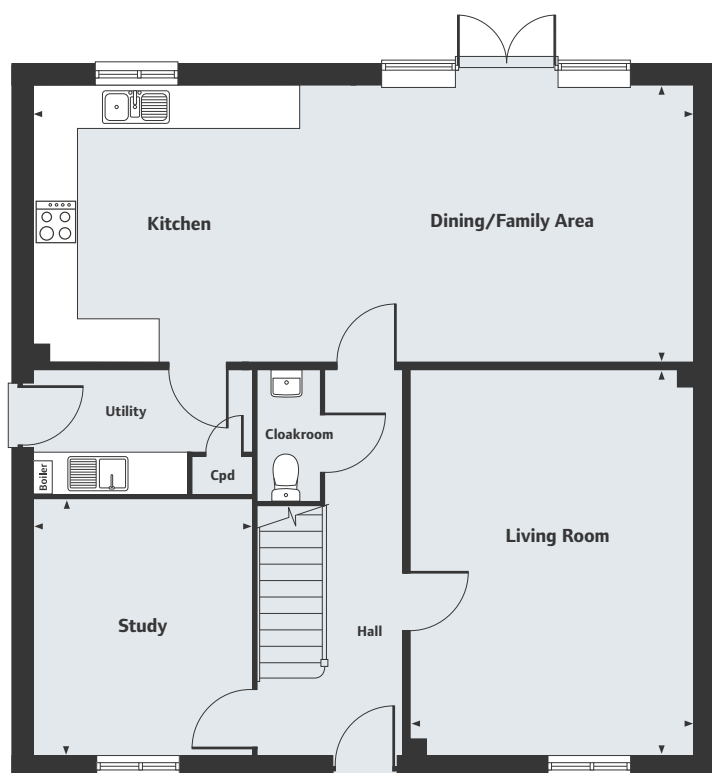
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Kingsley Place

Barnack

The Attingham

5 bedroom home



Ground Floor

Living Room	18'1" x 13'3"
5.51m x 4.03m	
Kitchen/Dining/Family Area	31'0" x 13'0"
9.45m x 3.95m	
Study	12'0" x 10'3"
3.65m x 3.13m	

First Floor

Bedroom 1	13'4" x 12'8"
4.07m x 3.85m	
Bedroom 2	14'4" x 11'6"
4.38m x 3.50m	
Bedroom 3	14'4" x 9'1"
4.38m x 2.78m	
Bedroom 4	10'10" x 10'2"
3.30m x 3.11m	
Bedroom 5	10'11" x 9'9"
3.34m x 2.98m	

LH Loft hatch

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Kingsley Place

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The Cottingham

4 bedroom home

Homes 3, 66 & 72



Kingsley Place

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3, 4 & 5 bedroom homes

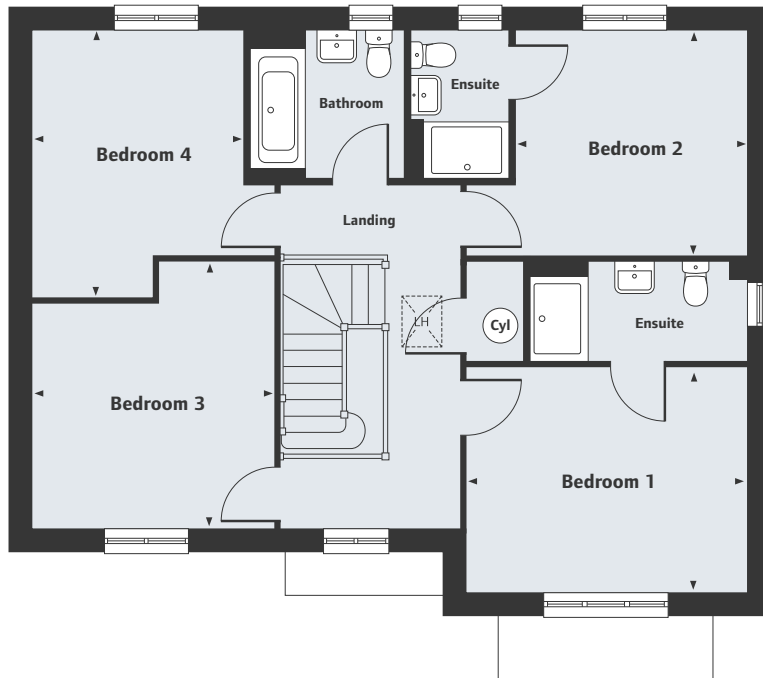


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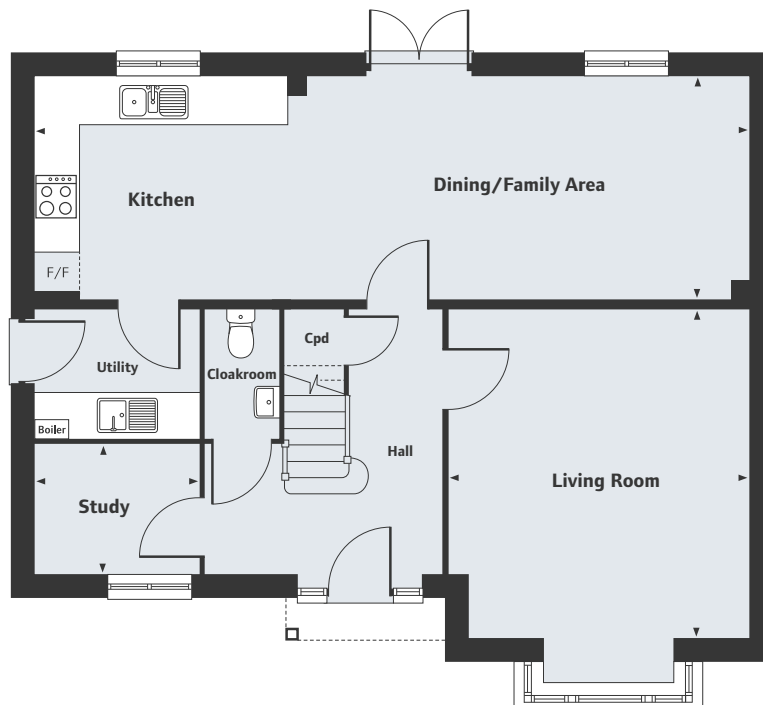
The Cottingham

4 bedroom home



First Floor

Bedroom 1	3.90m x 3.15m	12'9" x 10'4"
Bedroom 2	3.23m x 3.14m	10'7" x 10'4"
Bedroom 3	3.73m x 3.39m	12'2" x 11'1"
Bedroom 4	3.73m x 2.93m	12'2" x 9'7"



Ground Floor

Living Room	4.60m x 4.20m	15'1" x 13'9"
Kitchen/Dining/Family Area	9.97m x 3.09m	32'8" x 10'1"
Study	2.27m x 1.81m	7'5" x 5'11"

LH Loft hatch

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Barnack

The Elliot

3 bedroom home

Homes 27, 28, 29, 32, 35, 51, 60 & 61



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes

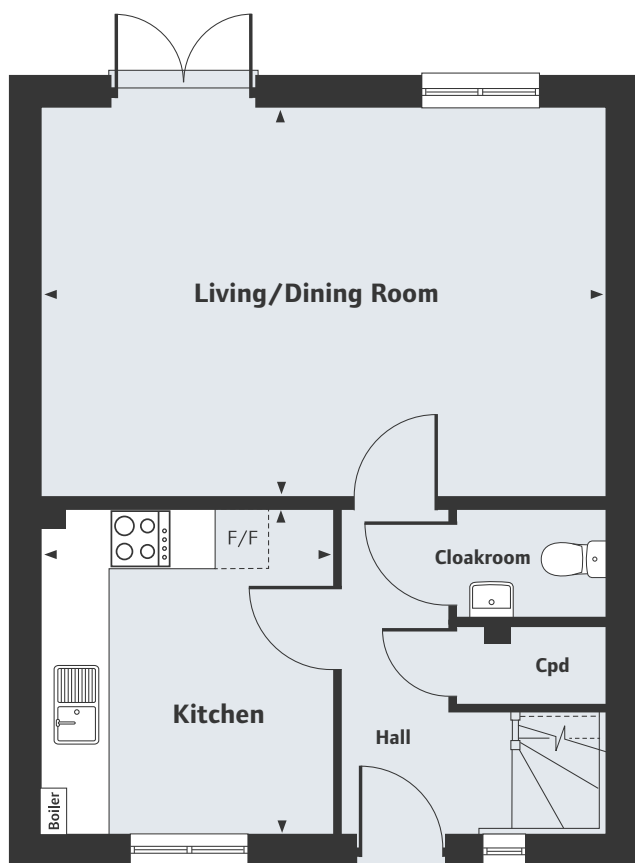


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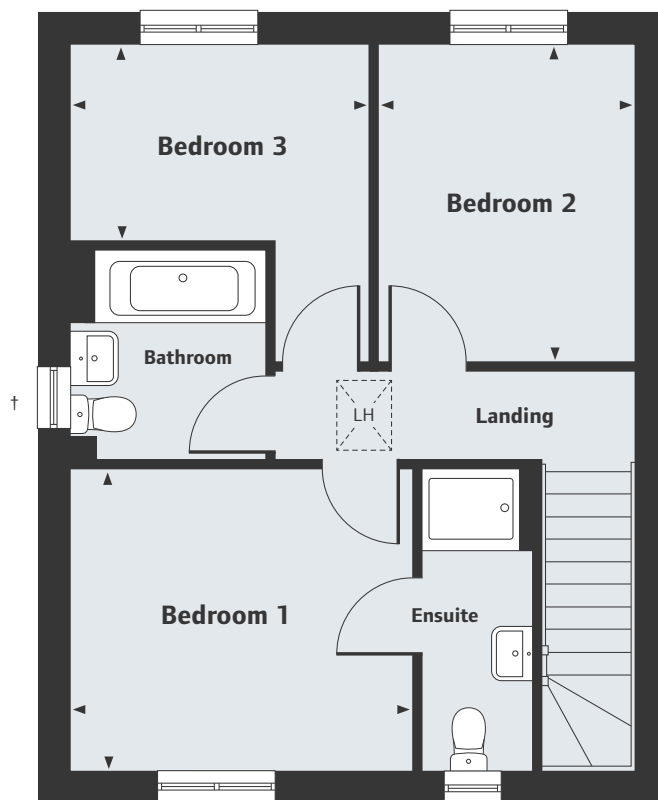
Barnack

The Elliot 3 bedroom home



Ground Floor

Living/Dining Room	5.70m x 3.95m	18'8" x 12'11"
Kitchen	3.29m x 2.95m	10'9" x 9'8"



First Floor

Bedroom 1	3.45m x 3.07m	11'4" x 10'1"
Bedroom 2	3.21m x 2.60m	10'6" x 8'6"
Bedroom 3	3.03m x 2.01m	9'11" x 6'7"

†Window to homes 27, 28, 29, 32, 35 & 51 only.
LH Loft hatch

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Kingsley Place

Barnack

The Grainger

4 bedroom home

Homes 14, 16, 59 & 62



Kingsley Place

Barnack, Peterborough PE9 3DU

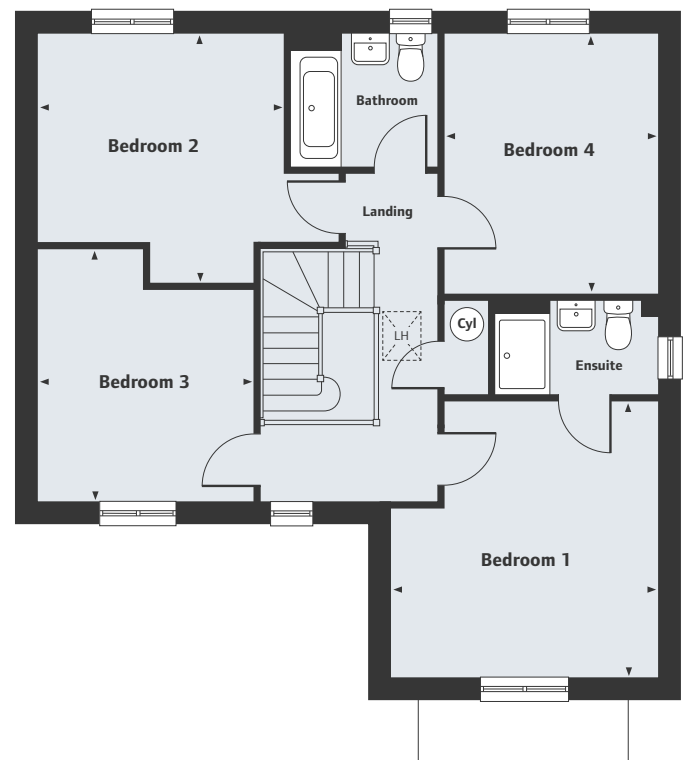
3, 4 & 5 bedroom homes



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Kingsley Place Barnack

The Grainger 4 bedroom home



Ground Floor

Living Room	14'4" x 12'10"
4.39m x 3.90m	
Kitchen/Dining Area	19'0" x 11'10"
5.81m x 3.62m	

First Floor

Bedroom 1	13'2" x 12'9"
4.03m x 3.90m	
Bedroom 2	12'1" x 11'9"
3.70m x 3.58m	
Bedroom 3	11'11" x 10'5"
3.65m x 3.19m	
Bedroom 4	12'5" x 10'3"
3.80m x 3.12m	

LH Loft hatch

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Kingsley Place

Barnack

The Kempthorne

4 bedroom home

Homes 1, 52, 56, 58, 71 & 80



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



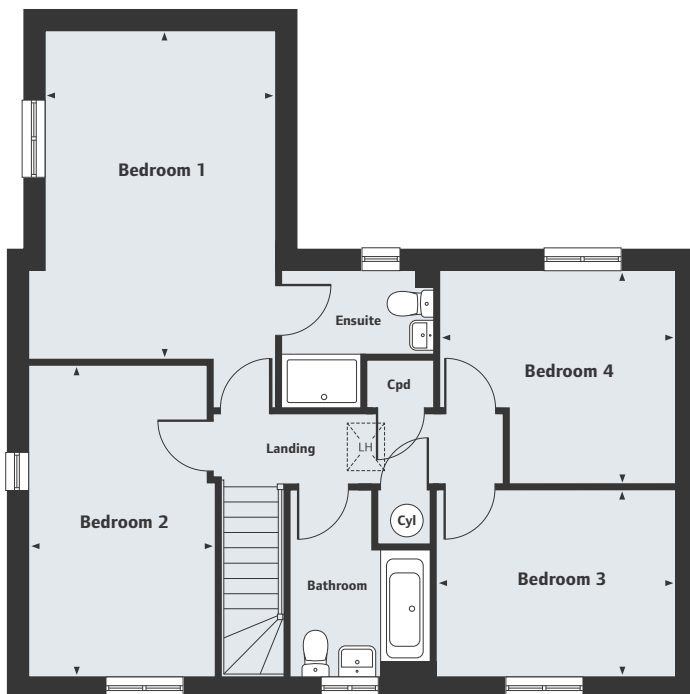
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Kingsley Place

Barnack

The Kempthorne

4 bedroom home



First Floor

Bedroom 1	4.87m x 3.45m	15'11" x 11'3"
Bedroom 2	4.69m x 2.78m	15'4" x 9'1"
Bedroom 3	3.52m x 2.80m	11'6" x 9'2"
Bedroom 4	3.50m x 3.16m	11'6" x 10'4"



Ground Floor

Living Room	6.04m x 3.85m	19'9" x 12'7"
Kitchen/Dining Area	5.57m x 3.67m	18'3" x 12'0"
Dining Room/Study	2.78m x 2.57m	9'1" x 8'5"

LH Loft hatch

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Kingsley Place

Barnack

The Lutyens

5 bedroom home

Homes 9, 12, 43 & 64



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



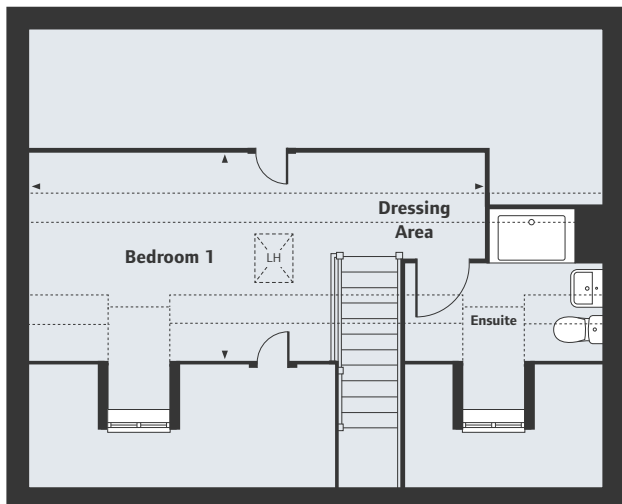
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Kingsley Place

Barnack

The Lutyens

5 bedroom home



Second Floor

Bedroom 1/Dressing Area

6.69m x 3.08m

21'11" x 10'1"

First Floor

Bedroom 2

3.86m x 3.36m

12'8" x 11'0"

Bedroom 3

3.36m x 2.78m

11'0" x 9'1"

Bedroom 4

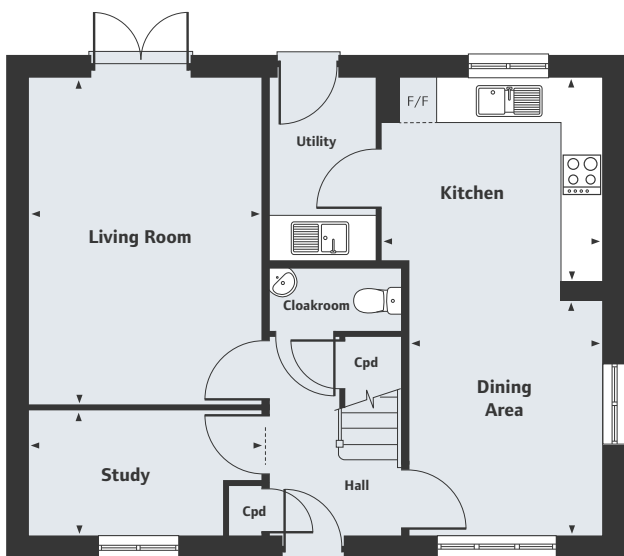
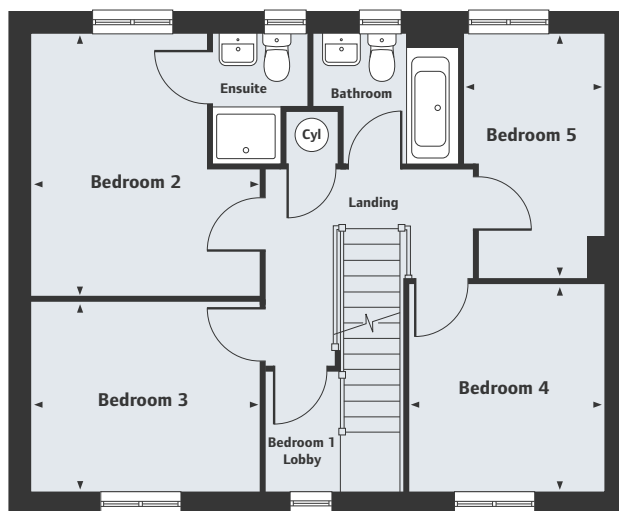
3.05m x 2.88m

10'0" x 9'5"

Bedroom 5

3.59m x 2.07m

11'9" x 6'9"



Ground Floor

Living Room

4.81m x 3.39m

15'9" x 11'1"

Kitchen

3.24m x 2.98m

10'7" x 9'9"

Dining Area

3.46m x 2.81m

11'4" x 9'2"

Study

3.39m x 1.82m

11'1" x 5'11"

LH Loft hatch --- Restricted ceiling height

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Kingsley Place

Barnack

The Mountford

3 bedroom home

Homes 7, 23, 33, 34, 42 & 49



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



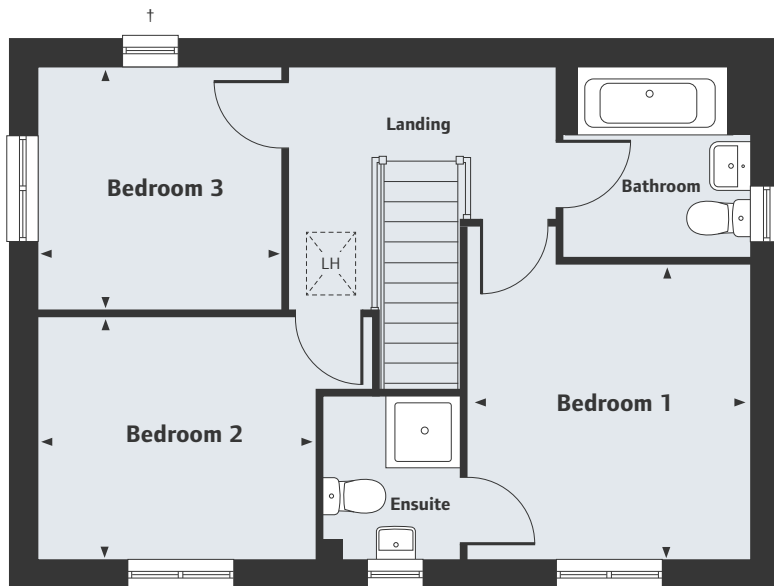
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Kingsley Place

Barnack

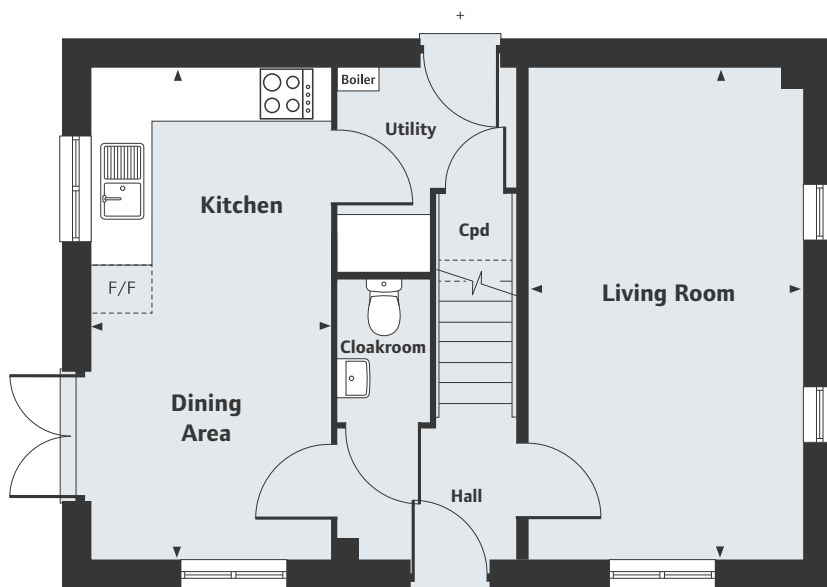
The Mountford

3 bedroom home



First Floor

Bedroom 1	3.36m x 3.19m	11'0" x 10'5"
Bedroom 2	3.15m x 2.75m	10'4" x 9'0"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"



Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining Area	5.59m x 2.70m	18'4" x 8'10"

†Window to home 33 only. +Rear door omitted to home 7.
LH Loft hatch

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Kingsley Place

Barnack

The Mylne

4 bedroom home

Homes 24, 26, 41, 50 & 65



Kingsley Place

Barnack, Peterborough PE9 3DU

3, 4 & 5 bedroom homes



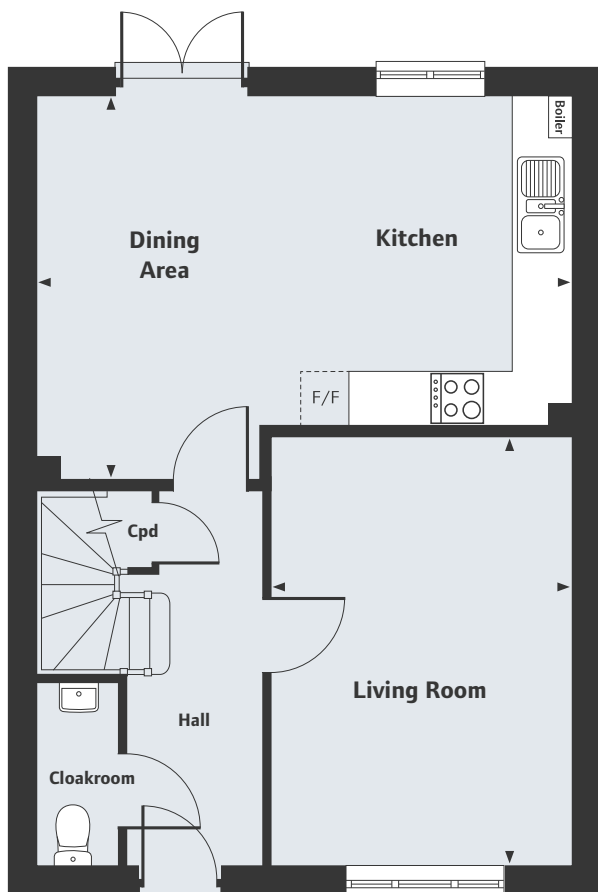
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Kingsley Place

Barnack

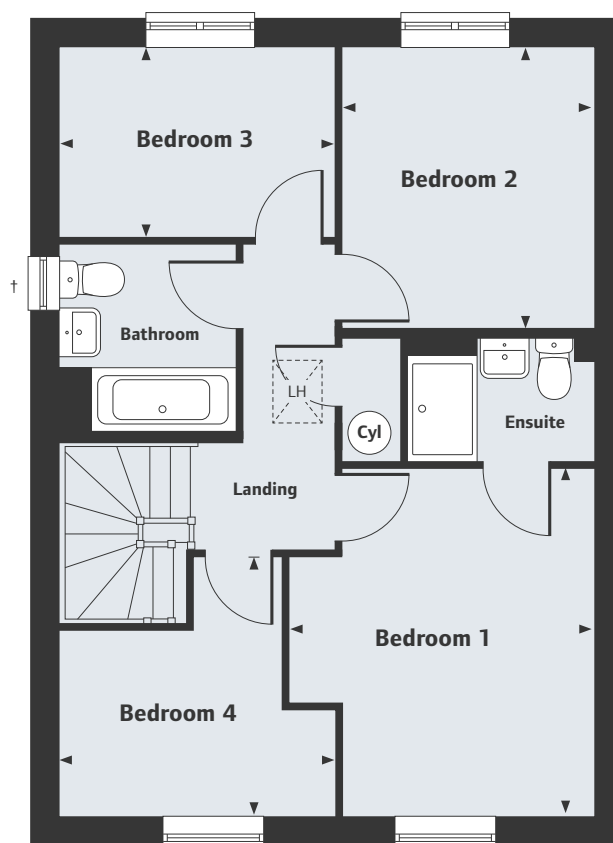
The Mylne

4 bedroom home



Ground Floor

Living Room	15'10" x 11'1"
4.83m x 3.39m	
Kitchen/Dining Area	19'9" x 14'4"
6.04m x 4.37m	



First Floor

Bedroom 1	12'11" x 11'4"
3.95m x 3.46m	
Bedroom 2	10'6" x 9'4"
3.20m x 2.86m	
Bedroom 3	10'2" x 7'1"
3.10m x 2.16m	
Bedroom 4	10'2" x 9'7"
3.10m x 2.92m	

†Window to homes 24, 26 & 50 only.
LH Loft hatch

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Kingsley Place

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The Pembroke

4 bedroom home

Homes 5, 6, 10, 11, 13 & 25



Kingsley Place

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3, 4 & 5 bedroom homes



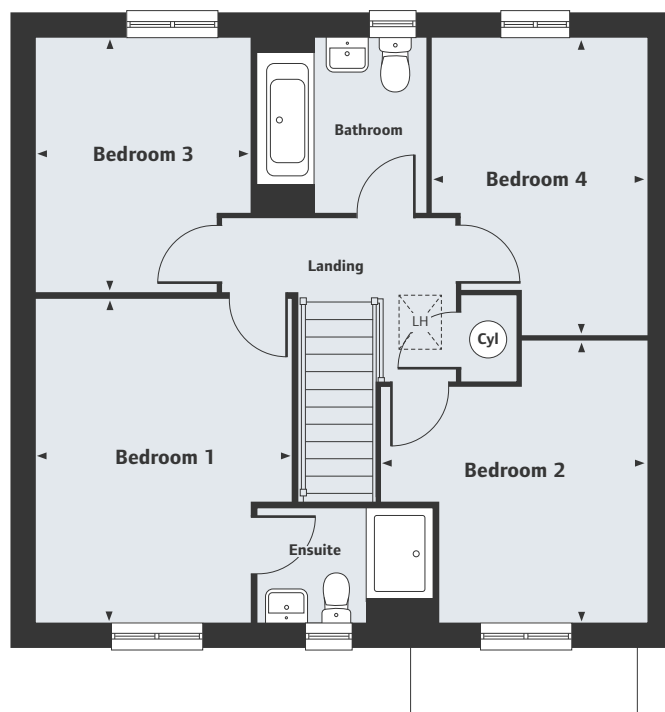
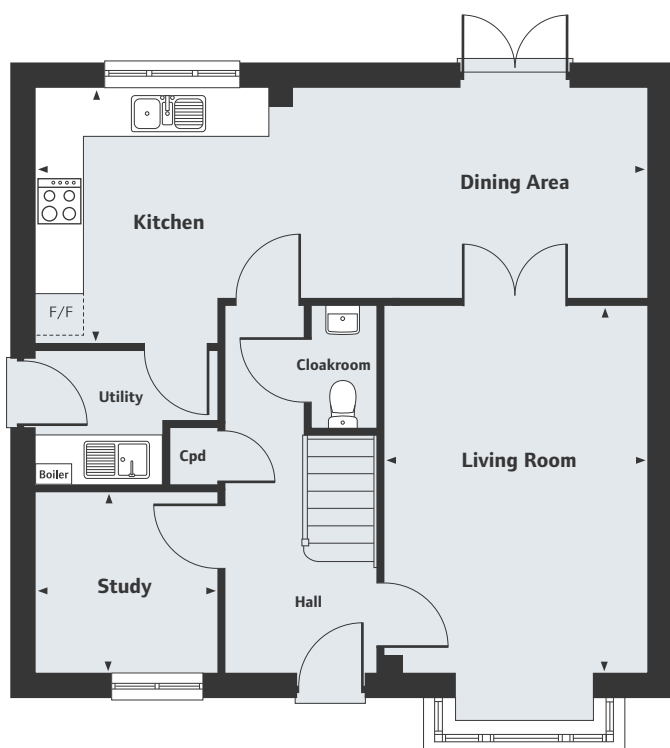
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Kingsley Place

Barnack

The Pembroke

4 bedroom home



Ground Floor

Living Room	15'10" x 11'5"
Kitchen/Dining Area	26'5" x 10'11"
Study	7'11" x 7'9"
Utility	

First Floor

Bedroom 1	14'1" x 11'2"
Bedroom 2	12'2" x 11'5"
Bedroom 3	11'0" x 9'5"
Bedroom 4	12'10" x 9'3"

LH Loft hatch

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	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchen			
Symphony fitted kitchen with premium laminate worktop and upstands and stainless steel splashback behind hob	•	•	•
Single under-counter oven in stainless steel	•		
Double under-counter oven in stainless steel		•	•
4 burner gas hob	•	•	•
Integrated extractor hood	•		
Chimney hood		•	•
Space for dishwasher with plumbing and electrical supply	•	•	•
Space for washing machine with plumbing and electrical supply	•	•	•
Single bowl stainless steel sink with mixer tap	•		
1½ bowl stainless steel sink with mixer tap to kitchen		•	•
Single bowl stainless steel sink with mixer tap to utility (except Elliot, Eveleigh, Grainger and Mylne)		•	•
Integrated fridge/freezer		•	•
Bathroom, ensuite and cloakroom			
Tempo by Ideal Standard contemporary white sanitaryware and chrome fittings	•	•	•
Close-coupled WCs with soft close seat	•	•	•
Shower cubicles with thermostatic shower low profile shower tray and clear glass silver framed enclosure	•	•	•
Tiling to perimeter of bath (approx 400mm above bath)	•	•	•
Full height tiling to ensuite shower area	•	•	•
Splashback tiling to all basins	•	•	•
Electrical			
Track lighting to kitchen, batten light to cloaks, bathroom, ensuite. White pendant lights to other rooms	•	•	•
TV and BT points as working drawing	•	•	•
White switchplates and sockets throughout	•	•	•
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	•	•	•
Power and lighting to garages (where garage is within curtilage of property)		•	•
Heating			
Gas fired A rated energy efficient boiler	•	•	•
7 day programmable thermostatic control to each heating zone	•	•	•
Myson Select Compact radiators with thermostatic radiator valves	•	•	•
Internal finishes			
White internal doors with satin chrome ironmongery	•	•	•
Softwood staircase with gloss painted woodwork	•	•	•
Internal woodwork in gloss white	•	•	•
Walls in white emulsion	•	•	•
Ceilings – flush smooth finish in white emulsion	•	•	•
External			
GRP main entrance door with multi point locking system	•	•	•
GRP rear entrance door with multi point locking system (where applicable)	•	•	•
PVCu windows and casement doors with multi point locking system	•	•	•
External light to front with PIR and dusk to dawn sensor	•	•	•
Mains operated doorbell	•	•	•
Buff riven paving slabs to paths and patio	•	•	•

Peace of mind

Each home will be independently surveyed during construction by the Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.



For all sales enquiries please call

01780 778 289

lindenhomes.co.uk/kingsleyplace