

Lime Grove

A SELECTION OF 2, 3, 4 & 5 BEDROOM HOMES IN A FANTASTIC RURAL LOCATION.





RURAL AND IDYLLIC

Living in Bardney

THE PRETTY VILLAGE OF BARDNEY lies on the eastern banks of the River Witham and is just 9 miles from Lincoln. The village is thought to have developed from Saxon times, and was named after a Saxon chief called Bearda!

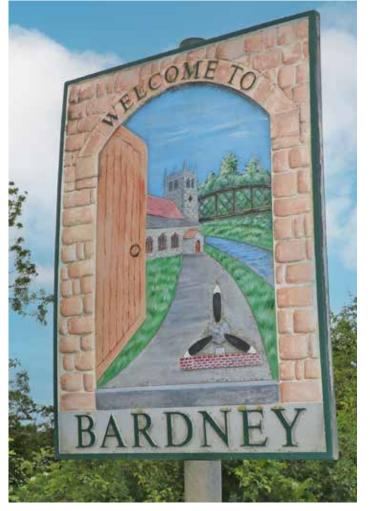
The River Witham flows alongside the village, with hidden treasures in the area such as Bardney Lock. This is always a lively scene where visitors can often enjoy watching a colourful flotilla of boats. A floating pontoon provides moorings for the village, and as you would imagine the banks of the river are home to many species of wildlife. Beyond the river banks you can catch a glimpse of some interesting old properties, one being the popular Riverside Inn. The remains of Bardney Abbey is on the outskirts of the village and just a little further afield is Tupholme Abbey which also offers fishing lakes, bridges and moats.

Bardney lies around 35 miles from the coast. It is a pleasant rural area, offering peaceful past-times of quiet walks, fishing and boating. There is a nearby falconry, farm park and plenty more to do, with aviation and antiques providing popular interest. Many walkers are attracted to the area, heading to Southrey Woods with their historic lime trees - also popular with the village and members of the horse-riding community. The area also has a very active Butterfly Society. The local village hall offers a wide range of activities from yoga and kickboxing to short mat bowls. The Tea Room in Bardney is a particular delight and is in fact run by the Churches.



The village primary school, Bardney Church of England and Methodist Primary School, is currently rated as 'Outstanding' by Ofsted.

The nearest train station is Metheringham train station which offers services to Lincoln and Peterborough. Further afield, Lincoln train station offers routes to Leicester, Nottingham, Doncaster, Leeds, London Kings Cross and London St Pancras.







Bardney Village Green

All in 0.5 miles of Lime Grove

Bardney Post office Bardney Pharmacy Bardney Doctors Village Hall

Public Houses: The Nags Head The Old Angel Inn



Lincoln Castle

Tattershall Castle



LIME GROVE

A place for your family to flourish

BARDNEY VILLAGE sits 9 miles to the east of Lincoln, on the edge of the Lincolnshire Fens and close to the River Witham.

The surrounding area is made up of mostly farmland and ancient Lime Tree woodlands, which alongside the River Witham, make it the perfect place for a family to live. The walks through the woods and alongside the river to where the old and the new river courses meet (where you'll find Bardney Lock), are a delight. The village is closely associated with the Royal Air Force, with a number of past and present RAF bases nearby.

Also close to the village are the ruins of Bardney Abbey, with many artefacts on display at the local Church. Bardney is very much a community, where there are preschool facilities, primary schools, village shops including a general/convenience and two public houses.

It is ideally situated for a short commute to Lincoln which boasts a busy city centre, Hospital and University. From Newark, there is a fast rail service to London taking approximately an hour and fifteen minutes to London King's Cross.





THINGS TO SEE & DO



Lincoln Cathedral



Explore nature right around the corner



Hands-on wildlife encounters at Woodside Wildlife Park

Lime Grove

DEVELOPMENT LAYOUT - PHASE 1



2 BEDROOM HOMES 4 BEDROOM HOMES Brandon Hamilton Holly Clifton Maple 3 BEDROOM HOMES Narborough Ashton Oakwood Beechwood Southwold Kenilworth Tupholme 5 BEDROOM HOMES Woburn Worcester

THE BOWBRIDGE DIFFERENCE

A better home-buying experience

AT BOWBRIDGE HOMES, we only create properties of which we can be proud. We build homes the way we think they should be built and that our buyers aspire to live in. You can rest assured that each of our homes and developments has been thoughtfully designed with a keen eye on the details that improve everyday life.

Lime Grove is the latest example of the exciting, meticulously designed development for which **Bowbridge Homes** are renowned. We have brought together traditional external designs and a palette of attractive materials that give the whole development its own character, along with internal layouts that are flexible and perfectly suited to the needs of the modern family. There is ample green space to give the development a feeling of openness.

We are proud of not being national housebuilders, as this allows us to look at sites individually and do the right thing for each development site and the community within which it sits.

CUSTOMER CARE is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with the peace of mind of a ten-year NHBC New Homes Warranty and we also subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit www. consumercode.co.uk





Considered Construction

Building new homes is about more than bricks and mortar. As a responsible housebuilder, we strive to build beautiful, environmentally friendly homes, surrounded by green spaces where people and nature can thrive together.

From sourcing sustainable materials when possible, to creating wild landscaped areas, we consider every stage of our build process, designing our homes with modern living at the forefront.

HOUSE TYPES

PHASE 1





GROUND FLOOR

Kitchen	3.60m x 4.19m	11'8" x 13'7"	Bedroom 1	3.48m x 3.88m	11'4" x 12'7"
Living Room	3.48m x 4.93m	11'4" x 16'1"	Bedroom 2	3.11m x 3.30m	10'2" x 10'8"
Utility	1.86m x 2.49m	6'1" x 8'1"	Garage	2.63m x 4.80m	8'6" x 15'7"
Rathroom	$2.20 \times 1.77m$	7'2" > 5'8"			





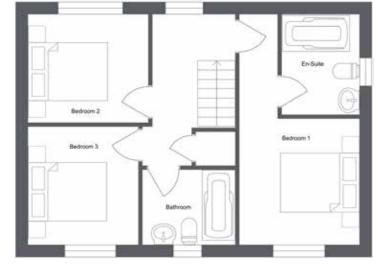
GROUND FLOOR

Kitchen	2.49m x 2.89m	8'1" x 9'4"	Bedroom 1	2.96m x 4.56m	9'7" x 14'9"
Living Room	5.82m x 3.26m	19'0" x 10'6"	Bedroom 2	2.76m x 3.26m	9'0" x 10'6"
Utility	1.70m x 1.90m	5'5" x 6'2"	Garage	2.60m x 4.89m	8'5" x 16'0"
Pathroom	21/m v 2 92m	7'0" v 9'2"			



ASHTON | THREE BEDROOMS, DETACHED, EN-SUITE, CLOAKROOM





GROUND FLOOR

 Kitchen/Dining
 2.96m x 5.53m
 9'7" x 18'1"

 Living Room
 2.91m x 5.53m
 9'6" x 18'1"

 Utility
 1.92 x 1.61m
 6'2" x 5'2"

Bedroom 1	2.91m x 3.02m	9'6" x 9'9"
En-Suite	1.87m x 2.40m	6'1" x 7'8"
Bedroom 2	2.90m x 2.60m	9'5" x 8'5"
Bedroom 3	2.65m x 2.83m	8'6" x 9'2"
Bathroom	2.23m x 1.80m	7'3" x 5'9"



BEECHWOOD | THREE BEDROOMS, DETACHED, EN-SUITE, CLOAKROOM



GROUND FLOOR

 Kitchen/Dining
 7.56m x 3.54m
 24'8" x 11'6"

 Living Room
 3.46m x 4.42m
 11'3" x 14'5"



Bedroom 1	4.57m x 3.65m	14'9" x 11'9
En-Suite	2.64m x 1.20m	8'6" x 3'9"
Bedroom 2	3.46m x 3.01m	11'3" x 9'8"
Bedroom 3	2.89m x 2.43m	9'4" x 7'9"
Bathroom	1.72m x 2.10m	5'6" x 6'8"



KENILWORTH | THREE BEDROOMS, SEMI-DETACHED, EN-SUITE, FAMILY BATHROOM



GROUND FLOOR

 Kitchen/Dining
 4.61m x 2.59m
 15'1" x 8'4"

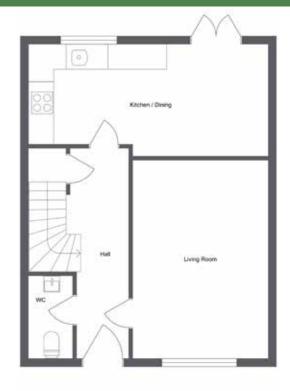
 Living Room
 4.61m x 3.43m
 15'1" x 11'2"



Bedroom 1	3.38m x 3.43m	11'0" x 11'2"
En-Suite	1.13m x 2.53m	3'7" x 8'3"
Bedroom 2	2.68m x 2.61m	8'7" x 8'5"
Bedroom 3	1.83m x 2.61m	6'0" x 8'5"
Bathroom	1.93m x 2.21m	6'3" x 7'2"



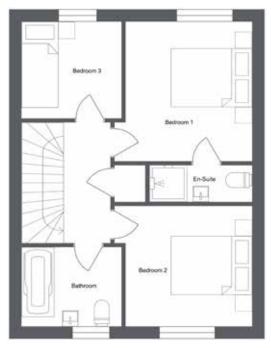
TUPHOLME | THREE BEDROOMS, SEMI-DETACHED, KITCHEN/DINING, EN-SUITE



GROUND FLOOR

 Kitchen/Dining
 3.20m x 4.70m
 10'4" x 15'4"

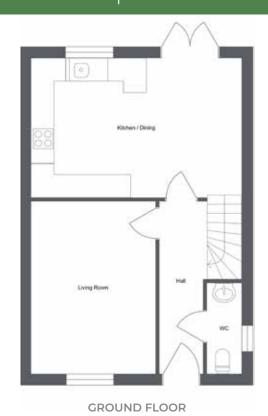
 Living Room
 5.65m x 2.61m
 18'5" x 8'5"



Bedroom 1	3.10m x 3.38m	10'1" x 11'0'
En-Suite	2.51m x 0.90m	8'2" x 2'9"
Bedroom 2	3.13m x 2.94m	10'2" x 9'6'
Bedroom 3	2.44m x 2.35m	8'0" x 7'7"
Bathroom	2.18m x 1.93m	7'1" x 6'3"

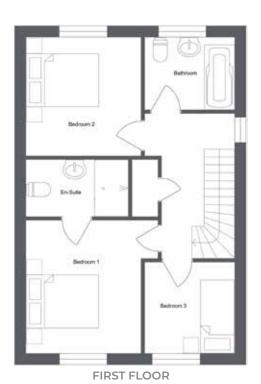


WORCESTER | THREE BEDROOMS, DETACHED, EN-SUITE, FAMILY BATHROOM



 Kitchen/Dining
 5.47m x 3.53m
 17'9" x 11'5"

 Living Room
 3.25m x 4.51m
 10'6" x 14'7"



 Bedroom 1
 3.02m x 3.49m
 9'9" x 11'4"

 En-Suite
 2.70m x 1.50m
 8'8" x 4'9"

 Bedroom 2
 3.05m x 3.28m
 10'0" x 10'7"

 Bedroom 3
 2.34m x 2.37m
 7'6" x 7'7"

 Bathroom
 2.34m x 1.91m
 7'6" x 6'2"



HAMILTON | FOUR BEDROOMS, DETACHED, FAMILY ROOM, TWO EN-SUITES



Patrons 2 Patrons 2 Patrons 2 Patrons 3 Patrons 4 Patrons 4 Patrons 4 Patrons 4 Patrons 5 Patrons 5

GROUND FLOOR

Kitchen/Dining	4.31m x 6.35m	14'1" x 20'8"
Living Room	4.18m x 4.76m	13'7" x 15'6"
Study	3.00m x 2.40m	9'8" x 7'8"
Family Room	4.18m x 3.35m	13'7" x 10'9"
Utility	2.00m x 3.00m	6'5" x 9'8"

Bedroom 1	3.17m x 4.60m	10'4" x 15'0'
En-Suite	3.53m x 1.65m	11'5" x 5'4"
Bedroom 2	4.18m x 4.64m	13'7" x 15'2"
En-Suite	2.03m x 1.69m	6'6" x 5'5"
Bedroom 3	4.38m x 3.32m	14'3" x 10'8'
Bathroom	2.21m x 2.88m	7'2" x 9'4"
Bedroom 4	3.07m x 3.02m	10'0" x 9'9"







GROUND FLOOR

Kitchen/Dining 6.28m x 2.72m 20'6" x 8'9" Living Room 5.21m x 4.48m 17'0" x 14'6" Utility 1.63m x 2.72m 5'3" x 8'9" 2.67m x 5.30m 8'7" x 17'3" Garage

Bedroom 1	3.75m x 3.05m	12'3" x 10'0"
En-Suite	1.79m x 2.37m	5'8" x 7'7"
Bedroom 2	2.67m x 5.30m	8'7" x 17'3"
Bedroom 3	2.98m x 3.14m	9'7" x 10'3"
Bedroom 4	2.74m x 3.12m	8'9" x 10'2"
Bathroom	2.26m x 1.88m	7'4" x 6'1"



MAPLE | FOUR BEDROOMS, DETACHED, STUDY, EN-SUITE



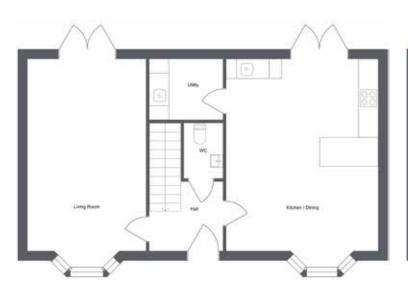
Kitchen/Dining	2.77m x 4.20m	9'08" x 13'7"
Living Room	4.75m x 4.50m	15'5" x 14'7"
Utility	1.67m x 2.40m	5'4" x 7'8"
Studv	2.72m x 2.10m	8'9" x 6'8"



Bedroom 1	2.72m x 3.82m	8'9" x 12'5"
En-Suite	1.92m x 1.89m	6'3" x 6'2"
Bedroom 2	2.77m x 3.76m	9'1" x 12'3"
Bedroom 3	2.52m x 2.83m	8'2" x 9'2"
Bedroom 4	2.75m x 2.18m	9'0" x 7'1"
Bathroom	2.15m x 1.80m	7'0" x 5'9"



NARBOROUGH | FOUR BEDROOMS, DETACHED, UTILITY, FAMILY BATHROOM





GROUND FLOOR

 Kitchen/Dining
 1.94m x 5.87m
 6'3" x 19'2"

 Living Room
 3.60m x 5.87m
 11'8" x 19'2"

 Utility
 2.25m x 1.85m
 7'3" x 6'0"

Bedroom 1	3.60m x 3.27m	11'8" x 10'7"
En-Suite	2.24m x 2.49m	7'3" x 8'1"
Bedroom 2	3.67m x 2.92m	12'0" x 9'5"
Bedroom 3	2.62m x 2.85m	8'5" x 9'3"
Bedroom 4	3.23m x 2.30m	10'5" x 7'5"
Bathroom	2.29m x 1.80m	7'5" x 5'9"



OAKWOOD | FOUR BEDROOMS, DETACHED, EN-SUITE, FAMILY BATHROOM





GROUND FLOOR

Dining/Kitchen 3.60m x 2.83m 11'8" x 9'2" Living Room 5.00m x 4.07m 16'4" x 13'3" Utility 6'1" x 6'6" 1.88m x 2.03m

Bedroom 1	4.90m x 4.26m	16'0" x 13'9"
En-Suite	1.90m x 3.09m	6'2" x 10'1"
Bedroom 2	2.62m x 2.83m	8'5" x 9'2"
Bedroom 3	2.80m x 3.11m	9'1" x 10'2"
Bedroom 4	2.10m x 3.33m	6'8" x 10'9"
Bathroom	2.27m x 1.80m	7'4" x 5'9"



SOUTHWOLD | FOUR BEDROOMS, DETACHED, STUDY, FAMILY BATHROOM





GROUND FLOOR

 Dining/Kitchen
 4.23m x 4.25m
 13'8" x 13'9"

 Living Room
 3.89m x 6.99m
 12'7" x 22'9"

 Utility
 3.93m x 1.80m
 12'8" x 5'9"

 Study
 3.93m x 2.09m
 12'8" x 6'8"

Bedroom 1	3.93m x 4.35m	12'8" x 14'2"
En-Suite	3.93m x 1.20m	12'8" x 3'9"
Bedroom 2	3.89m x 3.57m	12'7" x 11'7"
Bedroom 3	3.89m x 3.32m	12'7" x 10'8"
Bedroom 4	3.93m x 2.60m	12'8" x 8'5"
Bathroom	3.14m x 2.99m	10'3" x 9'8"



WOBURN | FIVE BEDROOMS, DETACHED, TWO EN-SUITES, DOUBLE GARAGE





PHASE 1 SPECIFICATIONS



What's included when you buy at Lime Grove

Your new home at **Lime Grove** will be finished to the highest level, with a number of added extras included as standard

These include fully-integrated kitchen appliances with a two-year warranty and a beautiful Roca designer bathroom with gloss finish vanity units.

It's all part of our attention to detail to ensure your home has the finish you want – with the highest quality products.

KITCHEN & UTILITY ROOM

Contemporary design kitchen with a range of fitted units, available in a range of styles and colours. A choice of handle to suit. Soft close feature to all doors and drawers**

Square edge laminate worktop in a range of styles and colours to suit the kitchen choice with a matching worktop upstand for a contemporary look**

Built-in or built-under single stainless steel electric fan oven*

Built-in or built-under double stainless steel electric fan oven*

Stainless steel 60cm gas hob

Stainless steel 90cm gas hob

Glass splashback to rear of hob**

Stainless steel extractor hood

Integrated 70/30 fridge freezer

Fully integrated dishwasher*

Removable kitchen unit to allow for future dishwasher installation plumbing & electrics provided*

Space for washing machine or washer/dryer in kitchen (where house type has no utility) - plumbing & electrics provided

Stainless steel 1.0 or 1.5 bowl sink with chrome monobloc mixer tap. Size dependent on kitchen layout*

Luxury vinyl flooring in a range of colours and styles**

UTILITY ROOM

Contemporary design kitchen with a range of fitted units, available in a range of styles and colours. A choice of handle to suit. Soft close feature to all doors & drawers**

Square edge laminate worktop in a range of styles and colours to suit the kitchen choice with a matching worktop upstand for a contemporary look** Stainless steel 1.0 bowl sink with chrome monobloc mixer tap, where house type layout allows*

Space for washing machine in utility where house type layout allows, alternatively to be provided in the kitchen*

Space for tumble dryer in utility where house type layout allows*

Luxury vinyl flooring in a range of colours and styles**

FAMILY BATHROOM

Halcyon freestanding vanity unit and basin with chrome basin mixer. Colour choice availability on vanity unit***

Roca 60cm basin with semi pedestal and chrome basin mixer tap

Roca close coupled WC with soft close seat

Roca single ended bath with matching white bath panel*





Roca 'Victoria-T' chrome bath shower mixer column/bath filler with rainfall head and handset

Clear glazed bath screen*

Heated chrome towel rail

FOR BATHROOMS WITH SEPERATE SHOWER CUBICLES:*

Roca single ended bath with deckmounted bath mixer with handset, hose and bracket. White bath panel to match

Four upstand shower tray, size dependant on house type

Roca 'Victoria-T' shower column with rainfall shower head and detachable shower handset

Clear glazed shower enclosure with chrome hardware

Full height ceramic wall tiles to shower enclosures and/or bath surrounds, tiled window cills and half height tiling to any walls with sanitaryware

Luxury vinyl flooring in a range of colours and styles**

EN-SUITE

Halcyon freestanding vanity unit and basin with chrome basin mixer. Colour choice available on vanity unit*

Roca 60cm basin with semi pedestal and chrome basin mixer tap

Roca close coupled WC with soft close seat

Four upstand shower tray, size dependent on on house type*

Roca 'Victoria-T' shower column with rainfall shower head and detachable shower handset

Clear glazed shower enclosure with chrome hardware

Heated chrome towel rail

Full height ceramic wall tiles to shower enclosure and/or bath surround with tiled window cill with half height tiling to walls with sanitaryware

Luxury vinyl flooring in a range of colours and styles**

CLOAKROOM

Roca 450mm basin with semi pedestal and chrome mixer tap

Roca close coupled WC with soft close seat

Ceramic wall tile splashback to basin**

Luxury vinyl flooring in a range of colours and styles**

HEATING & HOT WATER

Combination gas boiler*

Single zone thermostat*

System fed gas heating with hot water cylinder*

Dual zone thermostat*

Smoke/fire detector

Carbon monoxide detector

MEDIA & ELECTRICAL

Media plate in Living and Family rooms*

TV point to Master Bedroom

USB charging ports to Kitchen, Study and Master Bedroom*

White LED downlights to Kitchen, Utility, Wet Rooms, Hall & Landing. Pendant lighting to all other areas*

Double socket to all understairs cupboards*

White light switches and sockets

PIR light fittings to all front and rear doors

Wiring only for future EV point installation

Internal Features

White 'Suffolk' style, grained effect, moulded internal door with lever on rose style chrome ironmongery

'Ovolo' profile skirting and architrave

Bullnose window boards

All walls to be Dulux 'Khaki Mists 5 and ceilings to be White

All timber to be Crown 'Satin' in White

Softwood staircase with hardwood handrail and newel cap complete with white square profile balustrades

Floor Coverings

Luxury vinyl flooring to Kitchen, Utility and adjoining family/breakfast/dining areas* **

Luxury vinyl flooring to Cloakrooms, Bathrooms and Ensuites, where house type layout allows***

Luxury vinyl flooring to Hallway* **

Ceramic Tiling

Cloakrooms to be finished with a tiled splashback behind the wash hand basin* **

Bathrooms and Ensuites to be finished with full height tiling to shower enclosures and bath surrounds with half height tiling to all walls where sanitaryware is installed*

Ceramic tiled window cills to Cloakroom, Bathroom and Ensuite* **

External Features

Composite front door - colour and style vary by plot*

Composite half glazed side/rear door in white*

PVC-U white windows with chrome hardware

PVC-U white French doors as house type design*

Aluminium white bi-fold doors as house type design*

Chrome furniture to external doors

UPVC fascia & soffit to be 'Black Woodgrain'

Black UPVC gutters and down pipes

Front paths and rear patio areas to be paved in Marshalls buff riven slabs - to plot specific layout

Turf laid to front gardens and an upgrade for the rear gardens is available.

Landscaping to planning approved site layout

External tap*

External power point to rear*

PEACE OF MIND

10 year NHBC New Homes Warranty

We subscribe to the Consumer Code for Homebuilders

UPGRADES & ADDITIONS

A range of upgrade items and packages is available at this development, please speak to the sales negotiator for more information.



^{*} Subject to house type design, ** Styles and colours subject to availability * We reserve the right to substitute an equivalent product if necessary.

Photographs throughout the brochure show recent Bowbridge Homes developments.





THE MINTRIDGE FOUNDATION

A sporting chance for young people

At **Bowbridge Homes**, we are passionate about making a positive contribution to the communities that we build in – and this is not just limited to creating amazing new homes.

We are proud to work with **The Mintridge Foundation**, a registered charity in the East Midlands which is dedicated to enhancing life skills in young people through sport and positive sporting role models. Through our long-term partnership with **The Mintridge Foundation**, we have committed to sponsoring a mentoring programme in at least one school in every community we are active in.

The Mintridge Foundation harnesses the power of positive sporting role models to inspire young people, not just to be active but also to develop important skills they can use across all aspects of their education and life. Their team of ambassadors – Olympians, Paralympians, and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

They use their stories, experiences, hands-on coaching and mentoring to assist young people of all ages, abilities and physical capabilities to develop confidence, resilience, passion and discipline, and create awareness of the importance of mental and physical wellbeing through sport.

Bowbridge Homes sponsored programmes so far have taken hockey gold medallist Shona McCallin MBE to Robert Smyth Academy in Market Harborough, double Paralympic para-canoeist Emma Wiggs MBE to Frisby Primary School and John Ferneley College in Melton Mowbray, ex England Netball Captain Pamela Cookey to Manor School in Raunds, Endurance Cyclist James Golding to Campion School in Bugbrooke, Double Paralympic archery gold medallist Danielle Brown MBE to Chapel St Leonards Primary School and Paralympian Laura Sugar and para showjumper Evie Toombes to Redmile CE Primary School, as well as virtual programmes throughout the pandemic, when school children needed their support more than ever.

The Mintridge Foundation's successes demonstrate the incredible power of sport: from a mentee's selection, to representing their chosen field, to enabling disabled children to find confidence and happiness through participation. We are incredibly proud of everything our partnership has achieved so far, and we can't wait to see it continue to grow in the future.







Please Note These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. Computer generated images are indicative only and may not represent exactly the final appearance of the scheme. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not let children wander round the site unaccompanied.

NEXT STEPS

Let's get the process underway

The next step on your journey to finding your perfect Bowbridge Home is a simple one: just contact our selling agents, haart Lincoln & North Hykeham.

PARTNERSHIPS

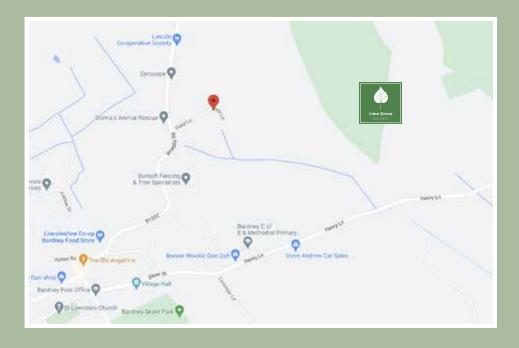
All homes at Lime Grove will be built by Bowbridge Homes Partnerships, the construction arm of the Bowbridge Group.



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What3words location: delivers.exonerate.perfume







