



Balfour Beatty
HOMES

Newton Meadows

Newton Meadows, Colsterworth, Lincolnshire, NG33 5JF

A selection of 3, 4 and 5 bedroom homes

Our promise

We are dedicated to deliver the shape of modern living by creating high quality homes designed for the way you want to live, where you want to live.

Our team constantly endeavour to provide you with exceptional levels of service and care and to give you the satisfaction and pride in your new home that you deserve.

We are here to guide you through your journey to your beautiful new Balfour Beatty home.

“Building a home for you and your family to enjoy is extremely important to me and my team. We are committed to providing you with the best of quality and service. Balfour Beatty Homes are large enough to deliver, but small enough to care”

Neil Doherty, Managing Director



Newton Meadows Bourne Road Colsterworth, NG33 5JF

We are delighted to present Newton Meadows, an exciting new development of three, four and five bedroom homes in Colsterworth. This pretty village, in the district of South Kesteven, Lincolnshire is surrounded by open fields, woodlands, quaint villages and thriving market towns, providing a delightful environment for modern living.

Activities/Amenities

Incorporating the hamlet of Woolsthorpe-by-Colsterworth, birthplace of Sir Isaac Newton, this historic village dates back to Roman times. A great place to live, Colsterworth offers the peace and tranquillity of village life, yet is also within easy reach of Grantham, Melton Mowbray, Oakham and Stamford.

With its own post office, GP surgery, local supermarket store, hairdressers, sports and social club, youth centre and nursery, the village is well served for everyday needs. For more comprehensive facilities, the vibrant town of Grantham is just 9 miles to north of the village. Here you will find several gyms, a swimming pool, a bowling alley, and plenty of parks and open spaces. The town is also home to Grantham Town football club, Kesteven Rugby Club and Grantham Cricket Club. For golfers, nearby Stoke Rochford Golf Club provides an attractive and challenging course for golfers of all levels.

Education

Newton Meadows is ideally located for families. The Colsterworth Church of England Primary School in the village provides education for pupils aged 4 to 11. Secondary schools in the area include The King's School at Grantham, a selective academy for boys aged 11 -18 with an Ofsted 'Outstanding' rating. For girls, the Kesteven & Grantham Girls' School is also Ofsted 'Outstanding' rated. Other secondary schools in Grantham include The Priory Ruskin Academy (Ofsted 'Outstanding' rated) and The Walton Academy (Ofsted 'Good' rated). Independent schools nearby include Uppingham School and Oakham School, both rated 'Good' by Ofsted. For higher education, Grantham College & University provides a wide range of courses and apprenticeships.

Work/Transport

Colsterworth enjoys fantastic access to the A1 and is conveniently located for driving to the nearby towns of Grantham, just 9 miles north and Stamford, around 13 miles south. The city of Peterborough is also within easy reach by road in around half an hour.

For travelling by rail, nearby Grantham station offers a regular service into London Kings Cross St Pancras in as little as 1 hour 5 minutes. From Grantham you can also head north to York in just over an hour, or west to Nottingham in as little as 32 minutes. From Melton Mowbray station, just under 15 miles away, there are fast and frequent trains into Leicester in just 17 minutes or direct to Birmingham new Street in 1 hour 6 minutes. For venturing further afield, East Midlands airport is approximately 36 miles away at Castle Donington, offering flights to numerous destinations.

Shopping/Dining

For shopping, The George Shopping Centre at Grantham offers a selection of independent boutiques and popular high street stores. In the town centre you will also find the Sir Isaac Newton Shopping Centre with a further choice of shops, along with a supermarket. Grantham is also home to plenty of cafes, pubs and restaurants for dining out. For a wider choice of shops, along with great nightlife, the bustling and prosperous market town of Stamford with its quaint streets, delicious food and twice weekly markets is a great place to visit. A little further afield, Queensgate, the main shopping centre in the heart of Peterborough, is home to over 90 stores, including all of the popular high street brands.





Colsterworth's High Street



The White Lion pub, Colsterworth



Stamford



Colsterworth's surroundings



Stamford



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Grantham



Newton Meadows is a five minute drive from the A1

Make your next move with Balfour Beatty Homes at Newton Meadows

Located within the village of Colsterworth, with excellent connections to nearby towns.

Newton Meadows

Development plan

- AP Appleby Three bedroom home detached
- KE Kendal Three bedroom home detached
- SH Sherbourne Three bedroom home detached
- BA Bamburgh Four bedroom home detached
- BO Boughton Four bedroom home detached
- HA Haddon Four bedroom home detached
- SO Somerton Four bedroom home detached
- WE Wentworth Four bedroom home detached
- WH Whitton Four bedroom home detached
- BU Buckingham Five bedroom home detached
- Affordable housing
- S/S Sub station
- P/S Pumping Station
- SH Show House
- SC Sales Centre



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative and may vary.





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Sherbourne

The Sherbourne is a charming **three bedroom detached home with garage** that offers the perfect blend of comfort and style.

Step into the entrance hall that leads to a **spacious lounge with French doors leading to the garden** as well as the **open-plan kitchen with dining and family area**, every inch of this home has been **crafted for modern living**. Also enjoy the convenience of a **downstairs cloakroom**.

Retreat upstairs to the peaceful **ensuite master bedroom**, and **two additional bedrooms**, serviced by a **sophisticated main bathroom**.

Sherbourne

Dining/Family Area
3.479m (min) x 3.018m

Kitchen
4.223m x 2.730m

Living Room
3.195m x 5.748m

Ground Floor WC
0.950m x 1.700m

Bedroom 1
3.090m (min) x 2.855m (min)
Exc. Wardrobes

Bedroom 2
3.267m x 3.470m (min)

Bedroom 3
2.655m x 2.815m

Bathroom
2.000m x 2.200m

En Suite
2.160m x 1.700m

Ground floor



First floor





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Appleby

The Appleby is an amazing **three bedroom detached home with garage**.

Step into the entrance hall that leads to a **spacious lounge** as well as the **open-plan kitchen with a dining and family area**, every inch of this home has been **crafted for contemporary living**.

Enjoy the convenience of a **downstairs cloakroom** as well as being able to step outside into your own **private garden through French doors**, perfect for entertaining.

Retreat upstairs to the peaceful **ensuite master bedroom**, and **two additional bedrooms**, serviced by a **sophisticated main bathroom**.

Appleby

Kitchen
4.223m x 3.080m

Dining/Family Area
4.223m x 2.668m

Living Room
3.195m x 5.748m

Ground Floor WC
0.955m x 1.700m

Bedroom 1
3.090m x 2.820m (min)
exc. Wardrobes

Bedroom 2
3.267m x 3.470m (min)

Bedroom 3
2.655m x 2.850m

Bathroom
2.000m x 2.000m

Ensuite
2.160m x 1.700m

Ground floor



First floor





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Kendal

Experience the ease of **single storey living** in the Kendal, a stunning **three bedroom detached home with a double garage**.

The Kendal boasts an inviting **open-plan kitchen with dining area** and a separate **utility room**, along with a **spacious lounge**, carefully crafted to cater to every aspect of **modern living**. **French doors** lead from the dining area to the peaceful **garden**, perfect for outdoor relaxation.

The **master bedroom offers a luxurious ensuite**, while **two additional bedrooms** share a well-appointed **family bathroom**.

Kendal

Kitchen
5.509m x 3.672m

Dining Area
2.575m x 1.926m

Lounge
6.803m (max) x 4.804m (max)

Utility Room
2.575m x 1.760m

Bedroom 1
3.844m (min) x 3.746m

Bedroom 2
3.611m x 2.735m (min)

Bedroom 3
2.406m x 3.686m

Bathroom
2.100m x 1.945m

Ensuite
1.400m x 2.590m





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Haddon

The Haddon is a fabulous **four bedroom detached home with garage**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway leads to a **spacious lounge** and an **open-plan kitchen including a dining area**, with **French doors leading to the garden**.

The second floor offers a **master bedroom complete with an ensuite** along with a family bathroom that serves the **three additional bedrooms**, each thoughtfully designed and proportioned.

Haddon

Dining Area
3.214m x 3.979m

Kitchen
2.985m x 3.979m

Living Room
3.901 (max) x 4.994m

Cloak Room
0.865m x 1.711m

Bedroom 1
3.647m (max) x 4.016m (max)

Bedroom 2
2.702m x 4.015m (max)

Bedroom 3
3.419m x 3.328m (max)

Bedroom 4
2.473m x 3.679m (max)

Bathroom
2.246m (max) x 2.191m

Ensuite
2.246m x 1.438m

Ground floor



First floor





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Somerton

The Somerton is a **four bedroom detached family home**, complete with a **detached garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage. The ground floor boasts a **comfortable lounge**, as well as a **well-appointed kitchen and dining area**. **French doors lead to the garden** from both the dining area and lounge,

great for both relaxing and entertaining. Additionally, there is a useful downstairs **utility cupboard and cloakroom**.

Upstairs, there is a **master bedroom complete with an ensuite** along with a **family bathroom** that serves the **three additional double bedrooms**, each thoughtfully designed and proportioned.

Somerton

Dining Area
5.282m (max) x 3.418m

Kitchen/Breakfast
3.900 x 3.670m

Living Room
3.500m x 6.761m

Bedroom 1
3.478m (min) x 3.515m

Bedroom 2
3.812m x 3.168m

Bedroom 3
3.536m x 3.515m

Bedroom 4
3.269m x 3.168m

Cloak Room
1.262m x 1.410m

Bathroom
2.413m x 1.700m

Ensuite
2.479m x 1.850m (max)

Ground floor



First floor





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Whitton

The Whitton is a **four bedroom detached family home with garage.**

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage. The ground floor boasts a **comfortable lounge**, as well as a **well-appointed kitchen and dining area**. **French doors lead to the garden** from the dining area, providing an outdoor space for relaxing and entertaining.

Additionally, there is a useful **downstairs utility cupboard and cloakroom.**

Upstairs, there is a **master bedroom complete with an ensuite** along with a **family bathroom** that serves the **three additional double bedrooms**, each thoughtfully designed and proportioned.

Whitton

- Lounge**
3.500m x 6.761m
- Kitchen/Breakfast**
5.097m (max) x 3.083m (max)
- Dining Room**
3.900m x 3.678m
- Utility Room**
0.860m x 1.715m
- Ground Floor WC**
1.247m x 1.410m
- Bedroom 1**
4.924m (max) x 3.475m
- Bedroom 2**
3.812m x 3.208m
- Bedroom 3**
3.536m x 3.475m
- Bedroom 4**
3.269m x 3.208m (max)
- Bathroom**
2.413m x 1.700m
- Ensuite**
2.479m x 1.850m (max)

Ground floor



First floor





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Boughton

Discover The Boughton, a perfect family home with this spacious **four bedroom detached property with garage**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway provides access to a **comfortable lounge, practical study** and a superb **open-plan kitchen**. The kitchen's design includes a **dining area and family space**, with a **feature bay with French doors to the garden**.

The practical **utility room** provides additional storage and convenience.

Upstairs, the **four bedrooms** boast **two ensembles** and a **family bathroom**. This property is ideal for those who work from home, with ample room for a home office or remote learning setup.

Boughton

Kitchen/Breakfast
3.365m x 3.012m

Dining/Family Area
4.858m (max) x 4.022m
(max)

Living Room
3.273m x 4.726m

Study
2.673m x 2.818m

Utility Room
1.719m x 1.685m

Cloak Room
0.877m x 1.700m

Bedroom 1
3.273m x 3.462m (min)

Bedroom 2
4.349m (max) x 2.890m
(max)

Bedroom 3
2.638m x 3.212m

Bedroom 4
3.796m (max) x 2.984m
(max)

Bathroom
2.084m x 1.900m

Ensuite 1
2.130m x 2.260m (max)

Ensuite 2
2.638m x 1.307m (max)
4'1" x 4'7"

Ground floor



First floor





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Bamburgh

The Bamburgh is a fantastic **four bedroom detached property with a detached double garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage and cloakroom. The hallway leads to both a **spacious lounge** and an expansive **open-plan kitchen** that includes both a **dining area and family space**.

Bi-folding doors lead to the peaceful garden. The practical **utility room** provides additional storage and convenience.

Upstairs, the **four bedrooms** boast **two ensembles** and a **family bathroom**, with each bedroom being thoughtfully designed and proportioned.

Bamburgh

Living Room
3.500m x 6.198m

Family Area
3.339m x 3.305m

Dining Area
3.339m x 3.045m

Kitchen/Breakfast
4.849m x 3.561m

Utility Room
1.985m x 1.325m

Cloak Room
1.985m x 1.075m

Bedroom 1
4.849m x 4.546m (max)

Bedroom 2
3.572m x 3.210m

Bedroom 3
3.200m (min) x 2.903m
(min)

Bedroom 4
2.540m x 3.000m

Bathroom
3.308m x 2.052m

Ensuite 1
2.810m x 1.700m

Ensuite 2
2.141m x 1.487

Ground floor



First floor





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Wentworth

The Wentworth is a wonderful **four bedroom detached property with a detached double garage.**

Enter into the entrance hall with convenient under-stairs storage and cloakroom. The hallway provides access to a **spacious lounge, study** and a superb **open-plan kitchen.**

The kitchen's design includes a **dining area and family space**, with **bi-folding doors to the garden.** The practical **utility room** provides additional storage and convenience.

Upstairs, there is a **master bedroom with an ensuite, two double bedrooms that share an ensuite**, as well as a **fourth double bedroom** and a **family bathroom.**

Wentworth

Kitchen/Breakfast/
Dining
5.523m x 4.211m

Family Area
3.825m x 3.636m

Utility Room
1.867m x 1.813m

Living Room
3.675m x 5.000m

Study
3.403m x 2.534m

Cloak Room
1.495m x 1.813m

Bedroom 1
3.747m x 3.515m (min)

Bedroom 2
3.382m x 3.607m

Bedroom 3
3.382m x 3.587m

Bedroom 4
3.602m x 3.381m

Bathroom
2.172m x 2.000m

Ensuite 1
2.704m x 1.695m

Ensuite 2
2.539m x 1.400m

Ground floor



First floor





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Buckingham

The Buckingham is a beautiful **five bedroom detached property with a double garage**.

Enter through the welcoming entrance hall with convenient under-stairs storage and cloakroom. The ground floor boasts a **spacious lounge, dining room** and a superb expansive **open-plan kitchen**. The kitchen's design includes a **dining area and family space**, with **bi-folding doors to the garden**.

The practical **utility room provides access to the garage** as well as additional storage and convenience.

Upstairs, there is a **master bedroom with skylights and an ensuite**. There is also another **double bedroom with a walk-in wardrobe and an ensuite**, as well as a **three additional double bedrooms** that are serviced by a **family bathroom**.

Buckingham

Kitchen/Breakfast 5.519m x 4.601m	Bedroom 1 3.612m (min) x 4.283m
Family Room 3.829m (max) x 3.932m	Bedroom 2 3.747m x 3.430m
Living Room 3.675m x 4.704m	Bedroom 3 3.668m x 3.464m
Dining Room 3.354m x 3.845m	Bedroom 4 3.354m x 3.347m
Utility 2.107m x 1.676m	Bedroom 5 3.397m x 3.280 (max)
Cloak Room 0.887m x 1.771m	Bathroom 2.106m x 2.000m
	Ensuite 1 2.000m x 2.443m
	Ensuite 2 2.120m x 1.700

Ground floor



First floor



Specifications

Balfour Beatty Homes has carefully selected high quality materials.

The specification at Newton Meadow's incorporates unique design with energy efficiency and flexible living space, which all adds up to the perfect home.

Kitchens

Specification 1
Specification 2

Symphony fitted kitchen with laminate worktop and matching upstands	•	•
Stainless steel splashback behind hob	•	•
Stainless steel 1.5 bowl sink and single lever mixer tap	•	•
Stainless steel 5 burner hob	•	•
Stainless steel 4 burner hob	•	•
Stainless steel double oven	•	•
Integrated wine cooler	•	•
Integrated fridge and freezer	•	•
Integrated dishwasher	•	•
*Integrated washer dryer (Appleby, Sherbourne and Haddon housetypes only)	•	•

Bathrooms & Ensuites

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•	•
Bath with thermostatic shower and glazed screen	•	•
Half height tiling to walls behind basins & WC	•	•
Full height tiling to walls around bath	•	•
Shower cubicle with thermostatic shower and glazed screen	•	•
*Spec 1 properties have counter top basin and concealed cistern WC in bathrooms and bedroom 1 ensuites	•	•

Cloakrooms

Specification 1
Specification 2

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•	•
Half height tiling to walls behind basins & WC	•	•
Splashback tiling to wall above basin	•	•
*Wentworth housetype has counter top basin and concealed cistern WC	•	•

Internal finishes

4 panel white internal doors with polished chrome lever on rose door handles	•	•
Built-in wardrobe in bedroom 1	•	•
Built-in wardrobe in bedroom 2	•	•
Dulux white matt emulsion to walls and ceilings	•	•
Dulux white satin to woodwork	•	•
Oak handrail and newel caps to stair	•	•

External features

GRP entrance door with 3 point locking system	•	•
PVCu windows with energy efficient glazing	•	•
PVCu French doors with energy efficient glazing	•	•
Aluminium Bi-fold doors with energy efficient glazing (kitchen area)	•	•
Buff riven paving, paths and patios	•	•
Outside tap	•	•
Turfed front garden	•	•

Heating

Specification 1
Specification 2

Gas fired high efficiency Ideal boiler with dual heating zones	•	•
Stelrad Elite radiators	•	•
Chrome towel radiators in bathroom and ensuite	•	•
Chrome towel radiator in cloakroom	•	•

Electrical & Lighting

Fibre broadband service	•	•
Recessed downlights in kitchen	•	•
Recessed downlights in ensuite	•	•
Recessed downlights in bathroom and cloakroom	•	•
Pendant lights over kitchen island / peninsula	•	•
Smoke detectors and carbon monoxide detector	•	•
External light to front and rear / side doors	•	•
Power and lighting to garages	•	•
Door bell	•	•
Shaver point in ensuite & bathroom	•	•
Burglar alarm	•	•
Electrical 'pop up' socket in kitchen worktop	•	•

Specification 1 Properties: Bamburgh, Wentworth, Buckingham

Specification 2 Properties: Kendal, Appleby, Sherborne, Haddon, Somerton, Whitton, Boughton

Our warranties

Balfour Beatty Homes and Customer Care

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- A dedicated customer care team
- A comprehensive introduction to your new home
- Dedicated customer care email service
- 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



Balfour Beatty Homes is a trading name of Balfour Beatty Investments Ltd.

Registered office: Q14 Quorum Business park, Benton Lane, Newcastle upon Tyne, England, N12 8BU. Registered in England and Wales under company No. 2423465

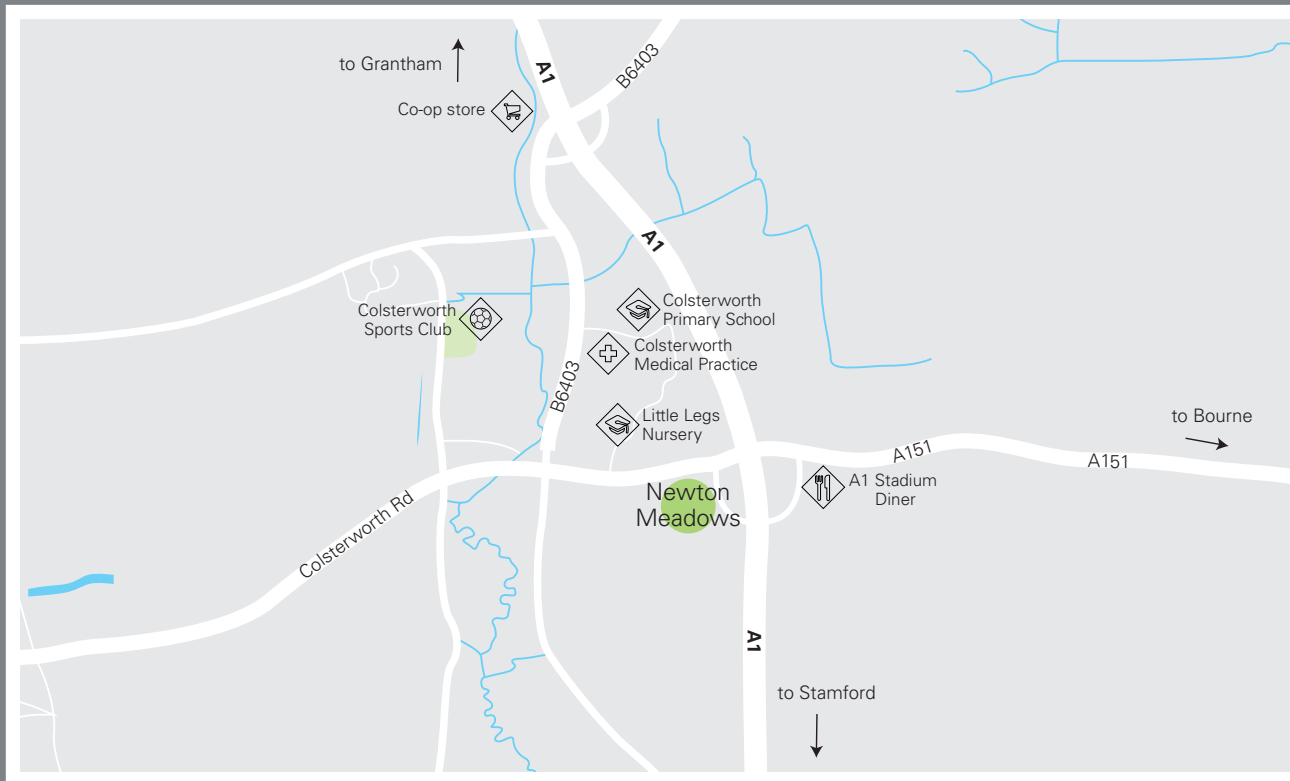
Directions



Balfour Beatty
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Newton Meadows

Bourne Road, Colsterworth, NG33 5JF



How to find us

From Stamford, take the A1 heading North towards Grantham and continue for 11.5 miles. Exit at Colsterworth, onto Bourne Road. At the roundabout take the second exit, continuing on the B676 Bourne Road where you will find the development on the left.

From Grantham, take the A1 heading south towards Stamford and continue for approximately 8 miles. Exit at Colsterworth, taking the slip road left onto the A151. At the roundabout take the third exit, continuing on the A151. At the next roundabout take the first exit onto the B676 Bourne Road where you will find the development on the left.

From Bourne, take the A151 heading west and continue for approximately 11 miles. At the roundabout by the A1 Stadium Diner, take the first exit continuing on the A151, over the A1 bridge. At the next roundabout take the first exit onto the B676 Bourne Road where you will find the development on the left.

Well connected



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ON FOOT

- Post office, 3 minutes
- GP surgery, 9 minutes
- Co-op store, 15 minutes
- Hairdressers, 15 minutes
- Sports/social club, 23 minutes
- Nursery, 5 minutes
- Colsterworth Primary School, 9 minutes



BY CAR

- Grantham, 14 minutes
- Melton Mowbray, 23 minutes
- Oakham, 19 minutes
- Stamford, 16 minutes
- Peterborough, 32 minutes



BY RAIL

- Grantham to London Kings Cross St Pancras, 1 hour 5 minutes
- Grantham to York, 1 hour 5 minutes
- Grantham to Nottingham, 32 minutes
- Melton Mowbray to Leicester, 17 minutes
- Birmingham new Street, 1 hour 6 minutes

Why Balfour Beatty?

Balfour Beatty is a leading international infrastructure group with 24,500 employees driving the delivery of powerful new solutions, shaping thinking, creating skylines and inspiring a new generation of talent to be the change-makers of tomorrow.

We finance, develop, build, maintain and operate the increasingly complex and critical infrastructure that supports national economies and deliver projects at the heart of local communities.

Over the last 113 years we have created iconic buildings and infrastructure all over the world.

Some of our key projects:



Hinkley Point C Marine Works, Somerset



Inveraray to Crossaig, Scotland



M25 Design, Build, Finance, and Operate



HS2 and Old Oak Common station, London



Manchester Engineering Campus Development, University of Manchester



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