

Jelson HOMES
FOR GENERATIONS

Barrowby Place

off Barrowby Road, Grantham, Lincolnshire, NG31 8AE

Jelson Homes is offering new property for sale in Grantham. Find your new home in this delightful market town, located in the beautiful Lincolnshire district. Everything you could want is on your doorstep from local restaurants to The Ropsley Golf Club.

Grantham town centre provides a wide range of shopping and leisure facilities including gyms, swimming pools and a shopping centre. There are also parks and open spaces for all the family to enjoy. The local preschool, primary and secondary schools are just a short drive from our new homes in Grantham, making them a very attractive option for young families.

These properties for sale in Grantham are ideally situated and benefit from great transport connections with the A1 and A52 being close by. Grantham also has its own train station providing excellent commuter links, including Nottingham which is reachable within 30 minutes. You can also reach London Kings Cross station from Grantham in over an hour, making this development perfect for commuters.

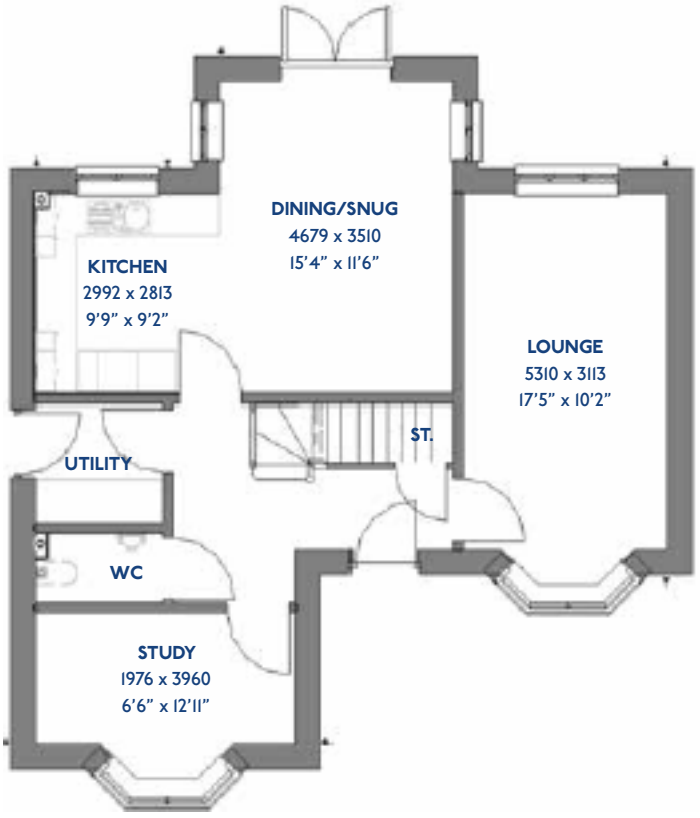
FOR OVER 130 YEARS

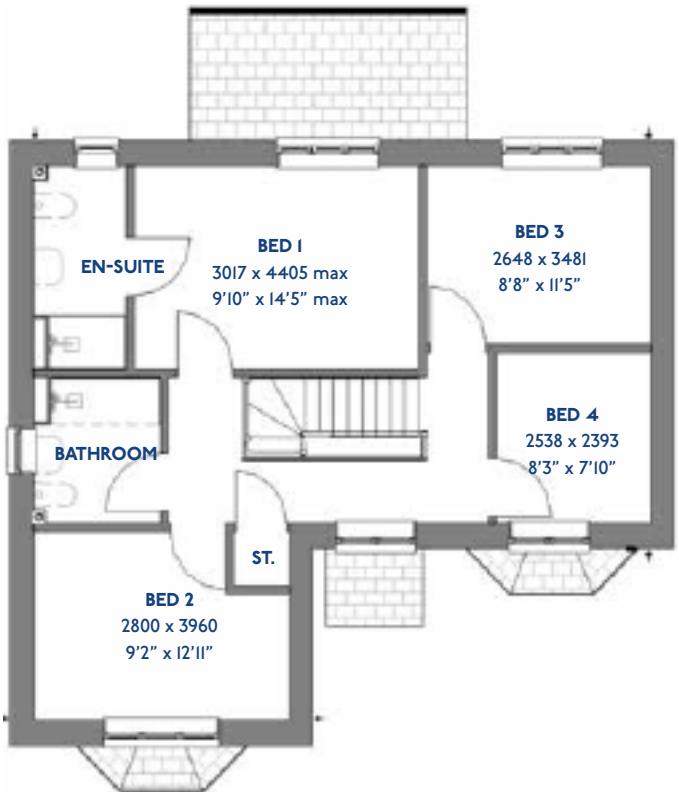
JD408

The Aspen

4 bed detached house







*Please note this property can be built in brick or render.

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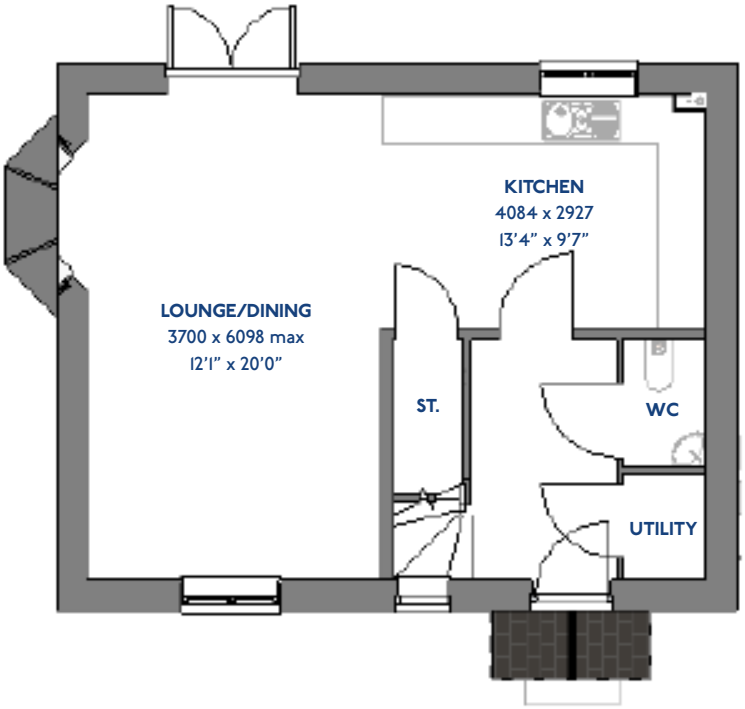
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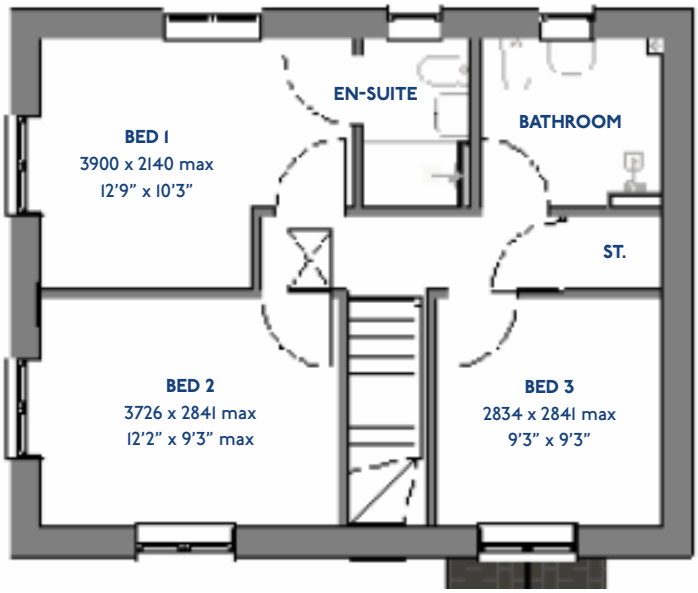
JD332

The Auklet

3 bed detached house







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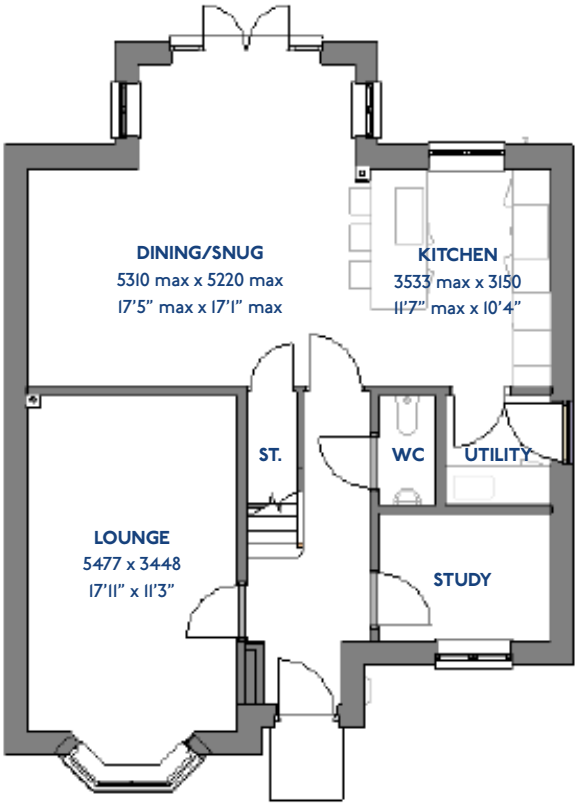
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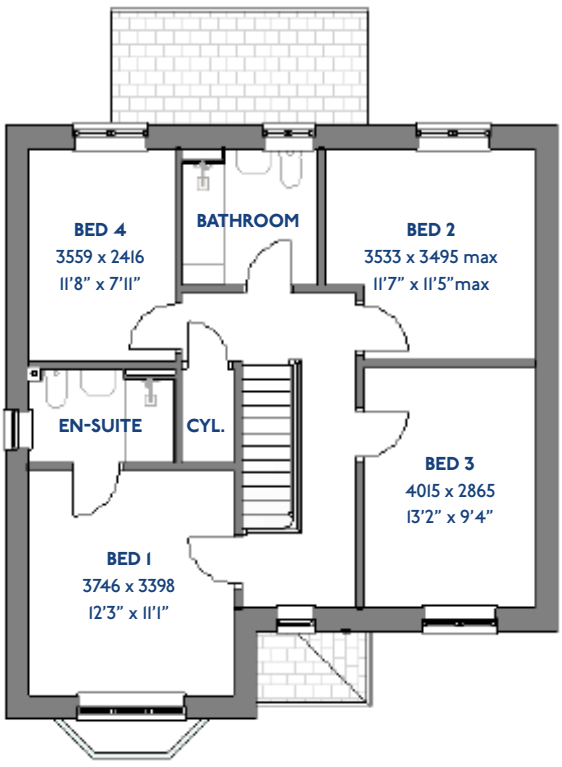
JD411

The Cardinal

4 bed detached house







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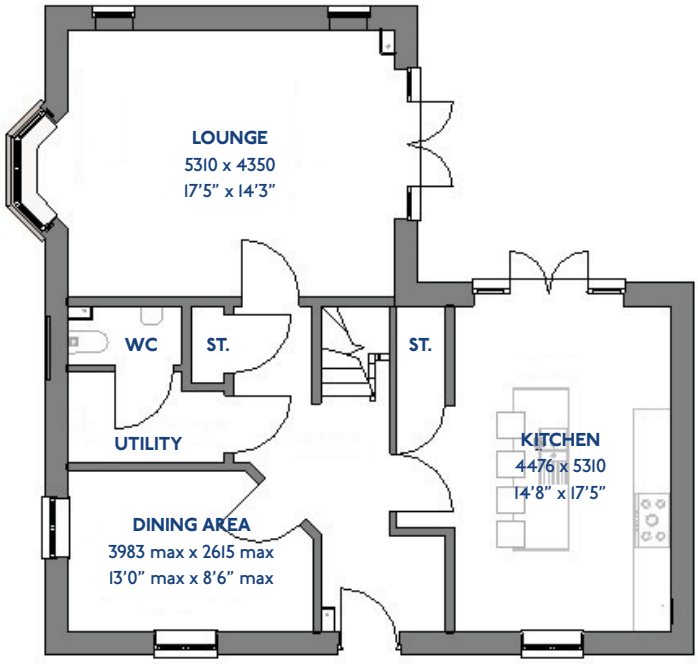
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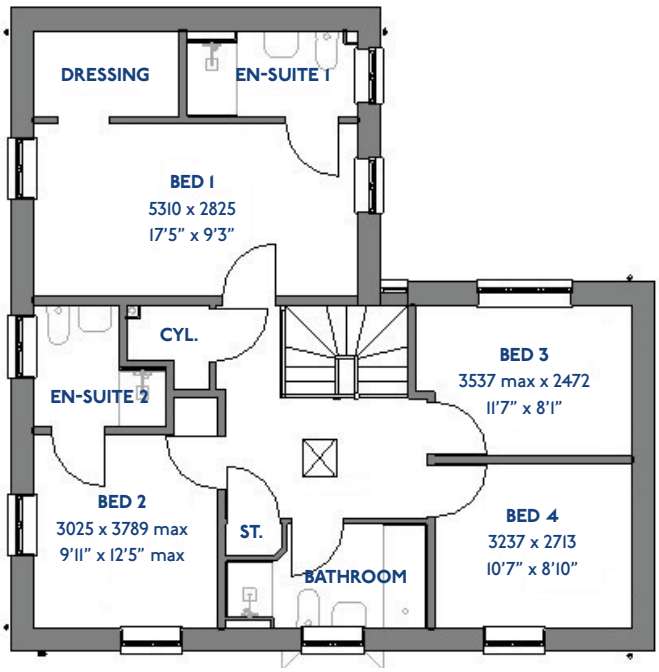
JD421

The Kingfisher

4 bed detached house







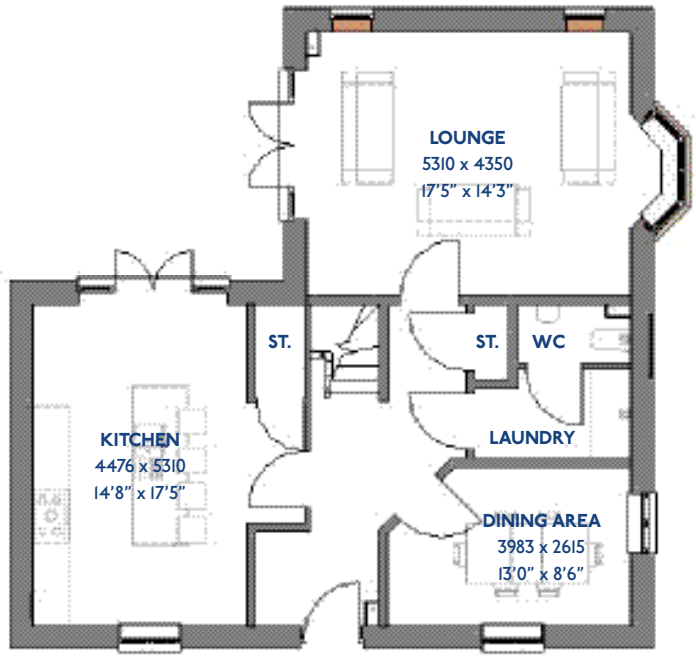
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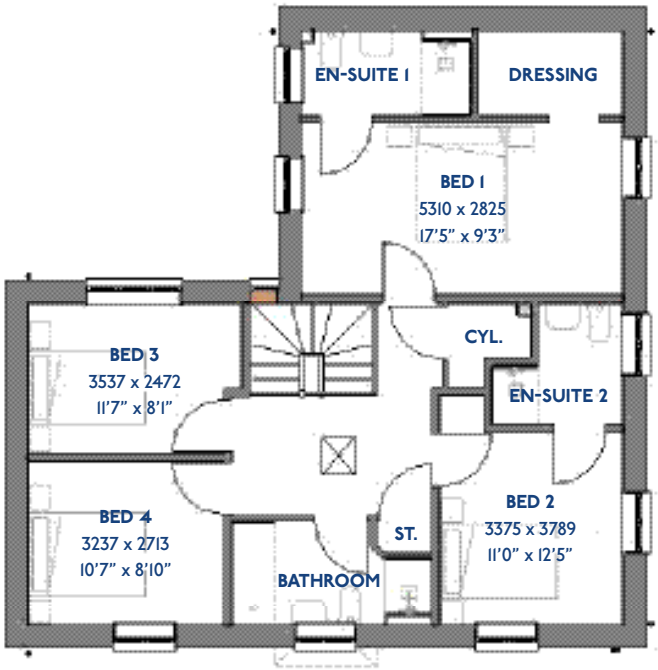
JD421L

The Kingfisher

4 bed detached house







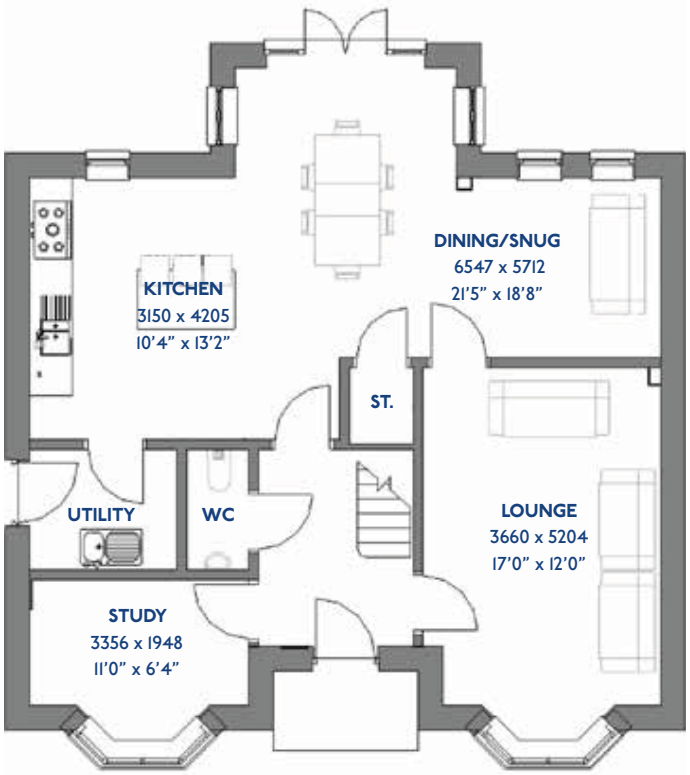
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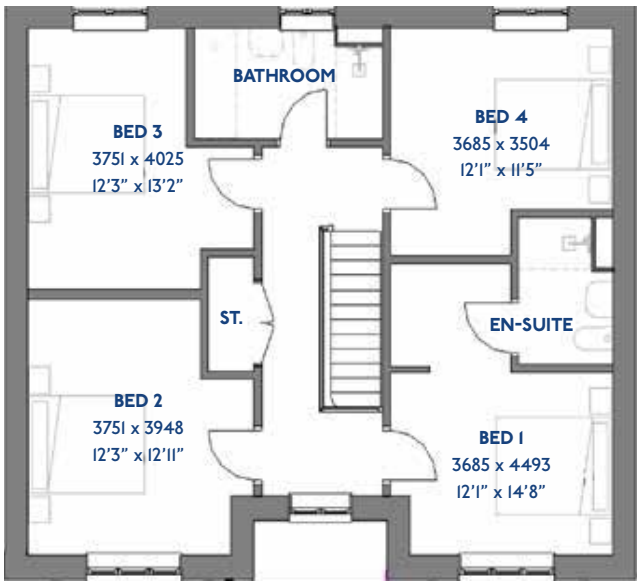
JD401

The Maple

4 bed detached house







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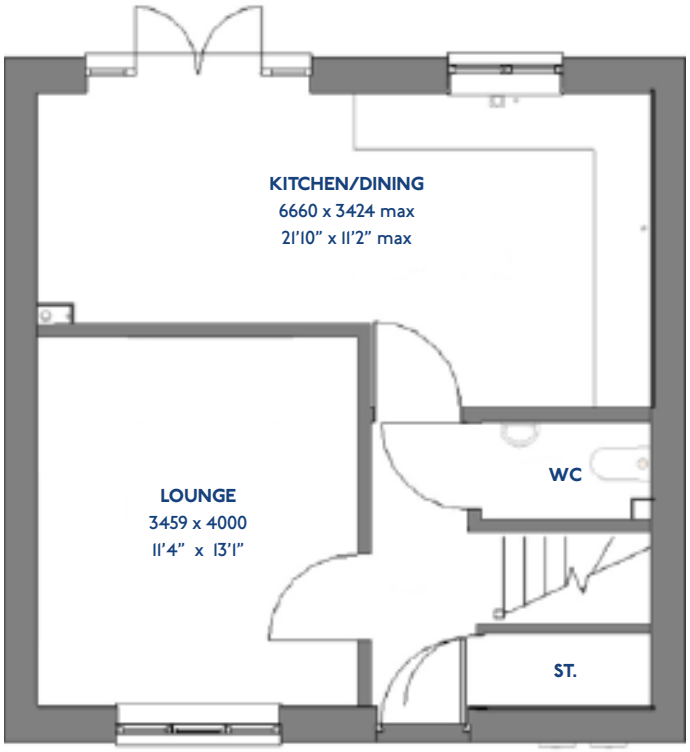
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JD313

The Redpoll

3 bed detached house







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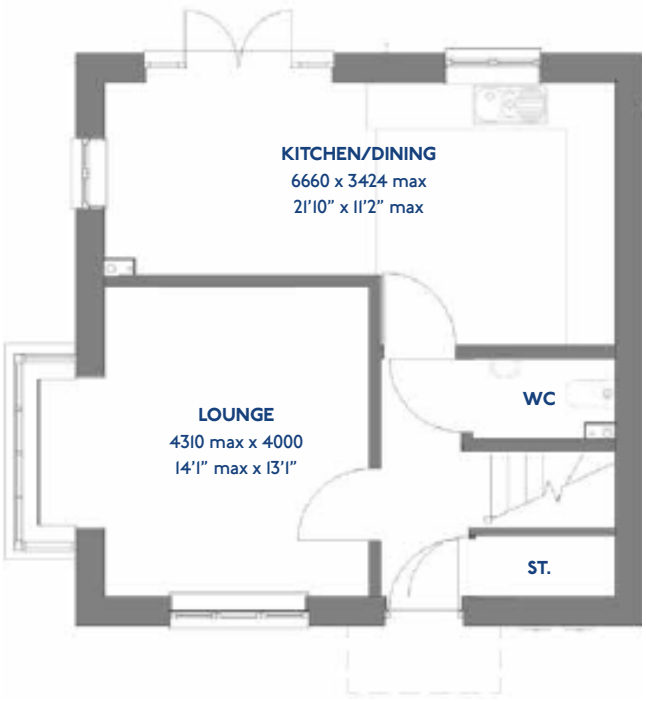
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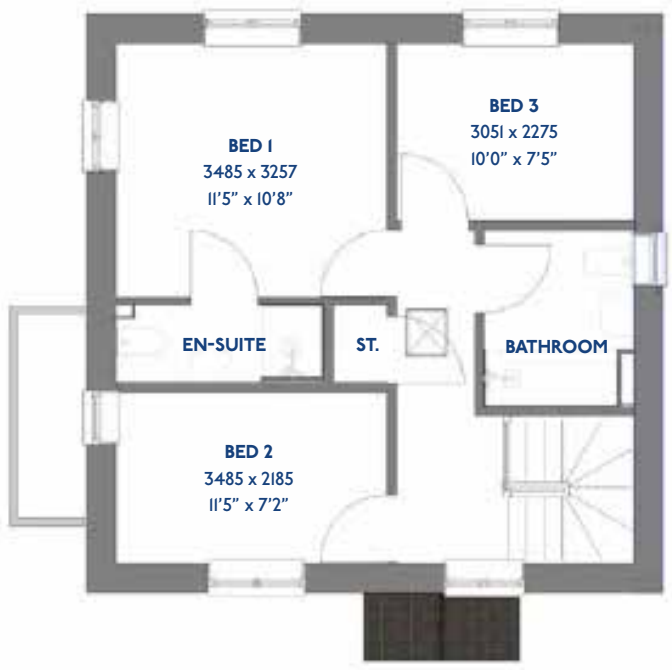
JD331

The Redpoll

3 bed detached house







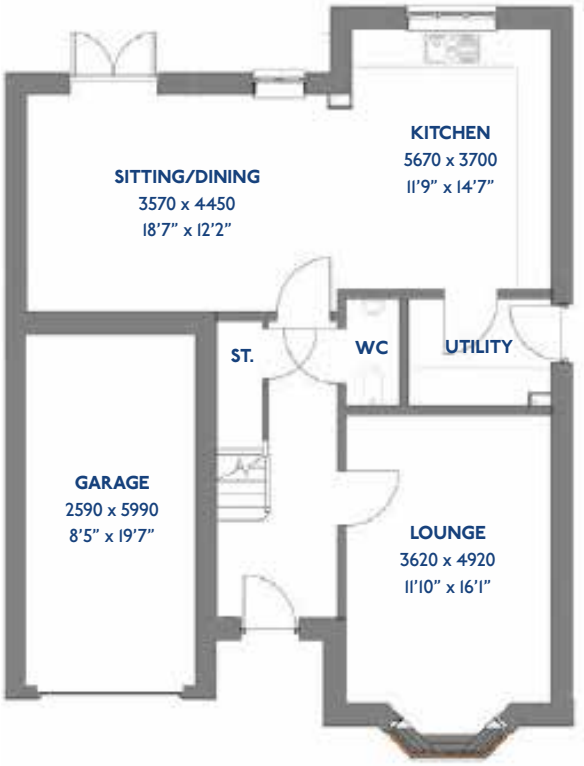
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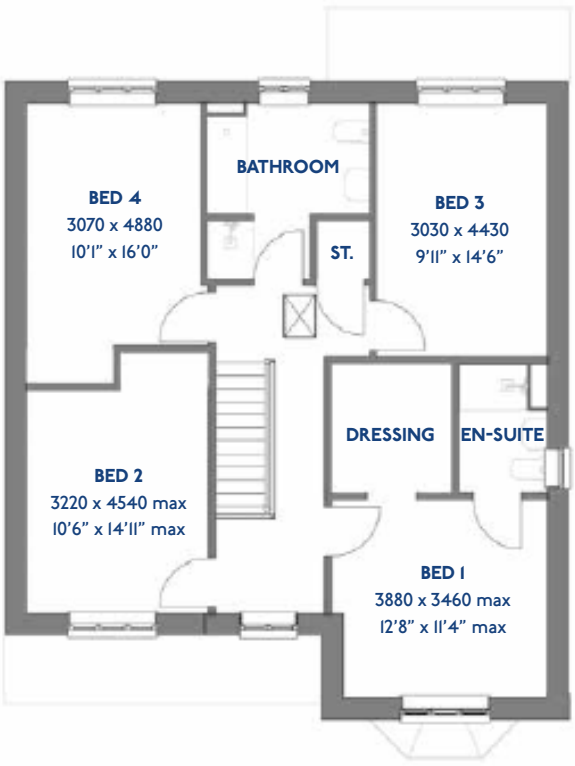
JD416

The Redwood

4 bed detached house







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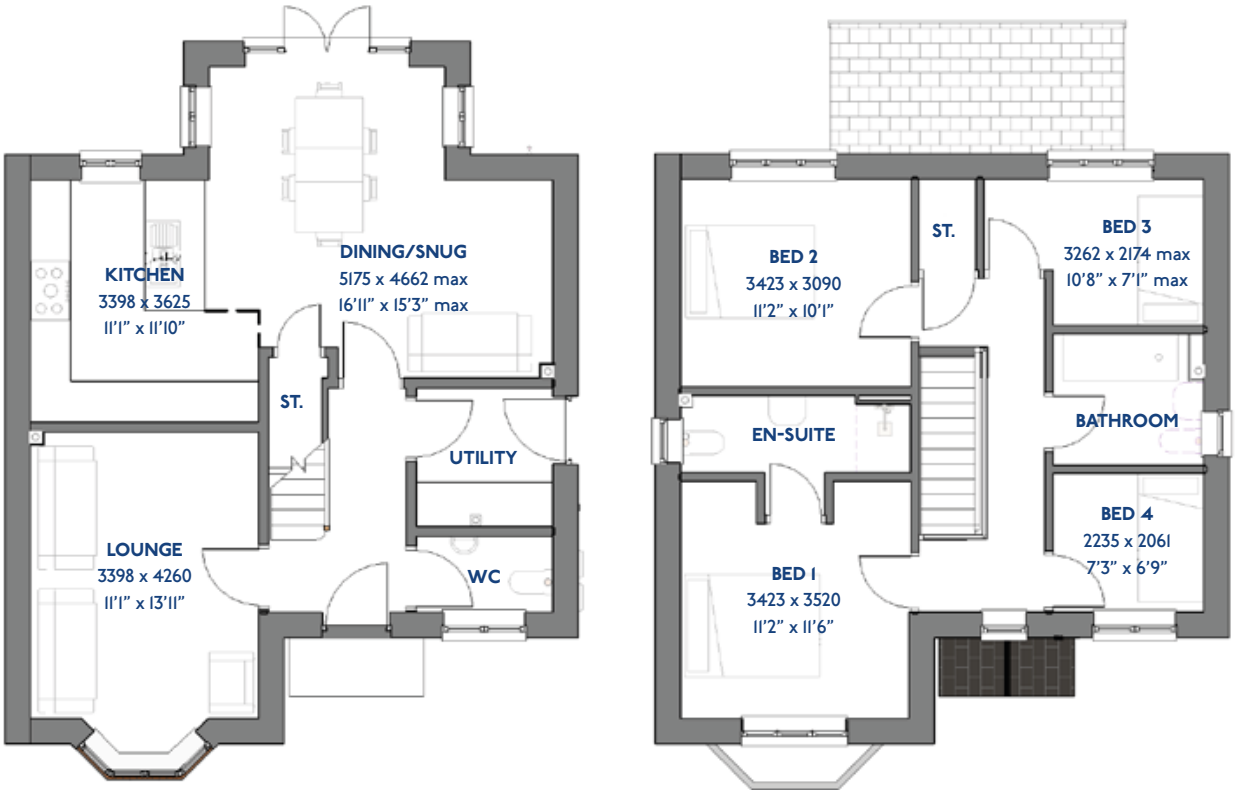
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JD402

The Siskin

4 bed detached house





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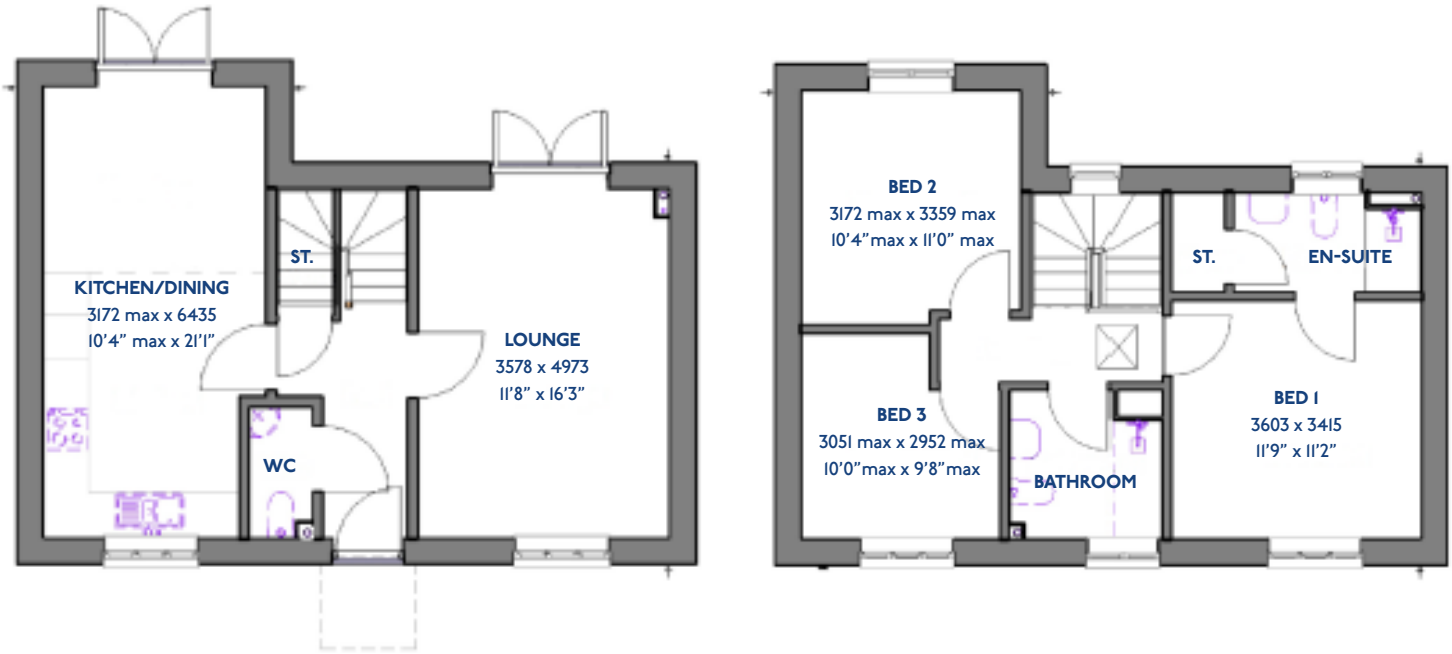
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JD315L

The Whinchat

3 bed detached house





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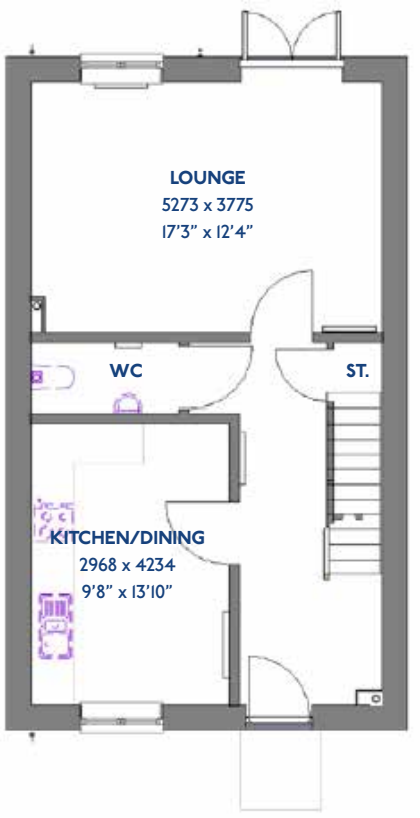
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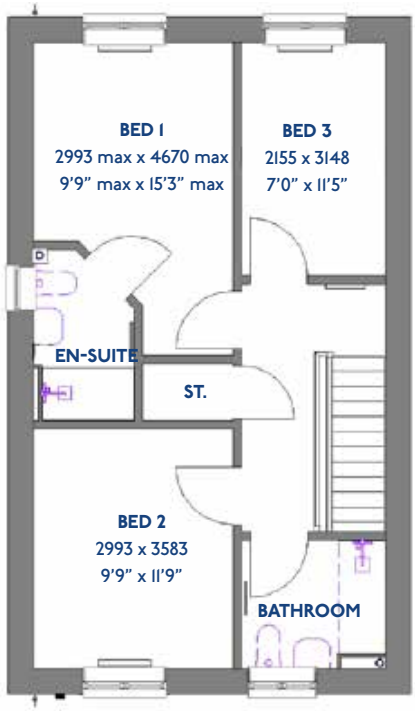
JD319L

The Willowby

3 bed detached house







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Specification

Internal	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
Solid internal walls to ground and first floor	■	■	■	■	■
White emulsion paint throughout	■	■	■	■	■
Oak internal doors				■	■
Quality British carpets	■	■	■	■	■
Selection of vinyl flooring	■	■	■	■	■
Cat5 socket and TV point to lounge and bedroom 1	■	■	■	■	■

Kitchen	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
Porcelanosa® ceramic floor and wall tiling	■	■	■		
Porcelanosa® ceramic flooring				■	■
Quartz kitchen worktops with quartz upstands				■	■
Laminate kitchen worktops	■	■	■		
Integrated fridge/freezer	■	■	■	■	■
Integrated dishwasher	■	■	■	■	■
Single bowl stainless-steel sink	■	■			
1.5 bowl stainless-steel sink			■		
1.5 bowl undermount stainless-steel sink				■	■
Stainless-steel splashback				■	■
Extractor hood	■	■	■	■	■
4 burner Bosch® hob	■	■	■		
5 burner Bosch® hob				■	■
Bosch® single oven	■	■		■	■
Bosch® double oven			■		
Bosch® microwave combination oven				■	■
Provision for washing machine	■	■	■		

Utility	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
Porcelanosa® ceramic floor and wall tiling				■	■
Provision for washing machine				■	■
Laminate worktop				■	■

Bathroom	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
White sanitaryware	■	■	■	■	■
Half-height Porcelanosa® wall tiling	■	■	■	■	■
Full-height wall tiling to shower area	■	■	■	■	■
Thermostatic shower over bath	■	■	■	■	■
Shaver socket	■	■	■	■	■

En-suites	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
White sanitaryware		■	■	■	■
Half-height Porcelanosa® wall tiling		■	■	■	■
Thermostatic shower		■	■		
Thermostatic rainfall shower to en-suite 1				■	■
Shaver socket		■	■	■	■

Heating & comfort	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
Heated electric chrome towel rail to all bathrooms and en-suites	■	■	■	■	■
uPVC windows	■	■	■	■	■
Marley SolarTile® panels	■	■	■	■	■
Baxi® Assure Boilers for hot water and heating	■	■	■	■	■

External	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
Front and rear garden turf laid (where applicable)	■	■	■	■	■
Fenced rear garden	■	■	■	■	■
Outside tap	■	■	■	■	■
Light and power to garage			■	■	■
VEVA® domestic EV charger (untethered)	■	■	■	■	■

Security & peace of mind	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached	5 bedroom detached
Alarm system			■	■	■
Security locks to all external doors	■	■	■	■	■
Security lighting	■	■	■	■	■
Door bell				■	■
Smoke detector	■	■	■	■	■
NHBC 10-year warranty	■	■	■	■	■

10 year NHBC warranty

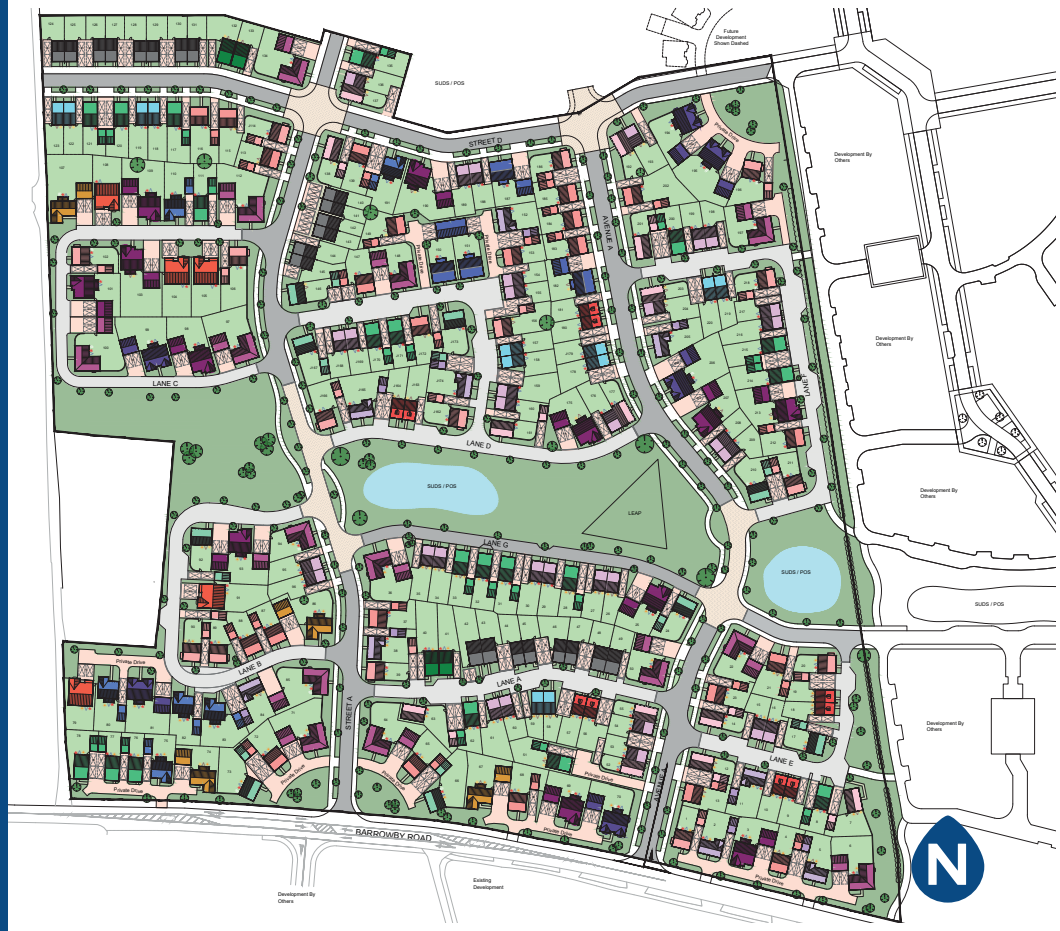
NEW HOMES QUALITY CODE

Please note: This information is only for guidance. Jelson Limited reserve the right to make alterations as necessary in respect of design, dimensions and finish of properties. You are advised to check with our Sales Staff regarding choices and fittings in particular house types. Where an option is indicated, this is subject to the building stage and whether materials have already been ordered. The company's policy is one of continuous improvement both in design and construction and we must therefore, reserve the right to make amendments without notice. The details contained in this leaflet do not form part of, or constitute warranty or part of any contract.

Development Plan

Barrowby Place, Grantham

- **The Amber** 2 bedroom homes
- **The Auklet** 3 bedroom homes
- **The Heron** 3 bedroom homes
- **The Plover** 3 bedroom homes
- **The Redpoll** 3 bedroom homes
- **The Whinchat** 3 bedroom homes
- **The Willow** 3 bedroom homes
- **The Willowby** 3 bedroom homes
- **The Woodcock** 3 bedroom homes
- **The Aspen** 4 bedroom homes
- **The Cardinal** 4 bedroom homes
- **The Kingfisher** 4 bedroom homes
- **The Maple** 4 bedroom homes
- **The Redwood** 4 bedroom homes
- **The Siskin** 4 bedroom homes



- Red Brick
- Buff Brick
- Part Render (Off White)
- Grey Tiles
- Red Tiles
- Solar Panels

Please note: This site layout is for illustrative purposes only and is not to scale.

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