

WHITE LODGE FARM

BURTON LATIMER

On the outskirts of the popular town of Burton Latimer near Kettering, White Lodge Farm has all the local amenities you need as well as allowing easy access to the surrounding countryside.



Find your perfect home

Superior build quality, in a beautiful country setting, with shops and restaurants just a short walk away. Could it be time to call off the search?

When you think of your dream home what's at the top of your list? A pretty rural location? The convenience of shops, restaurants and amenities on your doorstep? Or maybe a house which offers more living space, more garden and more style than your average family home? At White Lodge Farm in Burton Latimer we offer all this and more with our exclusive development of three and four bedroom luxury homes. All our properties boast a superior build quality, an immaculate finish, and plenty of character too.

Nestled between the Nene Valley and Rockingham Forest, this attractive corner of Northamptonshire offers ancient churches, castles and stately homes to explore as well as lots of opportunities for leisure pursuits such as fishing, golf and walking. The perfect place for you to start your new life in your dream home.



“Grace Homes looked after us every step of the way. And it didn’t stop once we had the keys in our hand. The sales team arranged a ‘meet and greet’ event for new residents. We all got to know each other over a glass of wine. It was the warmest welcome I could have wished for as we moved into our lovely new home.”



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A cut above the rest

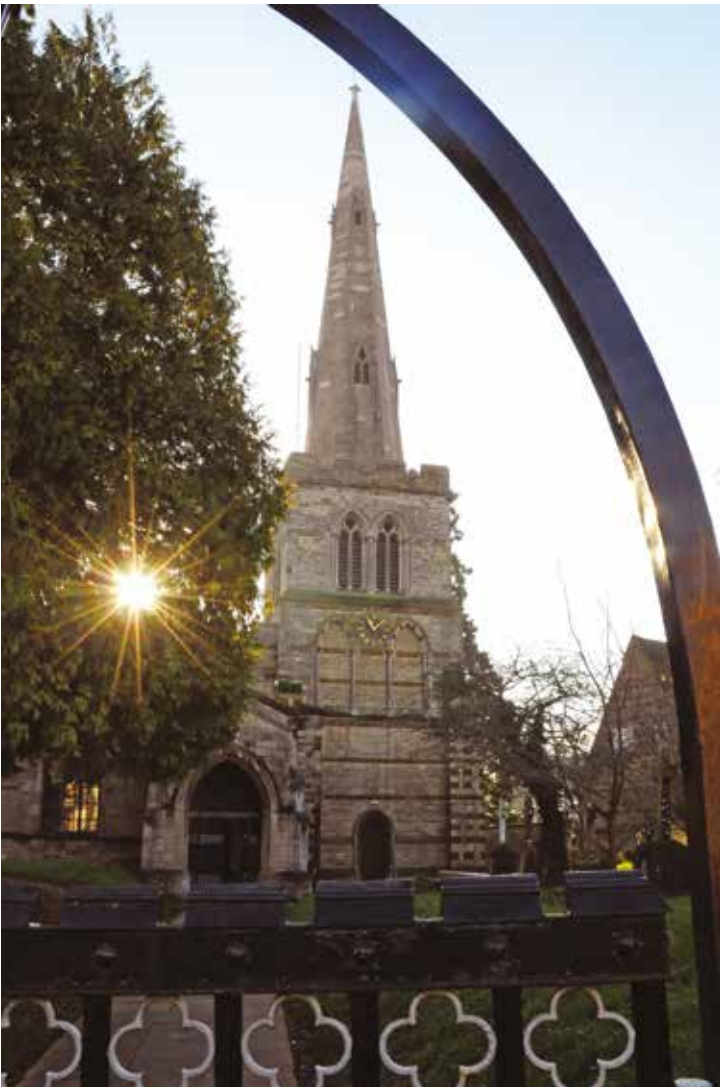
Homes built with care, expertise and only the finest materials.
It’s easy to see why they stand out from the crowd.

The moment you step inside a White Lodge Farm home you will notice that it’s something different, something special. Our homes come with top-of-the range kitchens, high quality bathrooms and underfloor heating as standard. The living areas are spacious and bathed in light creating a warm and welcoming atmosphere. Attention to detail is everything, which is why you will see charming touches to some homes such as slate-clad porches and windows painted in subtle heritage colours. Gardens are lawned and framed with a combination of timber fencing and elegant, curved walls.

Space is what it’s all about at White Lodge Farm. Inside, the rooms are large, offering you space to breathe and the chance to switch off from the stresses of every day life. Outside, curved roads pass elegantly through the development leading you to homes which feature generous gardens, spacious garaging and plenty of parking space. Life here is restful and relaxed. Coming home has never felt so good.



Kettering train station is less than five miles away, where you can catch a train to London St Pancras in less than an hour. Both the A14 and the A6 are within a few mile's drive, and Cambridge and Leicester can be reached by car in under an hour.



The perfect spot

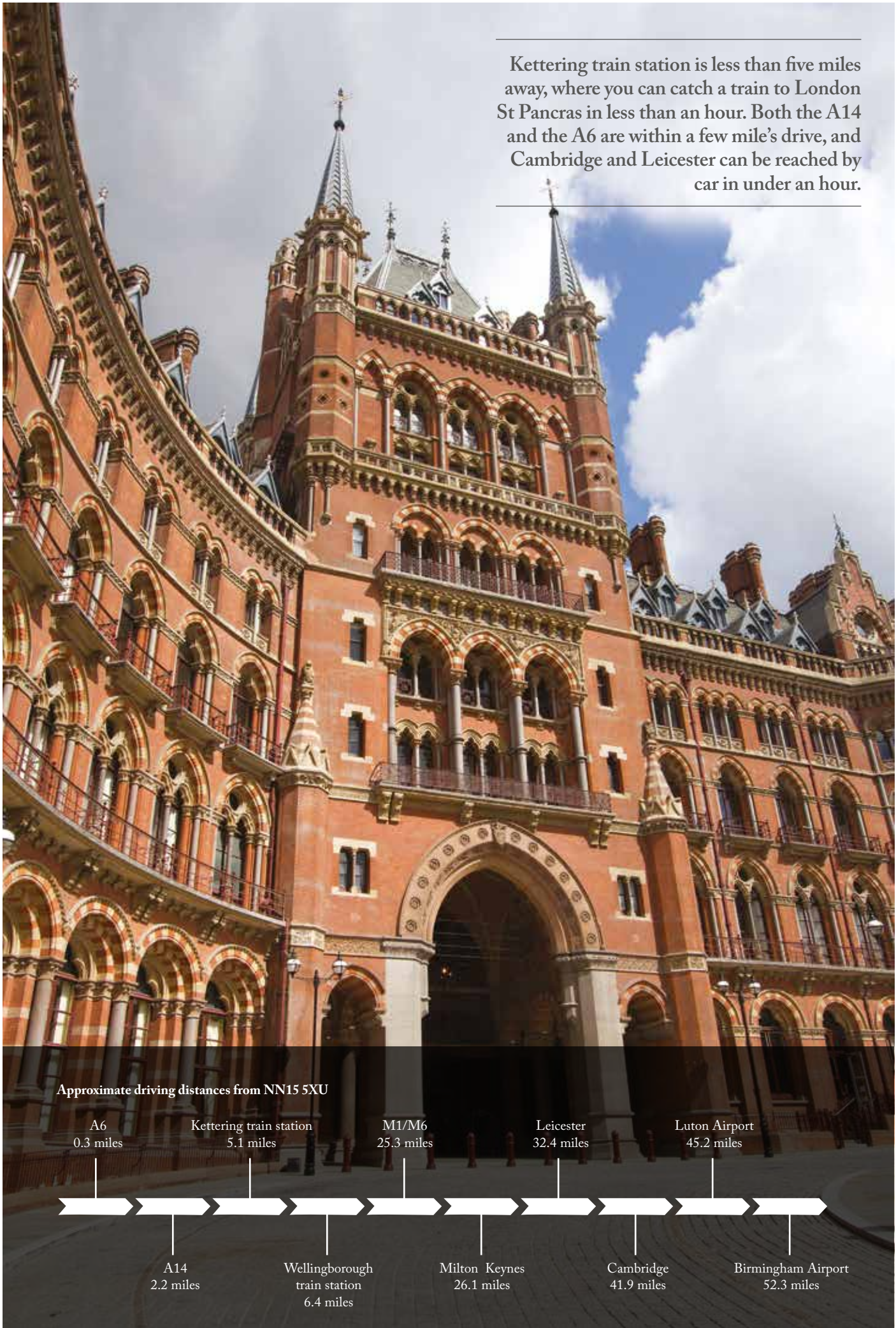
Excellent transport links on your doorstep and the pretty market town of Burton Latimer just a short stroll away. All in all, the ideal location for your new home.

It's been said that buying a new home is all about the location and who are we to argue when White Lodge Farm offers easy access to everything you need for both work and play? The A14 is only a few minutes' drive away and Kettering station can be reached in less than 15 minutes from where you can catch a train to London St Pancras in under an hour.

Everything you need is on hand in Burton Latimer including a medical centre, library, shops, pubs and restaurants. For more choice, Kettering is only four miles away with its big name retailers, cinema, theatre and leisure centre. Kids will love Wicksteed Park - one of the UK's oldest theme parks - which is only a 10-minute drive away.

There are two primary schools in Burton Latimer – Meadowside Primary and St Mary's Primary Academy – and The Latimer Arts College in nearby Barton Seagrave offers Ofsted rated 'Good' secondary education for 11 to 18-year-olds. Notable independent schools in the area include Wellingborough School (6 miles), Kimbolton School (15 miles) and Oundle School (17 miles).

This exclusive development offers you the chance to enjoy luxury living in a great location. A premium property set in a beautiful corner of Northamptonshire. It's the home you deserve.



The site plan

The winding roads of White Lodge Farm lead you to homes that boast spacious gardens, generous garaging and plenty of parking for visitors and growing families. Careful design ensures you have privacy, but also a strong sense of community. The best of both worlds? We think so.

Deene	Lyddington	Astcote	Cottesbrooke	Bosworth	Oakham
Medbourne	Coton	Upton	Denford	Spratton	Holdenby
Lamport	Rockingham	Hardwick	Kirby	Rushton	Affordable Home
Chilcote	Southwick	Somerby	Ashby	Cranford	



The specification

At Grace Homes, we pride ourselves on providing an exceptional finish, top-end appliances and an attention to detail which is second to none. Quality and excellence lie at the heart of everything we do.

Kitchen

- Silestone quartz surfaces and upstands
- Porcelanosa floor tiles
- Appliances by Siemens:
 - Gas hob
 - Integrated multi-function oven (double oven to four bedroom homes)
 - Integrated fridge freezer
 - Integrated dishwasher

Utility (where applicable)

- Porcelanosa floor tiles creating a seamless flow from kitchen to utility
- Silestone quartz work surfaces and upstands
- Plumbing and electrics for a washing machine and tumble dryer

Bathrooms, en suites and cloakroom

- Villeroy & Boch basins, baths and WCs
- Hansgrohe brassware throughout
- Porcelanosa tiling to floors and certain wall areas

Heating and hot water

- Gas central heating system with the latest generation condensing boiler for energy efficiency
- Fully programmable underfloor heating on the ground floor
- Thermostatically-controlled radiators upstairs
- Most homes have a working fireplace in reclaimed brickwork with either an oak beam or brickwork arch and oak mantle in the living room, ideal for multi-fuel and wood burning stoves
- Solar panels on every house roof help to heat the hot water

Media and electrical

- Smart TV/ HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in kitchen and bathrooms

Windows and doors

- High-quality front doors and timber double glazed windows with energy-efficient, low-emissivity glass with Chromatech Argon sealed units
- Windows painted in a mix of subtle heritage colours
- Folding sliding doors link the kitchen-family room to the garden in the majority of the four bedroom homes
- Garages have remote-controlled timber up-and-over doors

Internal joinery

- Oak internal doors with brushed stainless steel ironmongery
- Stylish staircase with oak handrail

Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- External doors have a multi-point locking system

Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and paths in natural stone
- Outside tap
- Parking areas feature tegular paving (please refer to the site plan for the specific locations of garages and parking)

Peace of mind

- 10 year LABC New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders





What makes us unique?

We care about our customers which means that we care about the homes we create for them. Superior build quality, above and beyond customer service and an unparalleled attention to detail come as standard. Surely that's the least you deserve?

At Grace Homes, we pride ourselves in putting you, the customer, at the centre of everything we do. We specialise in small developments with unparalleled build quality and attention to detail. To put it simply, we want to build your perfect home.

Through the use of innovative design and a respect for the architectural heritage of an area, we choose carefully selected materials and expert tradespeople who share our cornerstone principles of quality and craftsmanship. The end result is a home which not only looks beautiful but is reassuringly solid, with quality finishes throughout.

We are known for our 'above and beyond' approach to customer service and rightly so. Our sales team is with you every step of the way, and we're happy for you to make minor changes to fixtures and finishes to create your dream home. The earlier you speak to us, the more flexibility we can offer. Our after-sales service is also second to none and we'll be on hand to deal with any queries you may have once you have moved into your new home.





Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

Site Plan

The Site Plan is intended for illustrative purposes only, construction and landscaping details can change during the course of the development. Trees, planting and the public open space shown are indicative and actual numbers and positions may vary. The Site Plan does not form any part of a warranty or contract.

An award-winning housebuilder

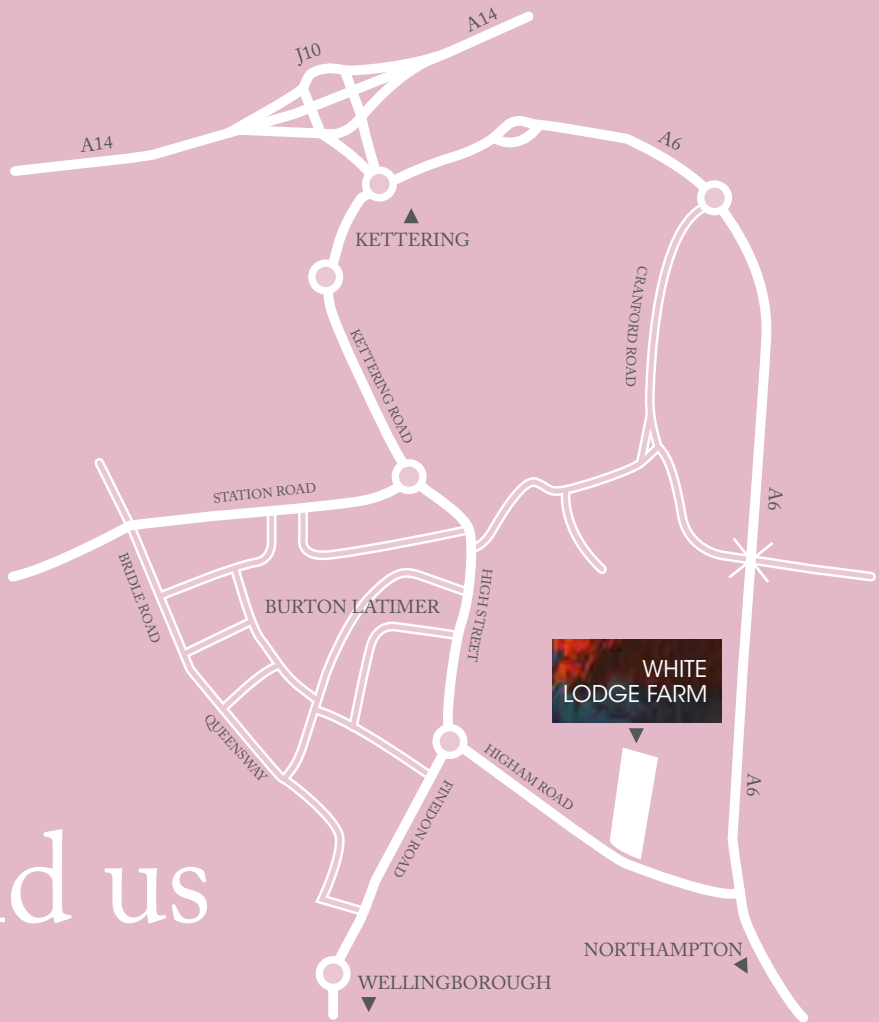
We're proud to say the construction industry has recognised our many achievements over the years. Our team at White Lodge Farm has already amassed a number of prestigious awards, including:

- Winner: White Lodge Farm, Best High Volume New Housing Development, LABC Building Excellence Awards
- Winner: White Lodge Farm, Development of the year, Worcester Bosch Environment 2020 Awards
- Winner: Andy Redgwell, Site Manager White Lodge Farm, LABC Residential Site Agent of the Year
- Highly Commended: Annie Wicklow, Sales Manager, Unsung Hero, The Bricks
- Highly Commended: White Lodge Farm, Development 11-50 units North, The Bricks



How to find us

POSTCODE: NN15 5XU



Chilcote

A detached four bedroom home with a double garage

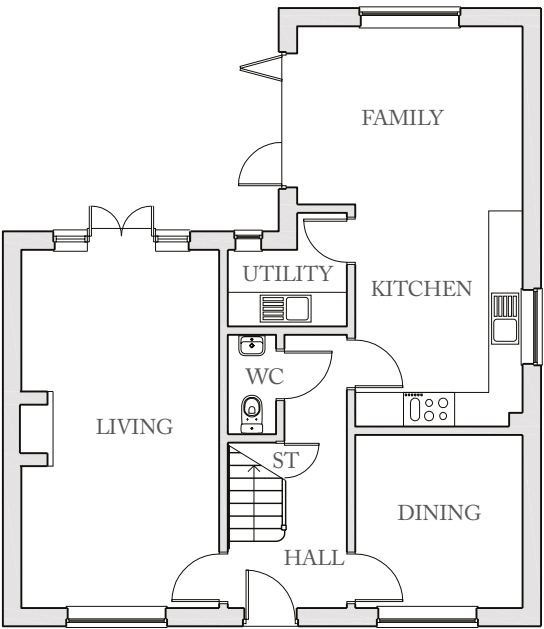
This image is of Plot 95.

Other homes of the same style are located on Plots 3, 13, 19, 24 and 48. Plots 19 and 24 are handed.

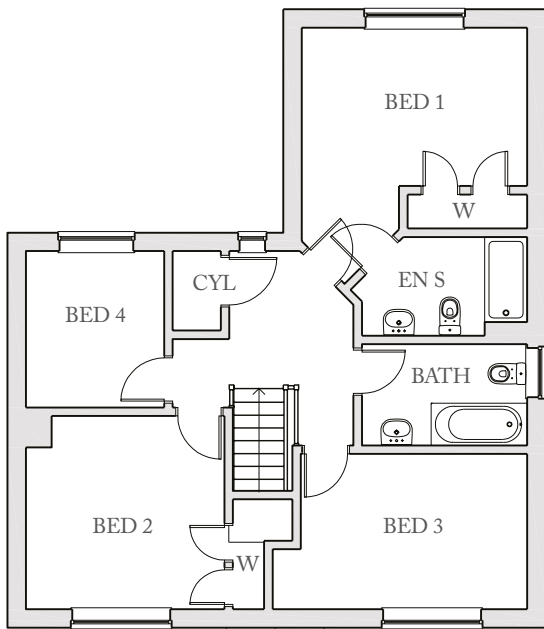


CHILCOTE

This detached four-bedroom home is spacious and filled with light. As you enter the property the double aspect living room with working fireplace greets you on one side, and on the other is the dining room which could alternatively be used as a study or playroom. The generous kitchen/family room has a handy utility room and folding doors that open onto the garden. On the first floor, all of the rooms centre around the large landing. The master bedroom has built-in wardrobes and an en suite with a luxurious walk-in shower enclosure. There are three further bedrooms and a family bathroom. This property comes with a detached double garage and ample parking.



Ground floor



First floor

The computer generated image and floor plans are based on Plot 95. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.49 x 6.32	11'5" x 20'9"
Kitchen/Family	3.98 x 7.05	13'1" x 23'2"
Utility	2.10 x 1.35	6'11" x 4'5"
Dining	2.95 x 3.05	9'8" x 10'0"
WC	0.85 x 1.75	2'9" x 5'9"

First Floor	Metres	Feet
Bed 1	3.98 x 4.52	13'1" x 14'10"
En suite	2.92 x 1.74	9'7" x 5'9"
Bed 2	3.50 x 3.41	11'6" x 11'2"
Bed 3	4.49 x 2.74	14'9" x 9'0"
Bed 4	2.44 x 2.76	8'0" x 9'1"
Bathroom	2.92 x 1.78	9'7" x 5'10"

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Coton

A detached four bedroom home with a double garage

This image is of Plot 1.

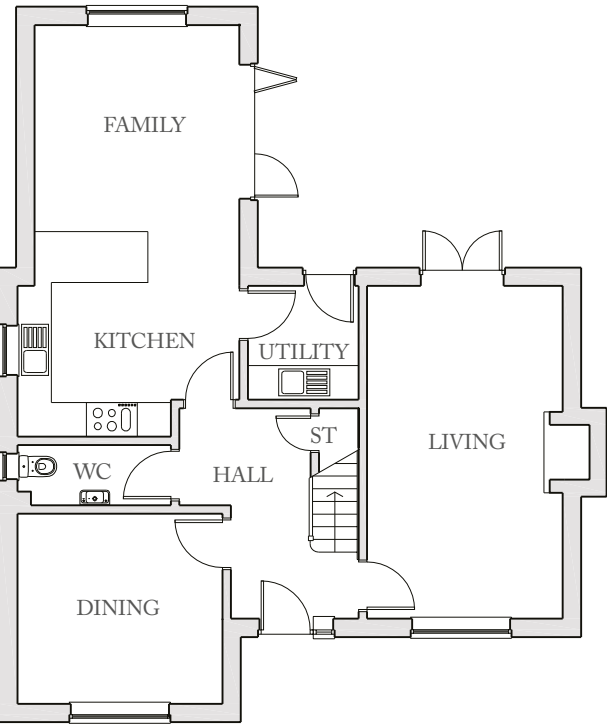
Other homes of the same style are located on Plots 7, 60, 79, 92 and 100. Plots 7 and 79 are handed.



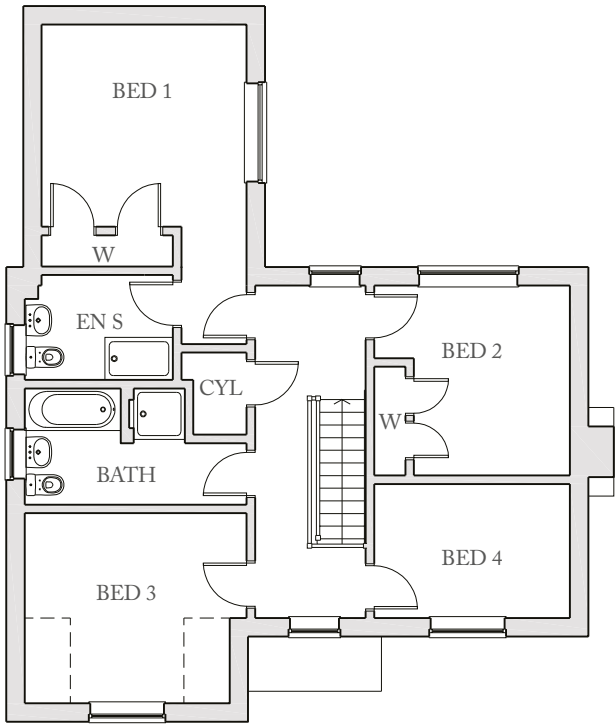
WHITE
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BURTON LATIMER

COTON

This impressive four-bedroom property offers plenty of space for a growing family. At the heart of the home is the generous kitchen/family room with folding doors that lead into the garden. The light-filled living room gives access to the patio, and in the winter months you can curl up on the sofa in front of the working fireplace. Upstairs, the master bedroom has a stylish en suite shower room and large built-in wardrobes. There are three further double bedrooms and a family bathroom with a separate shower cubicle. This luxurious property comes with a double garage and plenty of parking space.



Ground floor



First floor

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ROOM SIZES

Ground Floor	Metres	Feet
Living	3.45 x 5.87	11'4"x 19'3"
Kitchen/Family	3.92 x 7.26	12'10" x 23'10"
Utility	1.95 x 2.01	6'5" x 6'7"
Dining	3.62 x 3.35	11'11" x 11'0"
WC	2.71 x 1.06	8'11" x 3'6"

First Floor	Metres	Feet
Bed 1	3.62 x 3.57	11'11" x 11'9"
En suite	2.62 x 1.85	8'7" x 6'1"
Bed 2	3.45 x 3.35	11'4" x 11'0"
Bed 3	3.92 x 3.35	12'10" x 11'0"
Bed 4	3.45 x 2.37	11'4" x 7'9"
Bathroom	3.92 x 2.04	12'10" x 6'8"

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Cottesbrooke

A detached three bedroom home with a single garage

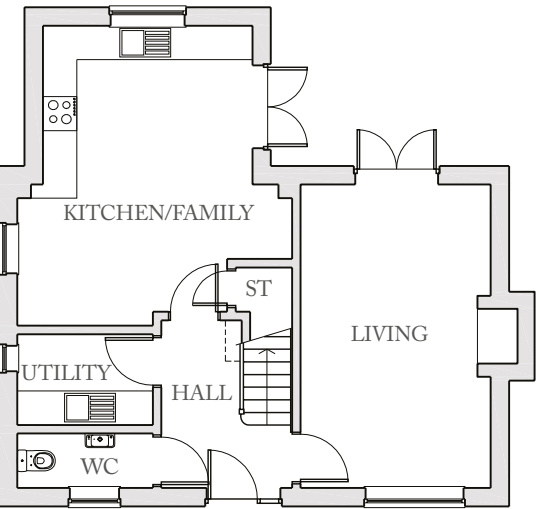
This image is of Plot 94.

Other homes of the same style are located on Plots 8, 10, 11, 17, 18, 41, 42, 44, 49, 57, 81 and 96. Plots 18, 41, 42, 44, 49, 57 and 96 are handed.

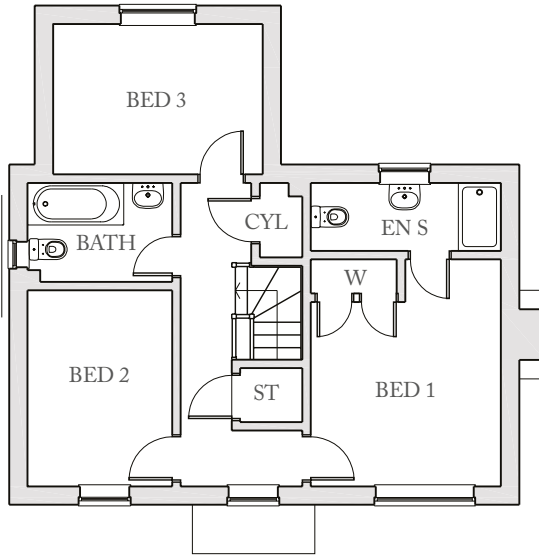


COTTESBROOKE

This attractive three-bedroom detached property welcomes you into its heart. As you walk through the generous entrance hall, the double aspect living room is to one side and the cloakroom and utility room are on the other. At the rear of the property you will find a stunning kitchen/family room with French doors that open into the garden. Upstairs, the master bedroom has built-in wardrobes and a stylish en suite shower room. There are two additional double bedrooms and a family bathroom. Outside the driveway leads to a single garage.



Ground floor



First floor

The computer generated image and floor plans are based on Plot 94. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.35 x 5.35	11'0" x 17'7"
Kitchen/Family	4.85 x 5.29	15'11" x 17'4"
Utility	2.39 x 1.60	7'10" x 5'3"
WC	2.39 x 0.96	7'10" x 3'2"

First Floor	Metres	Feet
Bed 1	3.35 x 4.00	11'0" x 13'1"
En suite	3.35 x 1.20	11'0" x 3'11"
Bed 2	2.55 x 3.46	8'4" x 11'4"
Bed 3	3.70 x 2.65	12'2" x 8'8"
Bathroom	2.55 x 1.75	8'4" x 5'9"

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Deene

A detached four bedroom home with an integrated single garage

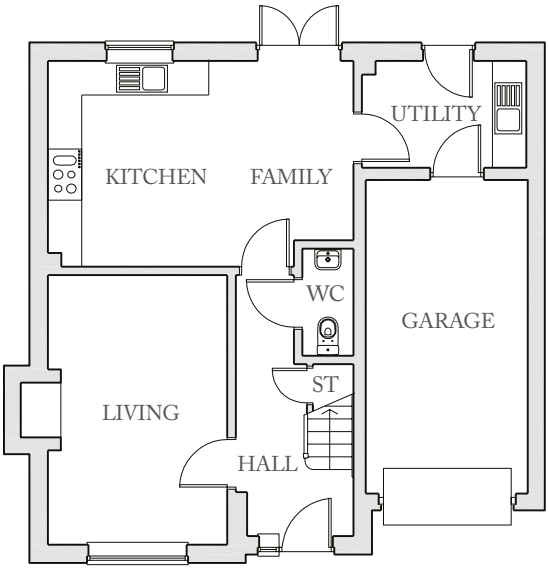
This image is of Plot 2.

Other homes of the same style are located on Plots 5 and 6.

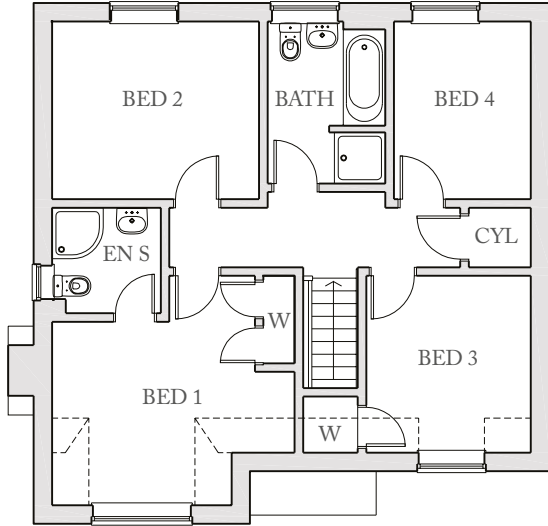


DEENE

This detached property with four bedrooms and integrated garage has been designed with a busy lifestyle in mind. The hub of the home is the luxurious kitchen/family room with French doors that open into the garden. The utility room has been designed with convenience in mind, with access to both the garden and garage. The living room has a working fireplace and provides the perfect retreat at the end of a busy day. Upstairs, the master bedroom has a stylish en suite shower room and built-in wardrobes. There are three further bedrooms and a family bathroom with a separate shower. To the front of the property there are two parking spaces.



Ground floor



First floor

The computer generated image and floor plans are based on Plot 2. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.

ROOM SIZES

Ground Floor	Metres	Feet
Living	3.17 x 4.75	10' 5" x 15' 7"
Kitchen/Family	5.39 x 3.63	17' 8" x 11' 11"
Utility	2.90 x 1.89	9' 6" x 6' 2"
WC	0.90 x 1.88	2' 11" x 6' 2"

First Floor	Metres	Feet
Bed 1	4.28 x 4.04	14' 1" x 13' 3"
En suite	1.92 x 1.86	6' 4" x 6' 1"
Bed 2	3.65 x 3.13	12' 0" x 10' 3"
Bed 3	2.90 x 3.12	9' 6" x 10' 3"
Bed 4	2.41 x 3.13	7' 11" x 10' 3"
Bathroom	2.08 x 2.86	6' 10" x 9' 5"

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Denford

A semi-detached three bedroom home with a single garage

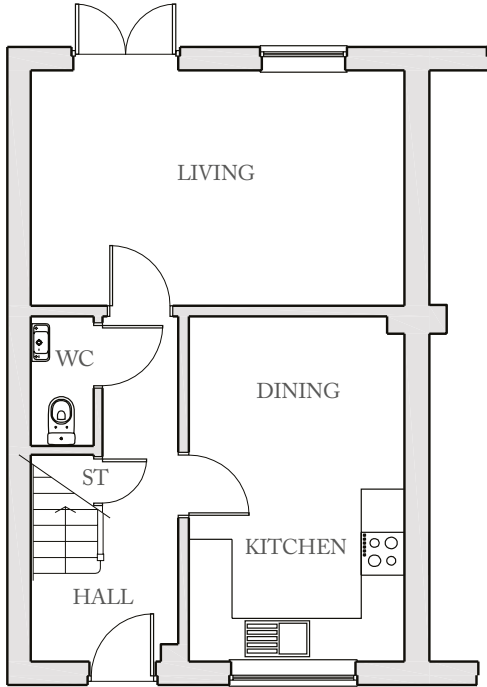
This image is of Plots 97 and 98.

Other homes of the same style are located on Plots 82 and 83.

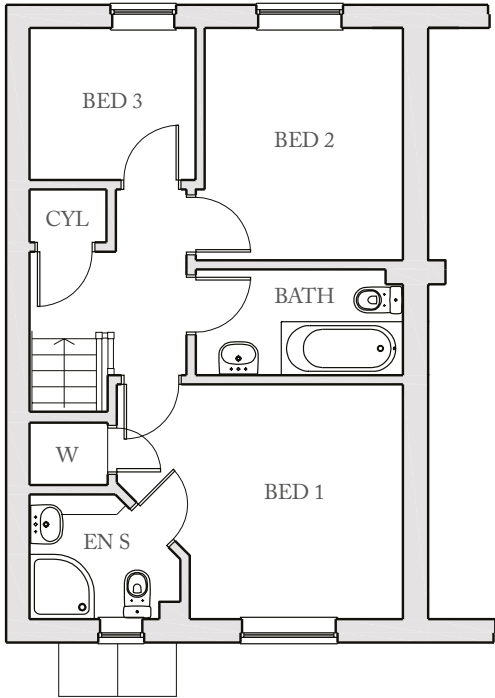


DENFORD

This inviting three-bedroom, semi-detached home combines thoughtfully designed living space with an attractive setting. The stunning kitchen/dining room is off the hallway which then leads onto the spacious living room to the rear of the property, where French doors open out into the garden. Upstairs, the master bedroom has built-in storage and an en suite shower room. There is also a family bathroom and two further bedrooms to the rear where you can enjoy views of the garden. This property comes with a single garage and plenty of parking space.



Ground floor



First floor

The computer generated image is based on Plots 97 and 98 and the floor plans are based on Plot 97. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	5.20 x 3.27	17' 1" x 10' 9"
Kitchen/Dining	3.00 x 4.80	9' 10" x 15' 9"
WC	0.88 x 1.80	2' 11" x 5' 11"

First Floor	Metres	Feet
Bed 1	3.98 x 3.27	13' 1" x 10' 9"
En suite	2.10 x 1.74	6' 11" x 5' 9"
Bed 2	2.76 x 3.23	9' 1" x 10' 7"
Bed 3	2.31 x 2.12	7' 7" x 6' 11"
Bathroom	2.87 x 1.47	9' 5" x 4' 10"

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Hardwick

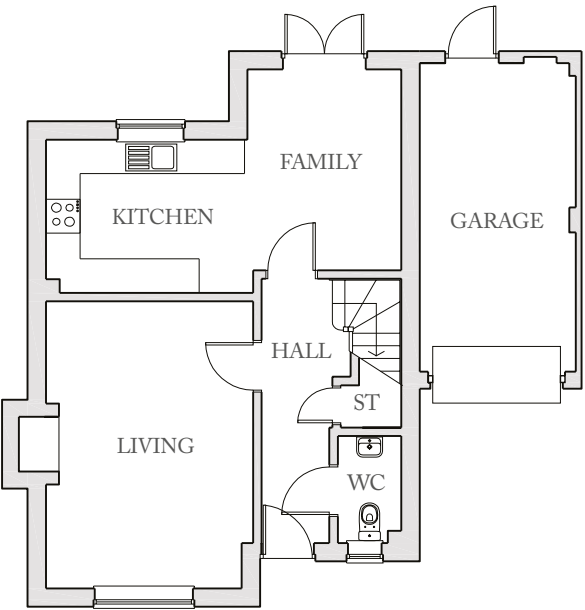
A detached three bedroom home with a single garage

This image is of Plot 4.

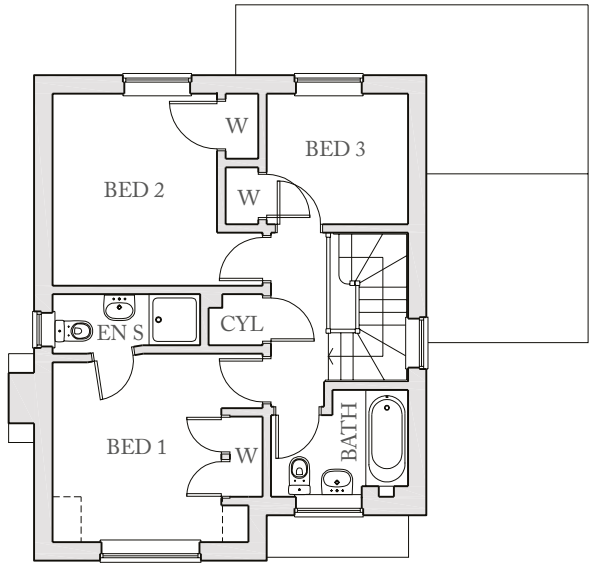


HARDWICK

This stunning detached three-bedroom home offers plenty of living space and an attached single garage. As you enter the property, the spacious living room is to your left with its working fireplace and large window offering views to the front. The generous, L-shaped kitchen/family room has French doors that open into the garden. On the first floor, the master bedroom has a beautiful en suite shower room and built-in wardrobes. There are two further bedrooms, both with built-in wardrobes, and a family bathroom. To the front of the property there are two parking spaces.



Ground floor



First floor

The computer generated image and floor plans are based on Plot 4. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.45 x 5.06	11' 4" x 16' 7"
Kitchen/Family	6.27 x 3.54	20' 7" x 11' 7"
WC	1.12 x 1.88	3' 8" x 6' 2"
First Floor	Metres	Feet
Bed 1	3.45 x 3.17	11' 4" x 10' 5"
En suite	2.60 x 1.05	8' 6" x 3' 5"
Bed 2	3.70 x 3.39	12' 2" x 11' 1"
Bed 3	2.49 x 2.30	8' 2" x 7' 7"
Bathroom	2.42 x 1.84	7' 11" x 6' 0"

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Lyddington

A detached four bedroom home with a double garage

This image is of Plot 93.

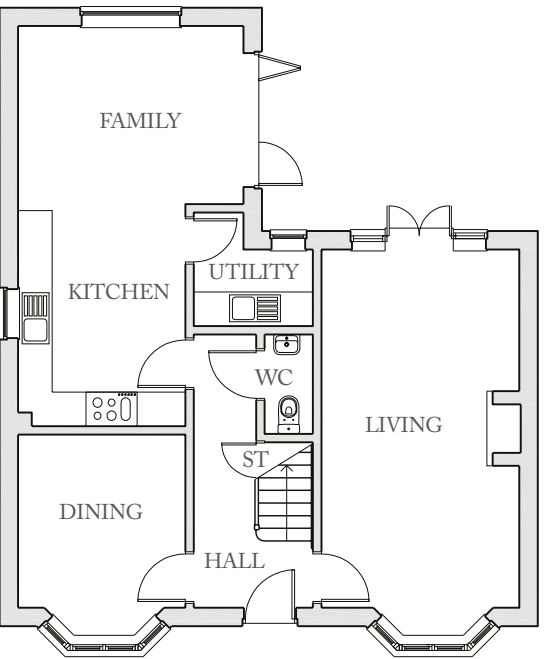
A home of the same style is located on Plot 43.



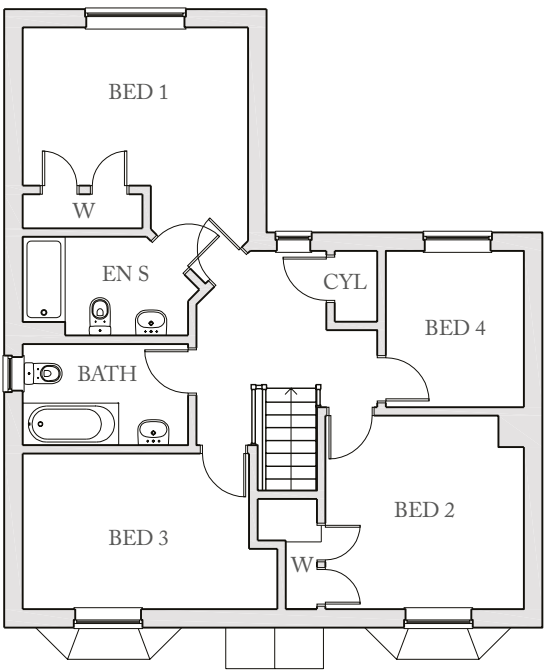
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LYDDINGTON

This handsome bay-fronted home has four bedrooms and flexible living space. On the ground floor, the double aspect living room has a working fireplace suitable for a wood burning stove. There is a separate dining room that could alternatively be used as kids’ play room, den or a study. The luxurious kitchen/family room has folding doors that open into the garden. Upstairs, the master bedroom has a stylish en suite shower room and large, built-in wardrobes. Three additional bedrooms and a family bathroom lead off the spacious landing. This property comes with a double garage and ample parking space.



Ground floor



First floor

The computer generated image and floor plans are based on Plot 93. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.49 x 6.32	11'5" x 20'9"
Kitchen/Family	3.98 x 7.05	13'1" x 23'2"
Utility	2.10 x 1.35	6'11" x 4'5"
Dining	2.95 x 3.05	9'8" x 10'0"
WC	0.85 x 1.75	2'9" x 5'9"

First Floor	Metres	Feet
Bed 1	3.98 x 4.52	13'1" x 14'10"
En suite	2.92 x 1.74	9'7" x 5'9"
Bed 2	3.50 x 3.41	11'6" x 11'2"
Bed 3	4.49 x 2.74	14'9" x 9'0"
Bed 4	2.44 x 2.76	8'0" x 9'1"
Bathroom	2.92 x 1.78	9'7" x 5'10"

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Upton

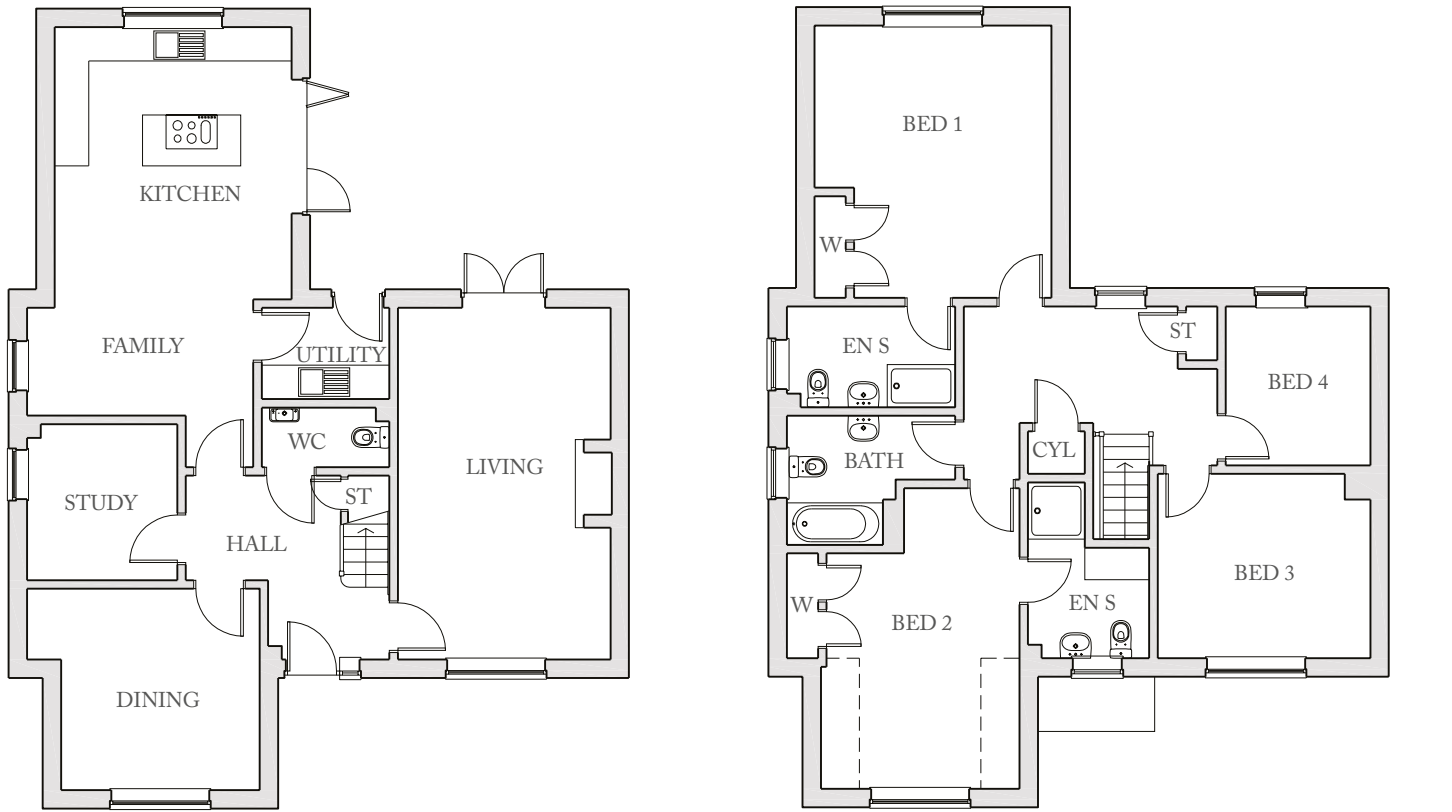
A detached four bedroom home with a double garage

This image is of Plot 99.



UPTON

This substantial four-bedroom detached property is a perfect family home. As you walk through the front door, the generous hallway provides a light and airy welcome, whilst the open plan kitchen/family room at the rear features a large island unit and folding doors that lead into the wonderfully private garden. The separate dining room and study allow you to easily adapt this home to suit your family’s needs. Upstairs the spacious landing leads to two expansive en suite bedrooms, both with built-in wardrobes. There are two further bedrooms and a family bathroom. Outside, the driveway leading to the double garage provides plenty of parking.



Ground floor

First floor

The computer generated image and floor plans are based on Plot 99. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.75 x 6.20	12' 4" x 20' 4"
Kitchen/Family	4.18 x 7.76	13' 9" x 25' 6"
Utility	2.25 x 1.61	7' 5" x 5' 3"
Dining	4.10 x 3.55	13' 5" x 11' 8"
Study	2.41 x 2.75	7' 11" x 9' 0"
WC	2.25 x 1.05	7' 5" x 3' 5"
First Floor	Metres	Feet
Bed 1	4.18 x 4.80	13' 9" x 15' 9"
En suite 1	2.97 x 1.78	9' 9" x 5' 10"
Bed 2	3.50 x 5.30	11' 6" x 17' 5"
En suite 2	2.14 x 3.10	7' 0" x 10' 2"
Bed 3	3.75 x 3.25	12' 4" x 10' 8"
Bed 4	2.55 x 2.80	8' 4" x 9' 2"
Bathroom	2.97 x 2.28	9' 9" x 7' 6"

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